

FOR LEASE



Warehousing Unit with Dock Level & Drive-in Loading

402725

**GREY ROAD 4
DURHAM, ONTARIO**

WHITNEY
Commercial Real Estate Services

Rural Warehousing Unit

Warehousing opportunity in West Grey. The unit features heavy power, 18' clear height, 1 oversized drive-in door and 3 dock-level doors.

Located 100 km from Kitchener-Waterloo, 115 km from Barrie and 153 km from Toronto. The space can be made available for a Q2 2024 possession date. The landlord will consider demising the space into smaller units.

AVAILABLE SPACE | 118,475 SF

LEASE RATE | \$5.00 / SF Net

ADDITIONAL RENT | \$2.00 / SF

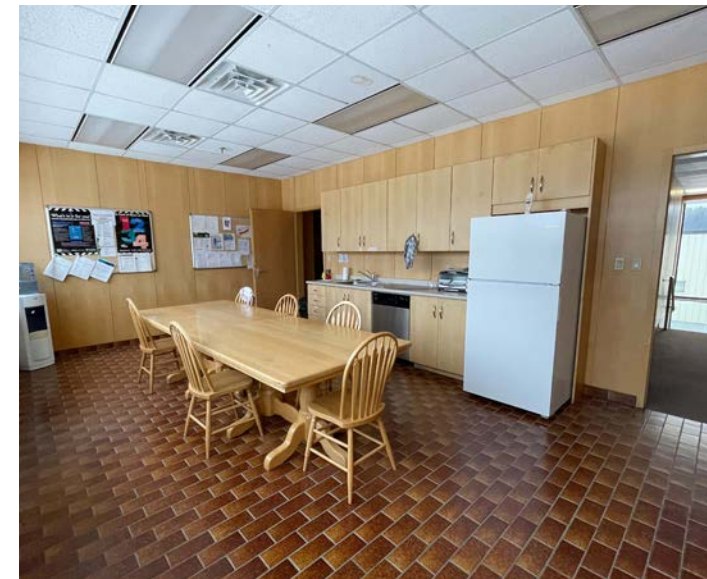
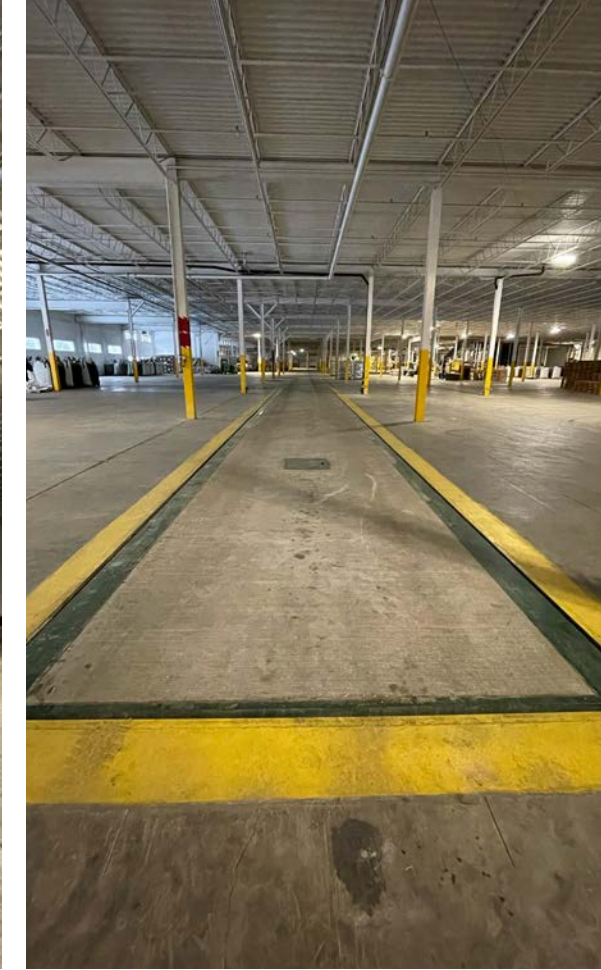
ZONING | M1-64

CLEAR HEIGHT | 18'

POSSESSION DATE | Q2 2024

LOADING | 3 Dock Level Doors

1 Drive-in Door (20' x 14')



PERMITTED USES

- Warehouse
- Manufacturing
- Storage Facility
- Builder's / Contractor's Yard
- Farm Machinery Sales
- Building Supply Outlet
- Transportation Establishment

