

FOR SALE OR FOR LEASE | INDUSTRIAL

26 FRENCH DR

MONO, ON

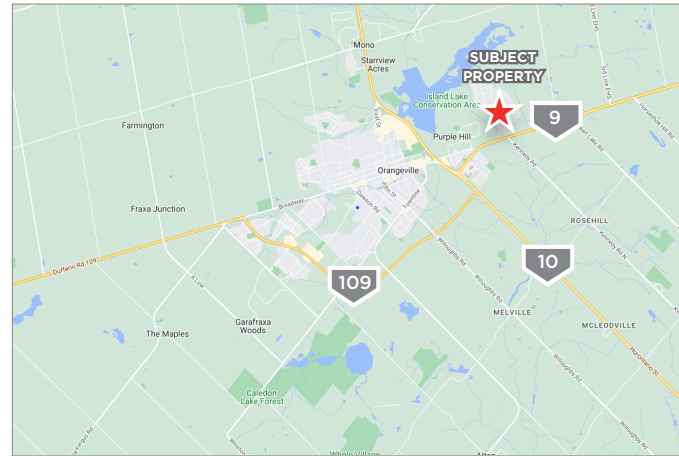


OUTSIDE STORAGE PERMITTED



PROPERTY DETAILS

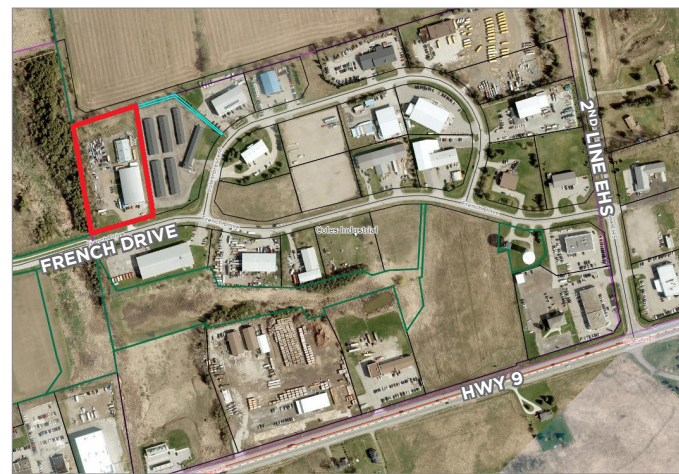
BUILDING / OFFICE:	Main Building - 20,336 SF / 1,960 SF Rear Building - 4,800 / 250 SF
LOT SIZE / ZONING:	3.39 ac. / CM
CLEAR HEIGHT:	21' 6" (Expansion Section at 27')
LOADING DOORS:	2 Drive In (12' x 14' & 10' x 10') 2 Dock Level (9' x 9')
ELECTRICAL:	600 Volts / 600 Amps



OFFERING DETAILS

SALE PRICE:	\$9,495,000 Available 60-90 Days	
LEASE OFFERINGS: (AVAILABILITY)	Option A - 15,536 SF / 1,960 SF (30 days)	Option B - 7,394 SF / 980 SF (Immediate)
	Option C - 20,336 SF / 1,960 SF (60-90 Days)	
LEASE RATE:	Building: \$14.95 PSF Net Per Annum Yard Space: Speak to Listing Agents	

- 5 ton crane (60 foot span and 90 foot run)
- Energy Efficiencies - in floor heating, upgraded insulation
- Large Yard for outside storage
- One oversized drive in door
- Approx. 825 SF Mezzanine (not incl. in SF)
- Quick access to Hwy 10 & Hwy 9
- Phased occupancy possible for Lease scenario.



