

FOR LEASE



2,382 SF to 11,979 SF of Flex Industrial Space

402

**HARMONY ROAD
AYR, ONTARIO**

WHITNEY
Commercial Real Estate Services

Up to 11,979 SF of Flex Industrial Units

UNIT 7

AVAILABLE AREA | 2,382 SF

LOADING | 1 - 12' x 14' Drive-in Door

LEASE RATE | \$15.00 / SF

UNITS 8 - 10

AVAILABLE AREA | 7,212 SF

LOADING | 3 - 12' x 14' Drive-in Doors

LEASE RATE | \$14.00 / SF

UNITS 7 - 11

AVAILABLE AREA | 11,979 SF

LOADING | 4 - 12' x 14' Drive-in Doors

LEASE RATE | \$14.00 / SF

UNIT 11 (SECOND LEVEL OFFICE SPACE)

AVAILABLE AREA | 2,386 SF

LEASE RATE | \$14.00 / SF

ZONING | Z9-11

CLEAR HEIGHT | 19'

ADDITIONAL RENT | \$3.05 / SF



Industrial space available with multiple unit sizes ranging from 2,382 SF to 11,979 SF. The industrial space offers 12' x 14' drive-in doors, 19' clear height, 225 amps / 600 volts, floor drains, and radiant heat. The office space has a reception, showroom, private offices, open works space, boardrooms, kitchenette and washrooms on the first and second floor. The Z9-11 zoning allows for all traditional industrial uses, including Assembly, Contractors, Fabrication, Manufacturing, Packaging, Processing, Production, Warehousing, and many more. Located in the Ayr Business Park and minutes from HWY 401.

PERMITTED USES

- Assembly
- Automobile Service Station
- Commercial Printing
- Contractor
- Distributing
- Fabrication
- Farm Equipment Sales
- Manufacturing
- Office
- Packaging
- Processing
- Production
- Service or Repair Enterprise
- Testing
- Transportation Operation
- Veterinary Clinic
- Warehousing
- Wholesale Outlet