M1-64

M1-64
Zoning



Multiple
Loading Doors



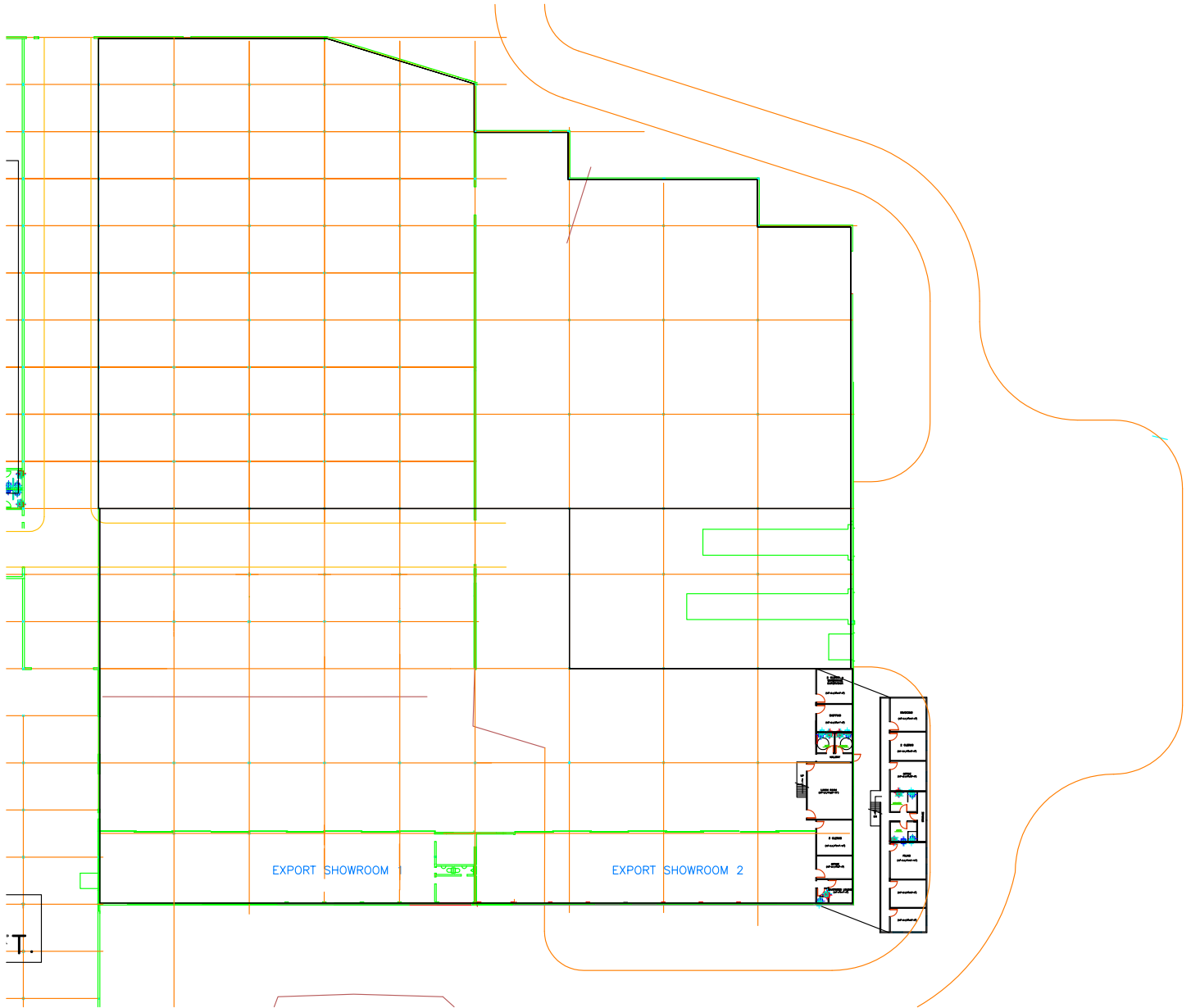
Centrally Located
in Southwestern
Ontario