CONTACT INFORMATION

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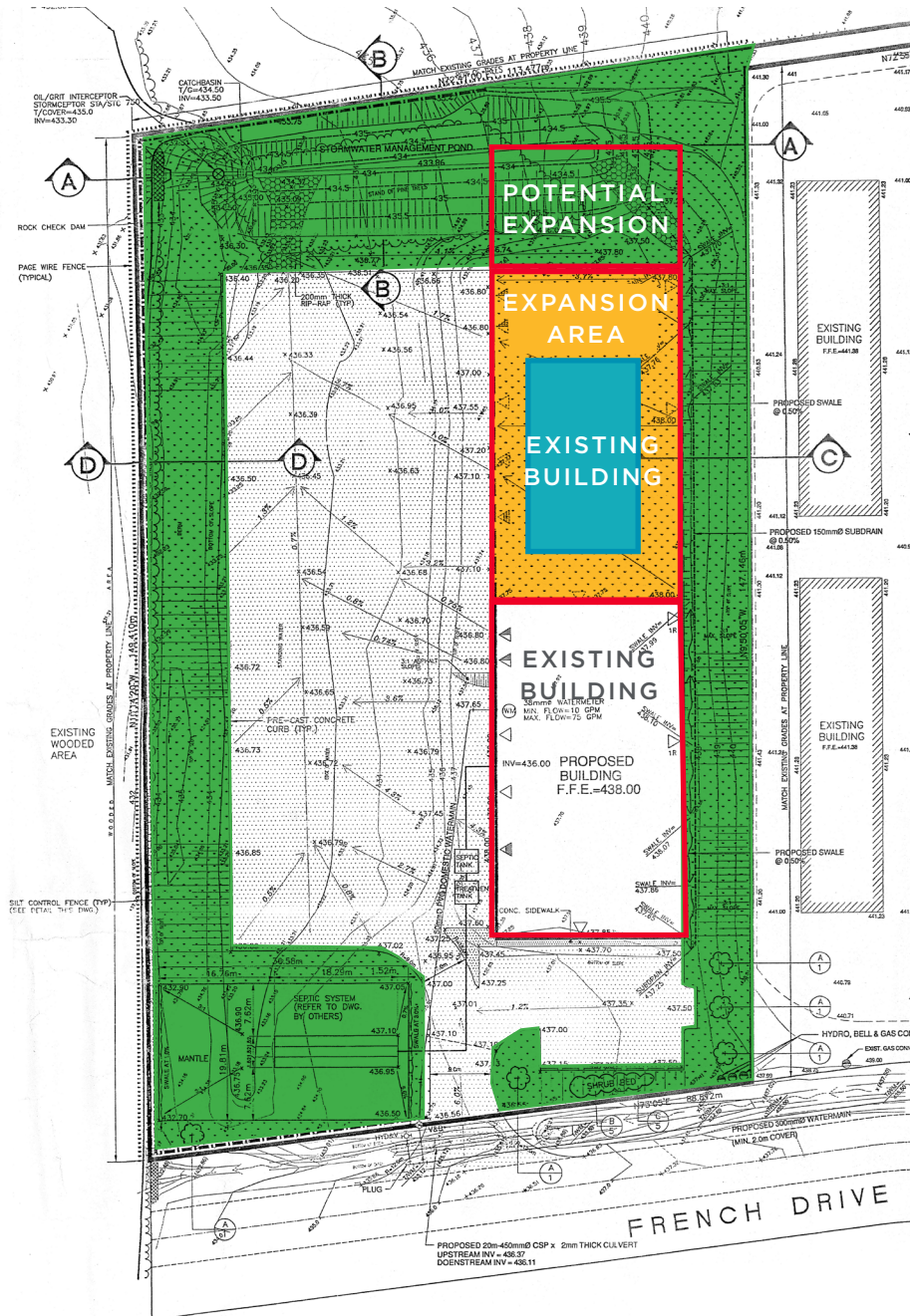
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SITE PLAN