Ample Parking



19' Clear Height



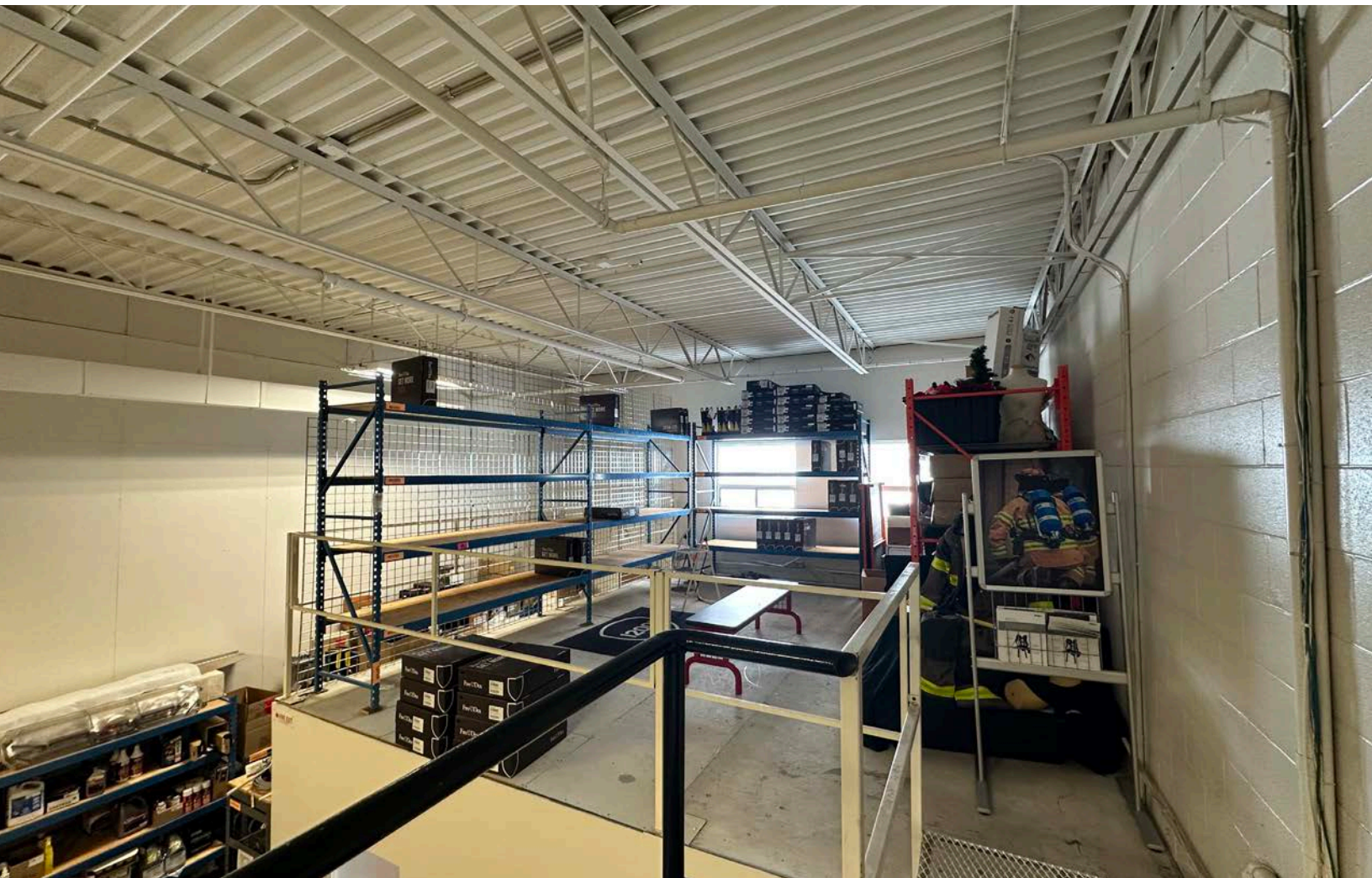
Highway Access