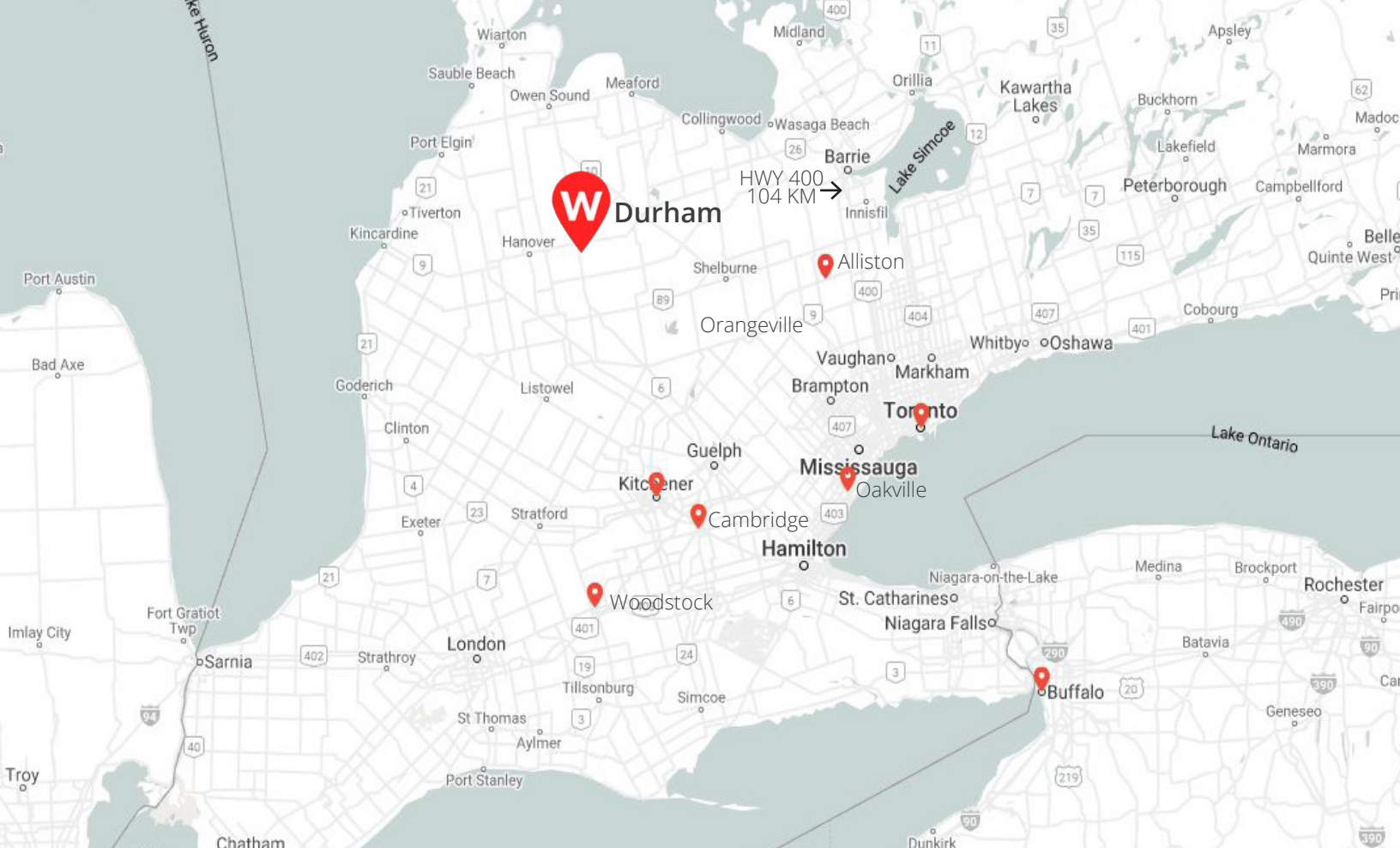


Can Demise
Into Smaller
Units

FLOOR PLAN

Available Space: 118,475 SF





DISTANCE FROM DURHAM

Owen Sound - 47.5 KM
Shelburne - 63.1 KM
Kincardine - 74 KM
Orangeville - 87.5 KM

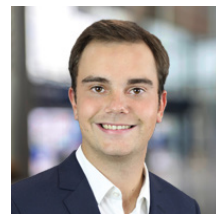
Alliston - 96 KM
Kitchener/Waterloo - 100 KM
Barrie - 115 KM
Toronto - 153 KM



Richie Evanoff
Sales Representative
226.752.7197
richie.evanoff@whitneyre.com



Michael Lambert, SIOR
Sales Representative, President
519.590.0286
michael.lambert@whitneyre.com



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2
Waterloo, Ontario N2L 6B5
1.519.746.6300 | www.whitneyre.com

www.whitneyre.com