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OPTION A: FULL BUILDING

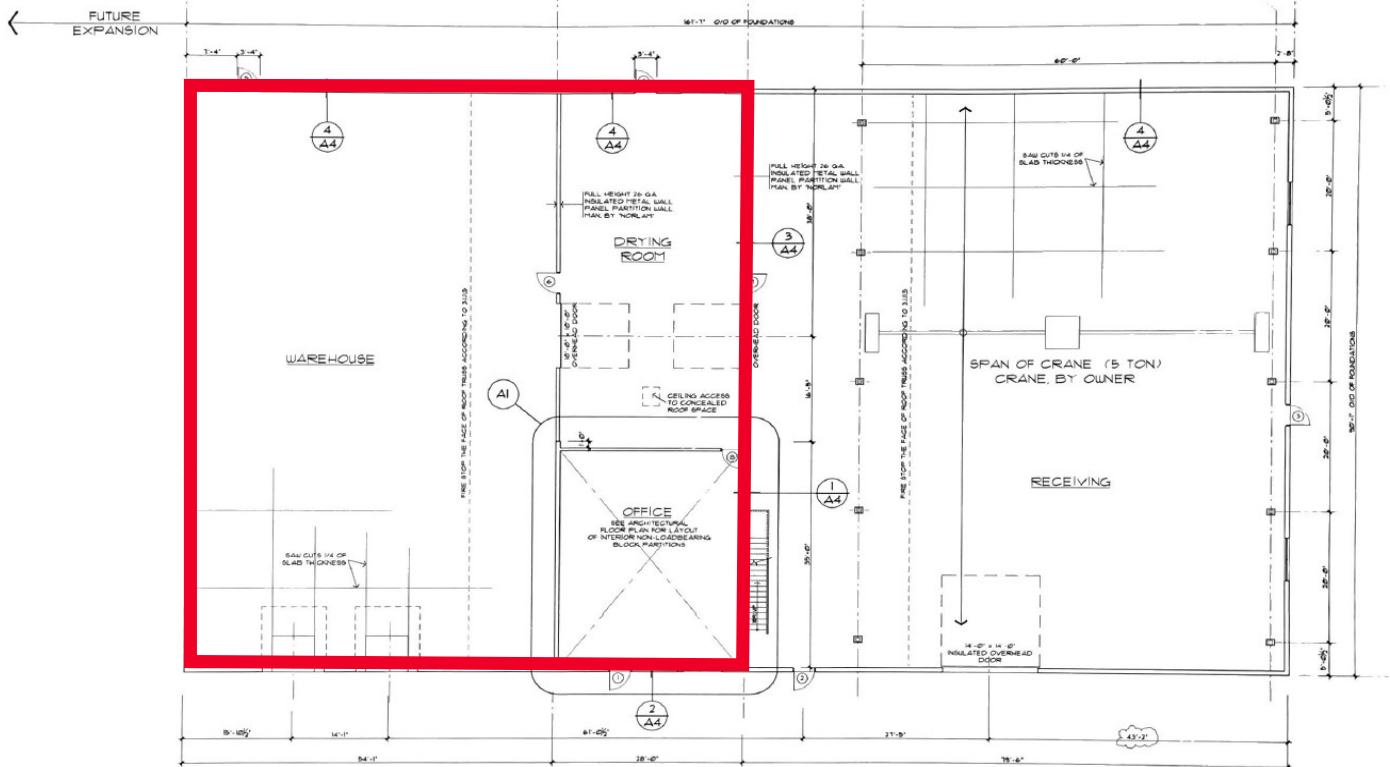
OPTION B: SHOWN BELOW OUTLINED IN RED

OPTION C: FULL BUILDING + 4,800 SF SECONDARY BUILDING

FLOORPLAN

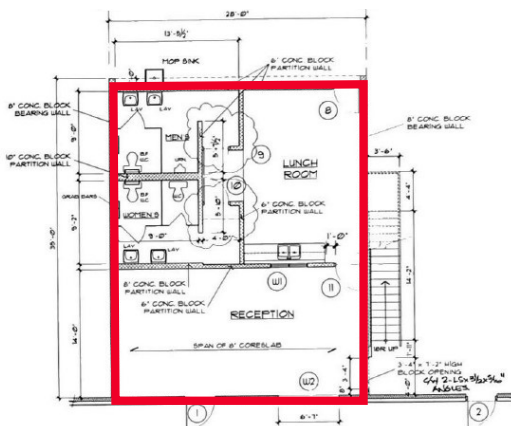
Note: Office Space not exactly as built

FLOOR PLAN

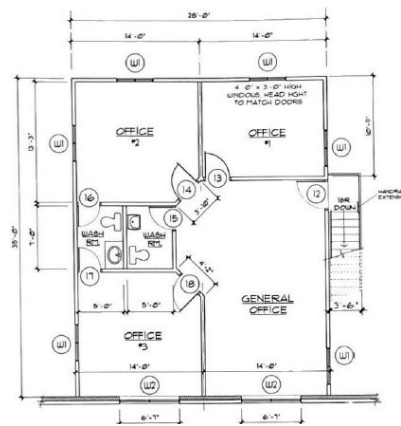


OFFICE PLAN

GROUND FLOOR



2ND FLOOR



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IMAGE GALLERY



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ZONING

COMMERCIAL-LIGHT INDUSTRIAL ZONE (CM):

PERMITTED USES

No person shall within any CM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CM uses, namely:

(a) RESIDENTIAL USES

- An accessory dwelling unit

(b) NON-RESIDENTIAL USES

- an auctioneer's establishment
- a banquet facility
- a building supply yard
- a business office
- a clinic
- a commercial garage
- a display area for nurseries, greenhouses and automobile sales establishments and open storage areas for building supply yards and automobile sales establishments
- an equipment rental business
- a farm produce outlet
- a farm supply dealer
- a financial institution
- a manufacturing or assembling plant
- a merchandise service shop
- a funeral home
- a motel or hotel
- a nursery or greenhouse
- a printing or publishing facility
- a private club
- a public use
- a recreational establishment
- a restaurant
- a retail store
- a retail outlet accessory to a permitted CM use
- a variety or convenience store
- a warehouse
- a wholesale use accessory to a permitted CM use