Drive-in Doors

UNIT 7

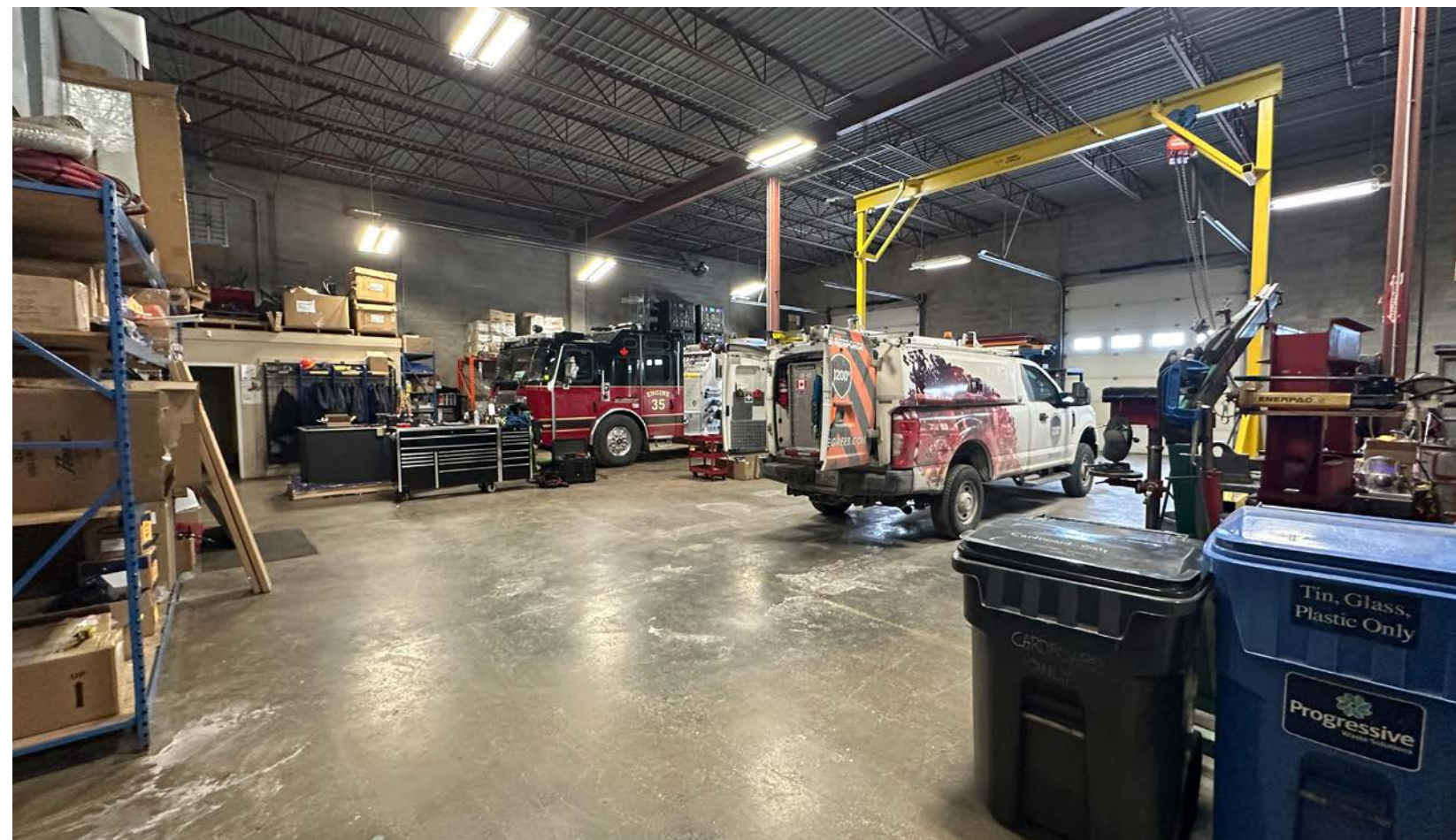
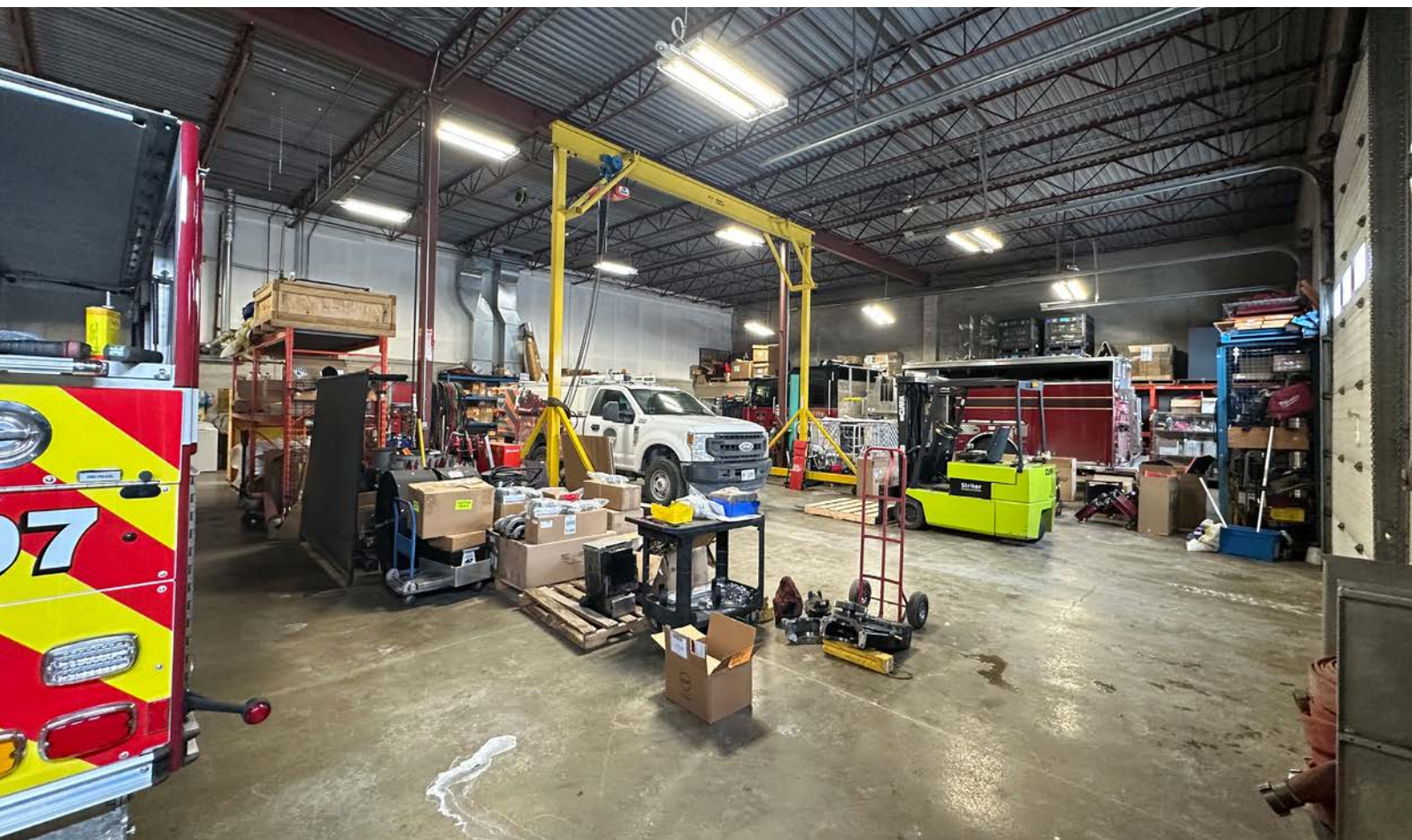
