

FOR LEASE

WHITNEY
Commercial Real Estate Services

1180 QUEENS BUSH RD, WELLESLEY



FLEX OFFICE / INDUSTRIAL BUILDING

1180 Queens Bush Road in Wellesley offers up to 4,427 of office space and 2,105 SF of flex industrial space. The unit features on-site parking, 1 - 14'x 14' drive in door, and flexible lease terms.

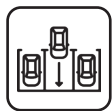
Zoning permits a mix of industrial uses including warehouse, motor vehicle sales, contractor yard, light assembly and more.



Main Street Exposure



Multiple Units



Ample Parking



Natural Lighting

AVAILABLE AREA | 2,105 - 4,427 SF

UNIT 1 | 4,427 SF

UNIT 3 | 2,105 SF

LEASE RATE

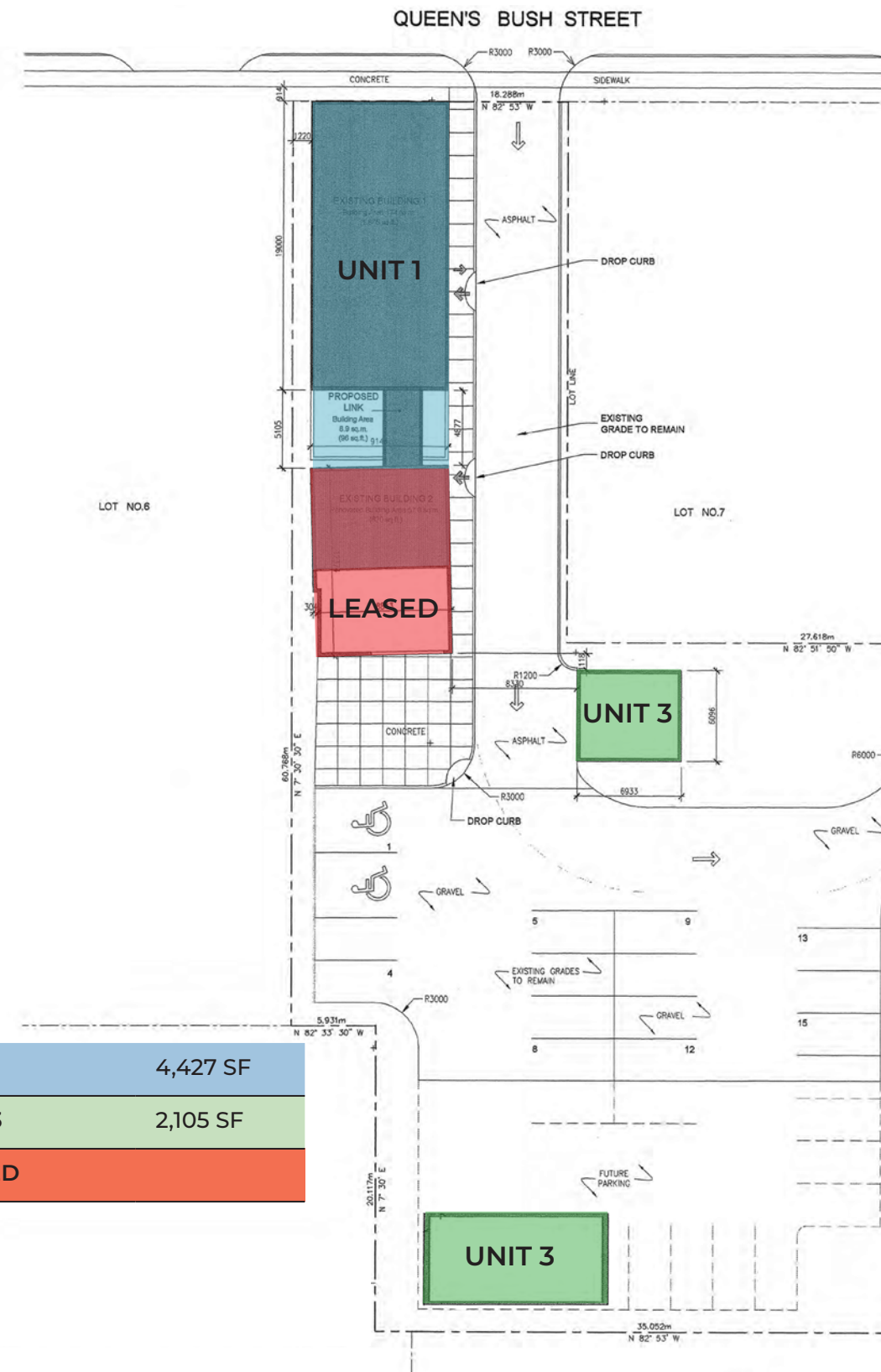
UNIT 1 | \$7.00 / SF Net + \$4.00 / SF

UNIT 3 | \$2,000 / Month Gross

ZONING | UC (Urban Commercial)



SITE PLAN



UNIT 1	4,427 SF
UNIT 3	2,105 SF
LEASED	

PERMITTED USES

- Auction Sales Facility
- Bulk Sales Establishment
- Clinic
- Commercial or Trade's School
- Day Care Centre
- Light Industrial Use
- Mini Storage Facility
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Station
- Personal Service Shop
- Place of Entertainment
- Printing Establishment
- Recreational Facilities
- Residential Uses

UNIT 1 (OFFICE)