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AMENITIES & TRANSIT MAP



NEARBY AMENITIES

- Restaurants
- Hotel
- Retail
- Banks

NEARBY BUSINESSES

1 Orangeville Hyundai	12 The Clorox Company
2 Orangeville Honda	13 Superpuft
3 Macmaster Buick GMC	14 Florentina Foods Limited
4 Orangeville Chrysler	15 Altium Packaging
5 Rochling Plastics	16 Brafasco
6 Geon	17 Hoffman Plastics
7 Master Woodworking	18 Quality Cheese
8 Shannon Steel	19 Armtec
9 TFI Aerospace	20 Georgian College
10 RotoMill	21 The Taylor Group
11 Saputo	22 Orangeville Toyota

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ACCESSIBILITY

Driving Times



63km / 45 min
to Toronto Pearson

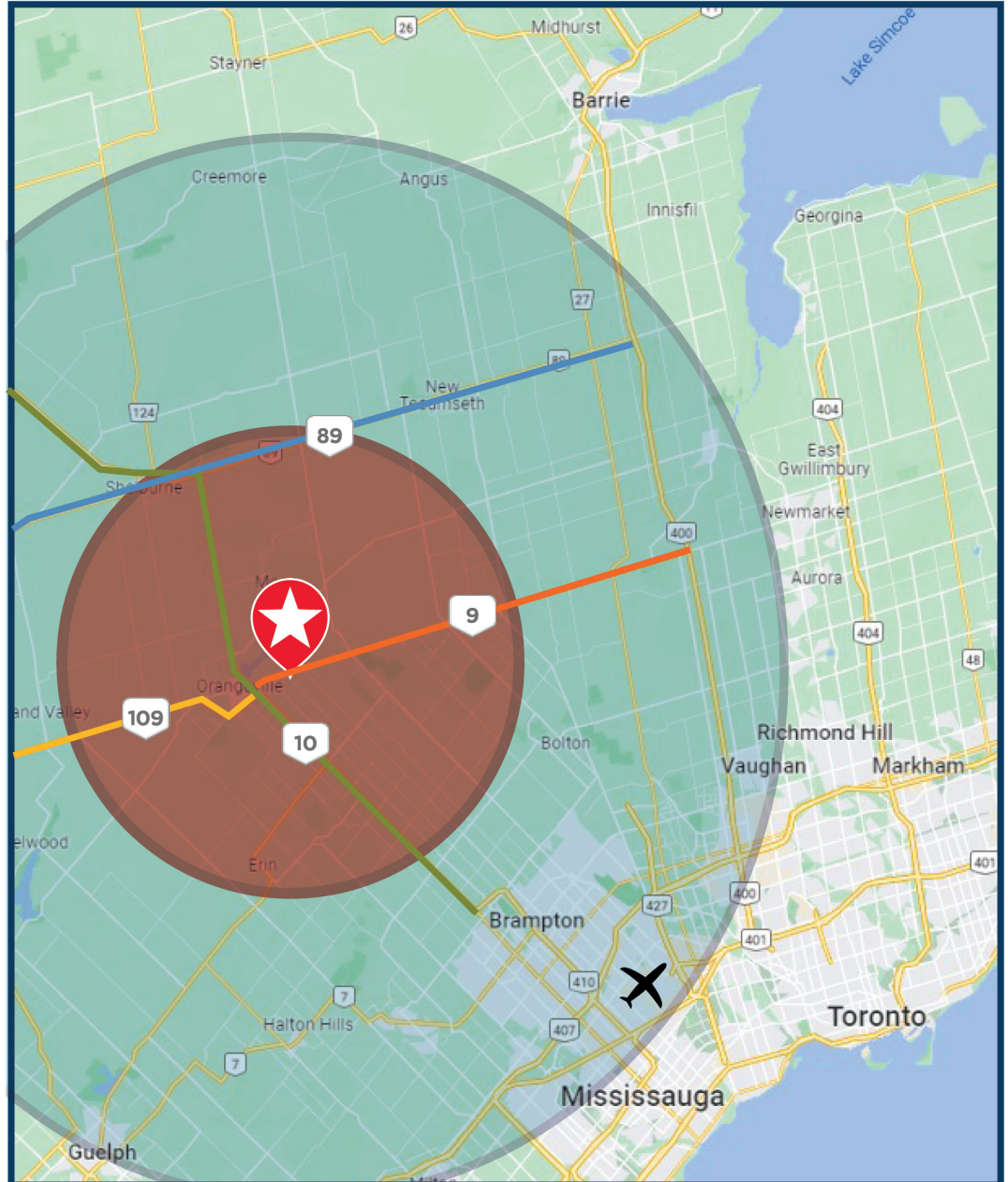
34km / 33 min
to Brampton


63km / 45 min
to Vaughan


80km / 55 min
to Barrie

56km / 50 min
to Guelph

78km / 65 min
to Kitchener



 **20km Radius**

 **50km Radius**

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