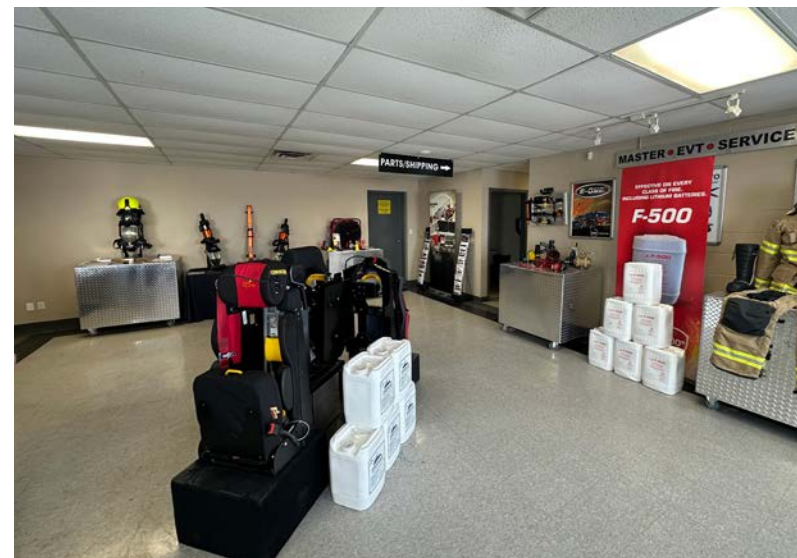
TOTAL | 2,382 SF
OFFICE | 388 SF
MEZZANINE | 425 SF



