



WELLINGTON CROSSROADS

FOR LEASE - AVAILABLE 2011

PRESTIGIOUS INDUSTRIAL :: GUELPH, ON

- Premier industrial facilities available at the prestigious Wellington Crossroads business park in Guelph
- Up to 271,817 SF available
- Office build out to suit

**945C
SOUTHGATE DRIVE**

HANLON EXPRESSWAY NORTH OF HIGHWAY 401



**FOR MORE
INFORMATION
PLEASE
CONTACT**

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CBRE
CB RICHARD ELLIS

945C SOUTHGATE DRIVE

HANLON EXPRESSWAY NORTH OF HIGHWAY 401



CURRENT AVAILABILITY

Building Size (SF)	Net Rent (psf)	Shipping	Clear Height	Power	Bay Size
271,817	\$5.75	34 TL & 1 DI	32'	600V/TBD	TBD

*TMI to be determined



COMMENTS

- B1 Zoning
- Dock Doors are 8'10" x 9'10"
- Drive-In Doors are 12' x 14'
- Ordinary Hazard Sprinklers
- 4 minutes to Highway 401
- Landlord can build office to suit
- Join neighbours such as Tim Horton's, Denso & Sleeman's

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