



INDUSTRIAL UNIT AVAILABLE FOR LEASE

29 REGAL ROAD
GUELPH | ON.

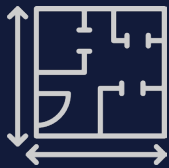
CHAD RITZER
Sales Representative
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**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

FOR LEASE

29 REGAL ROAD
GUELPH, ON.



1,300

TOTAL SF



14'

CLEAR HEIGHT



1 DRIVE IN (12'X10')

LOADING



SC. 2-2

ZONING

OFFERING SUMMARY

BASE LEASE RATE: \$14.50/SF

ADDITIONAL RENT: \$6.07/SF

POWER: 3 PHASE
600 VOLTS/60 AMPS

UTILITIES: PAID FOR BY
TENANT

PARKING: ON-SITE

POSSESSION IMMEDIATE

PROPERTY DETAILS

Small 1,300 SF industrial unit for lease in the North end of Guelph very close to Woodlawn Road. Within minutes of Hwy 6 and all the local amenities.

PROPERTY HIGHLIGHTS

- Prime north Guelph location
- Nearby Public Transit options
- Professionally managed and maintained
- Flexible zoning allowing multiple uses

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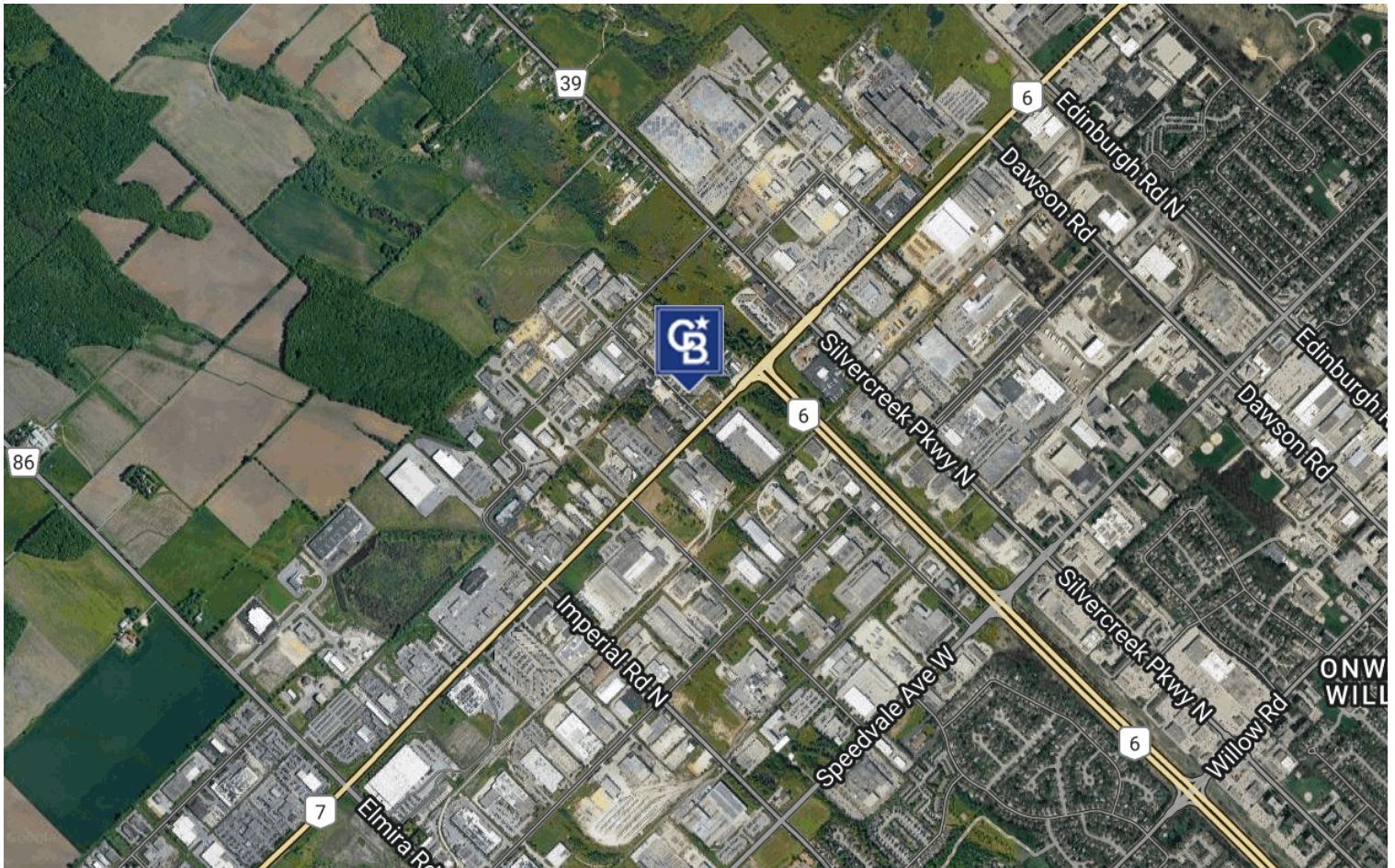
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ZONING

PERMITTED USES

- Building supply
- Major equipment supply and service
- Cleaning establishment
- Restaurant
- School, commercial
- Service establishment
- Storage facility
- Taxi establishment
- Tradesperson's shop

- Transportation depot
- Vehicle body shop
- Vehicle parts establishment
- Vehicle rental establishment
- Vehicle repair establishment
- Vehicle service station

COMMUNITY USES

- Place of worship

COMPLEMENTARY USES

- Fitness centre
- Medical Clinic
- Office
- Recreation facility
- Service establishment
- Veterinary service

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