UNIT 8 - 10

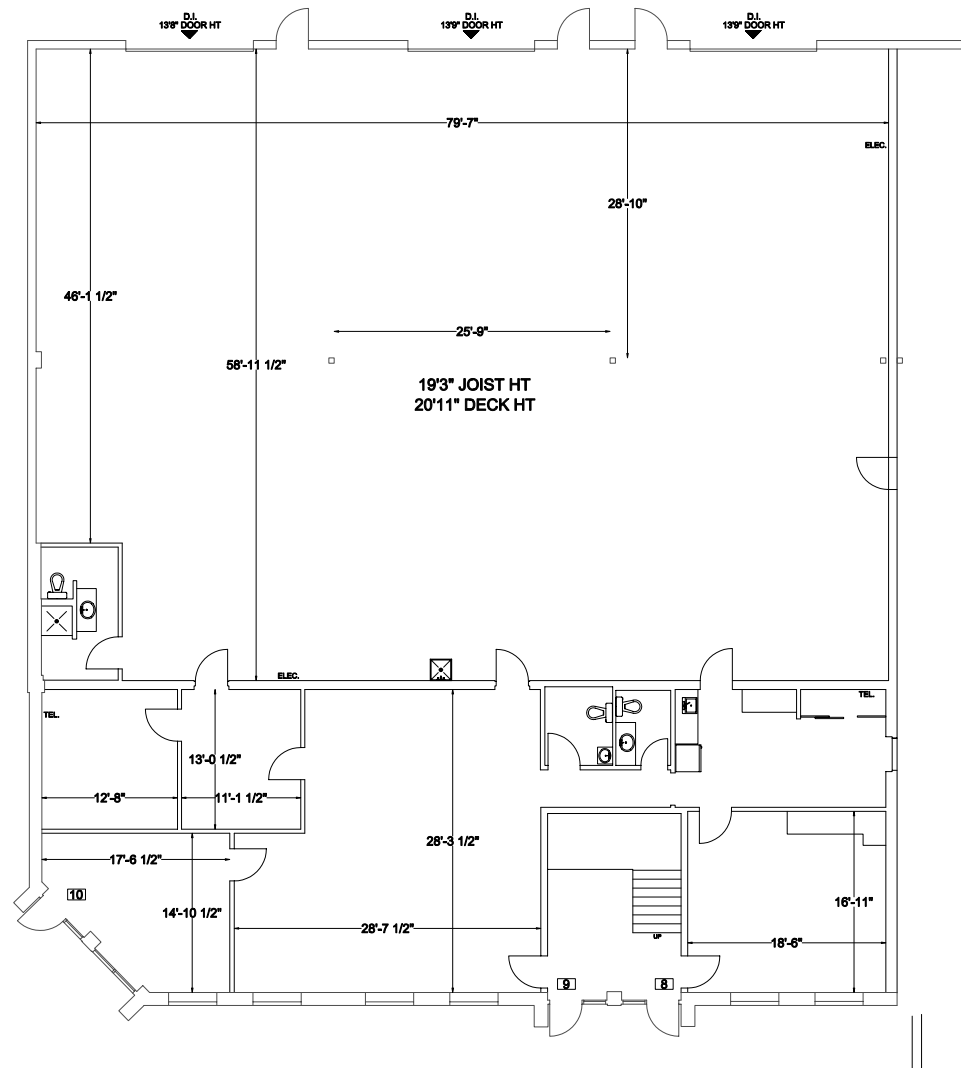
TOTAL |
OFFICE |

7,212 SF
2,386 SF

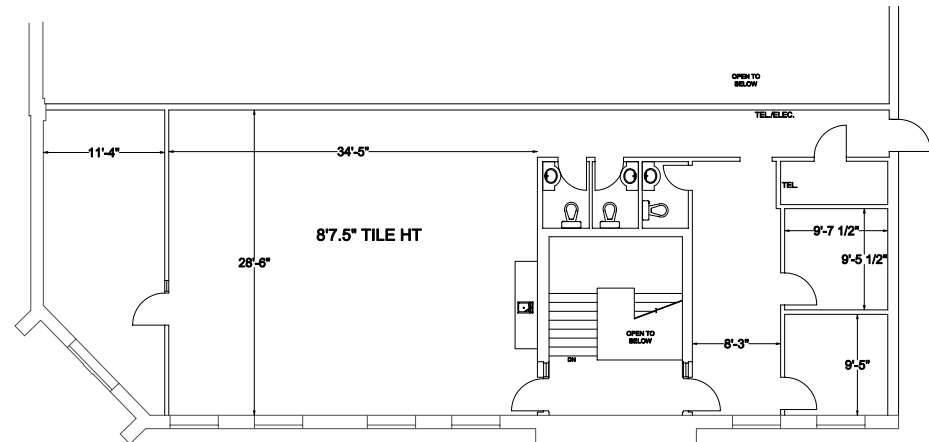


FLOOR PLAN