AVAILABLE SPACE | 4,427 SF

LEASE RATE | \$7.00 / SF Net

ADDITIONAL RENT | \$4.00 / SF

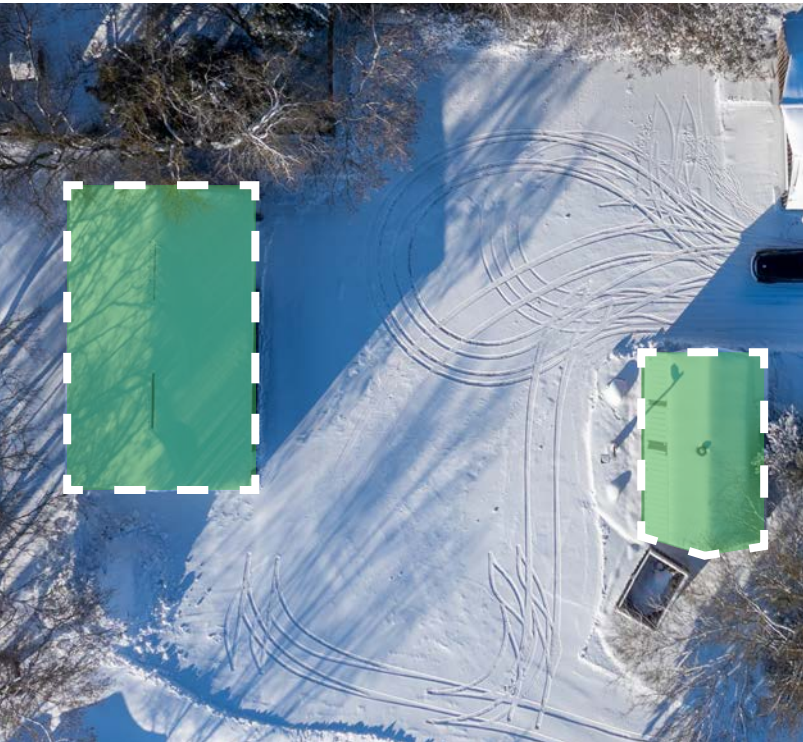


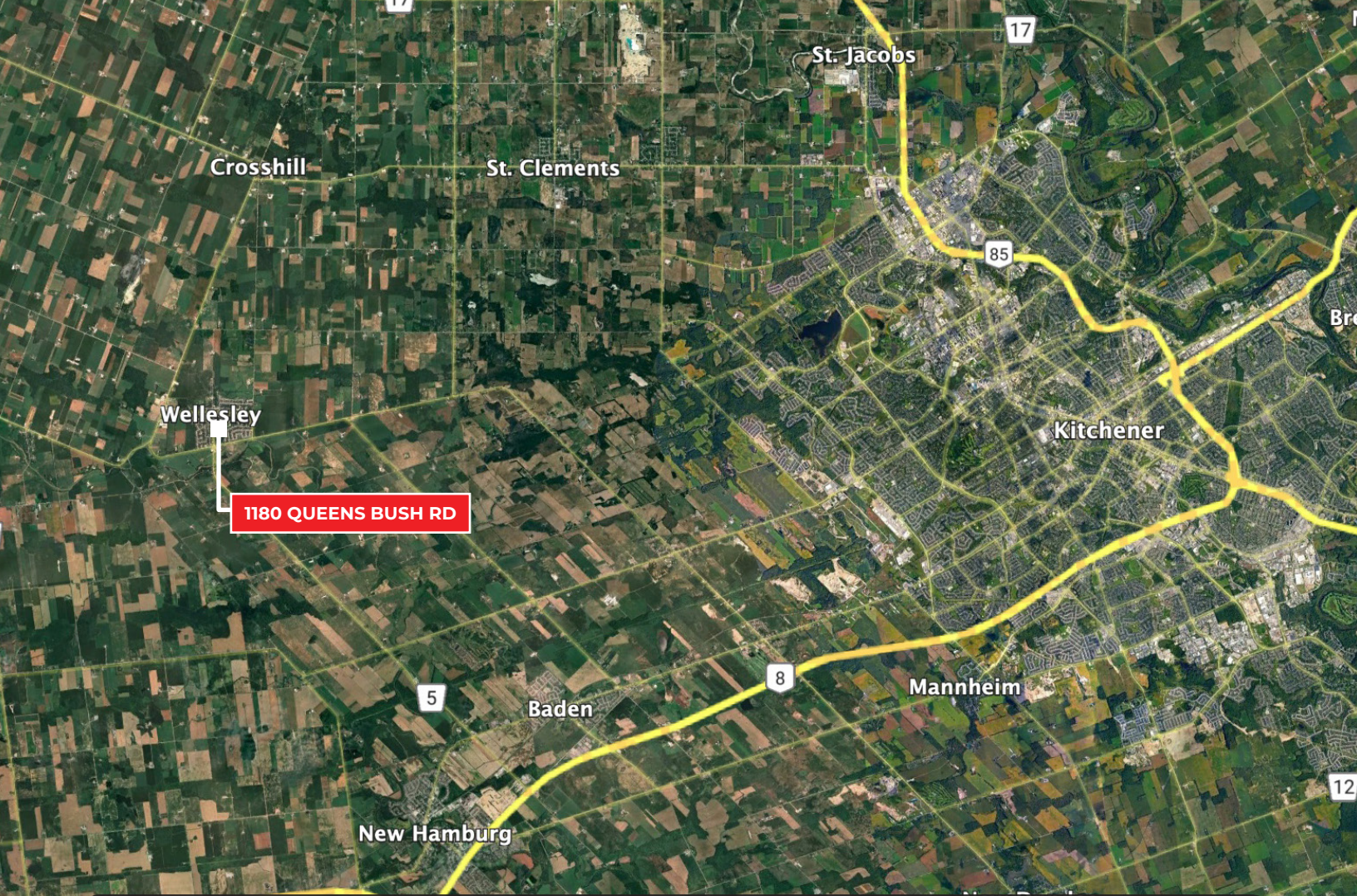
UNIT 3 (BARN)

AVAILABLE SPACE | 2,105 SF

LEASE RATE | \$2,000 / Month Gross

- Must be leased together



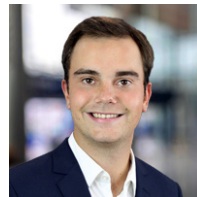


KITCHENER.....	34KM	KINCARDINE	128KM
LISTOWEL.....	44KM	SARNIA BORDER	168KM
LONDON	89KM	BUFFALO BORDER	197KM
HAMILTON.....	92KM	WINDSOR BORDER.....	278KM

Contact us for more information



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