



LEASE AVAILABLE



179 – 181 DUFFERIN ST. N

Guelph, Ontario

6,800 SF

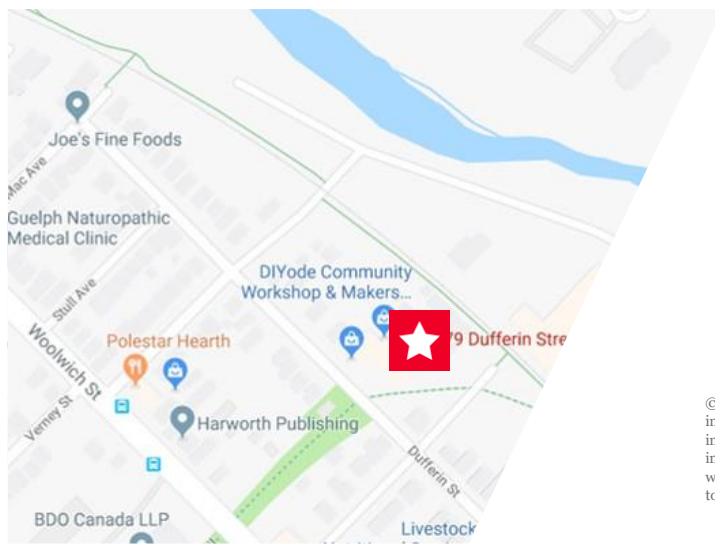
PROPERTY HIGHLIGHTS

5,300 SF clean warehouse space available with 1,500 SF air conditioned office space.

Very close to Downtown with lots of on site and street parking.

Outside storage is allowed under the B4 Zoning.

Unit comes with two drive in doors and one truck level door with loading dock.



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AERIAL/LOCATION MAP



Property Highlights

Available SF	6,800
Clear Height	14'
Dock doors	1 10 x 10
Drive-ins	2 10 x 10
Zoning	B4
TMI	\$4.50
Lease Rate	\$11.50

Unit is available on June 1, 2019.
Office consists of a large board room,
one large office and 3 washrooms.
Warehouse space is very clean and
bright.



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PHOTOS