UNIT 8 - 10 | 7,212 SF

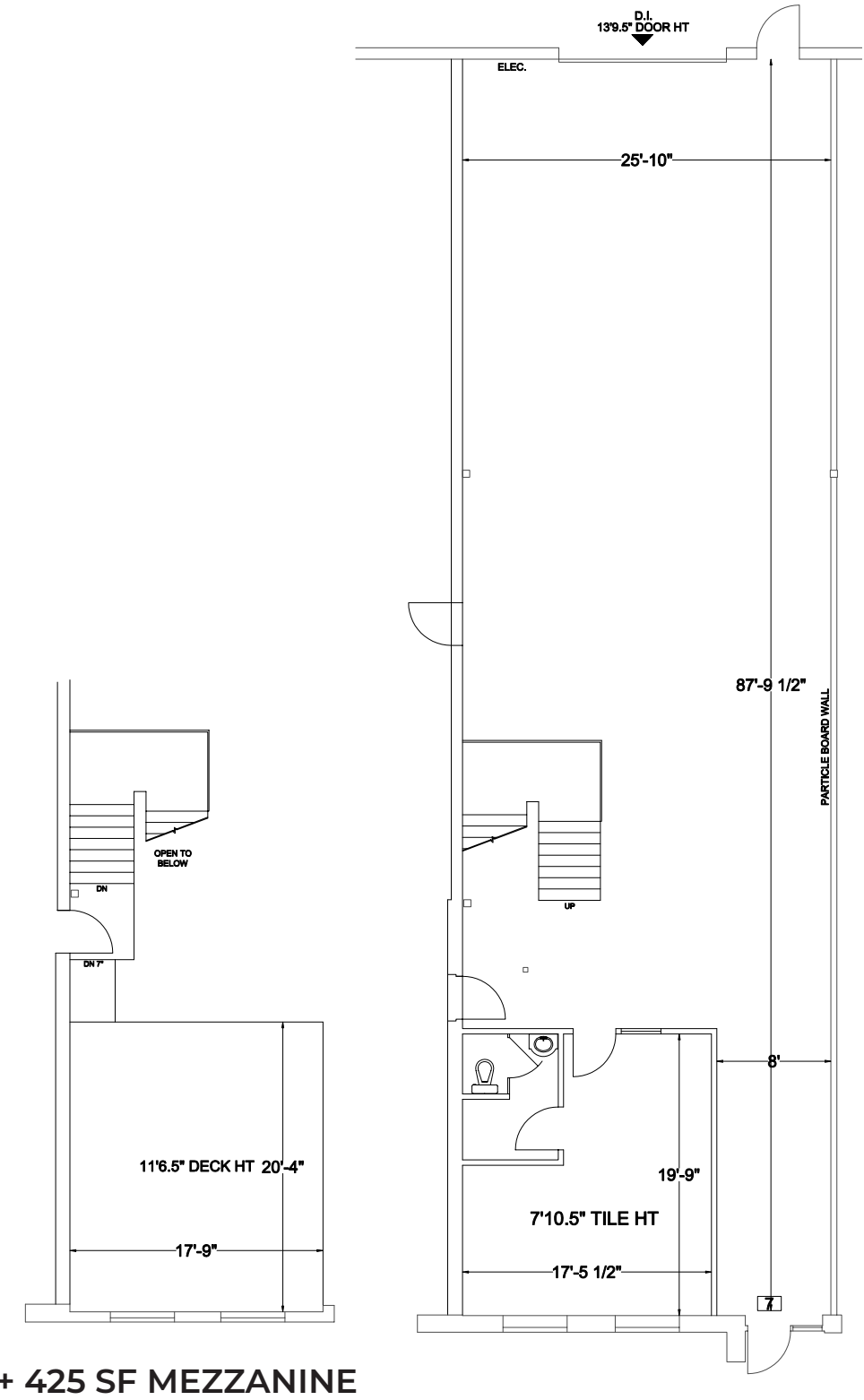


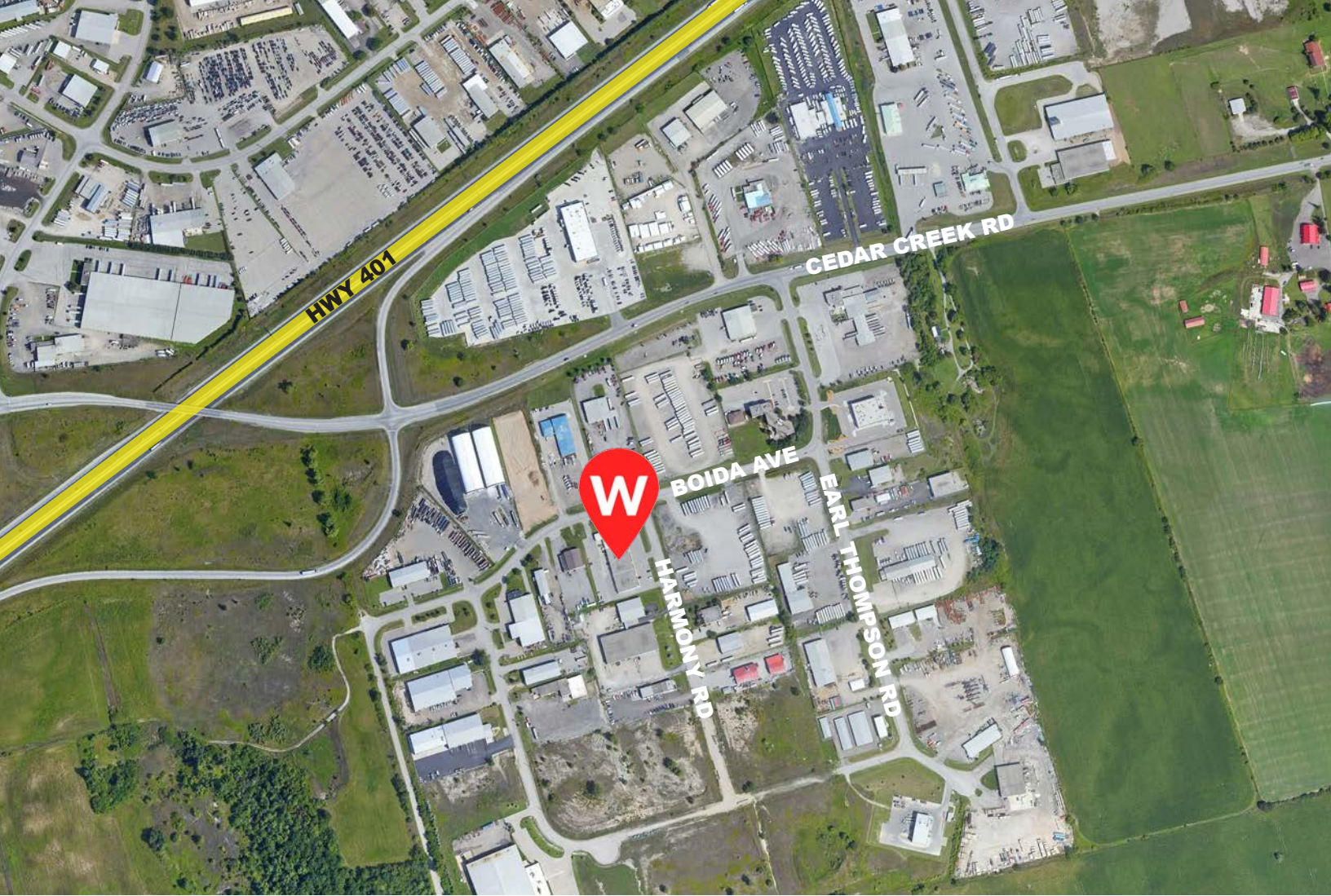
UNIT 11 | 2,386 SF



FLOOR PLAN

UNIT 7 | 2,382 SF





Contact Listing Agents for more information.



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**Broker *Sales Representative