

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

1416 HUTCHISON RD, WELLESLEY - UNIT 104



## 1,800 SF INDUSTRIAL UNIT FOR LEASE

1,800 SF Industrial unit available for lease in Wellesley.

The unit features a 12' x 14' drive-in door, 125 Amps / 600 volts, clear span shop space with 16' clear height.

Please note that the Landlord will not entertain automotive repair.

**BUILDING AREA** | 1,800 SF

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**ZONING** | D1-4

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**DRIVE-IN DOORS** | 1 (12' x 14')

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**POWER** | 125A/600V

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**CLEAR HEIGHT** | 16'

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**LEASE RATE** | \$15.00 / SF Net

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**ADDITIONAL RENT** | \$4.00 / SF

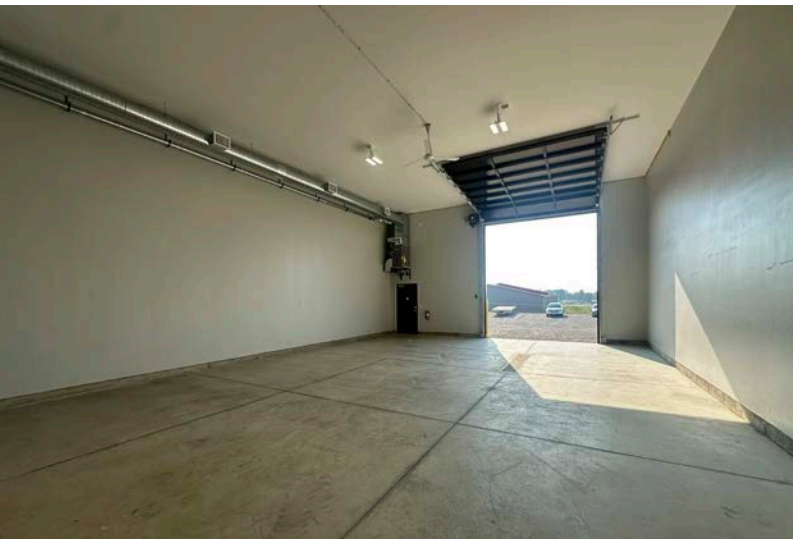
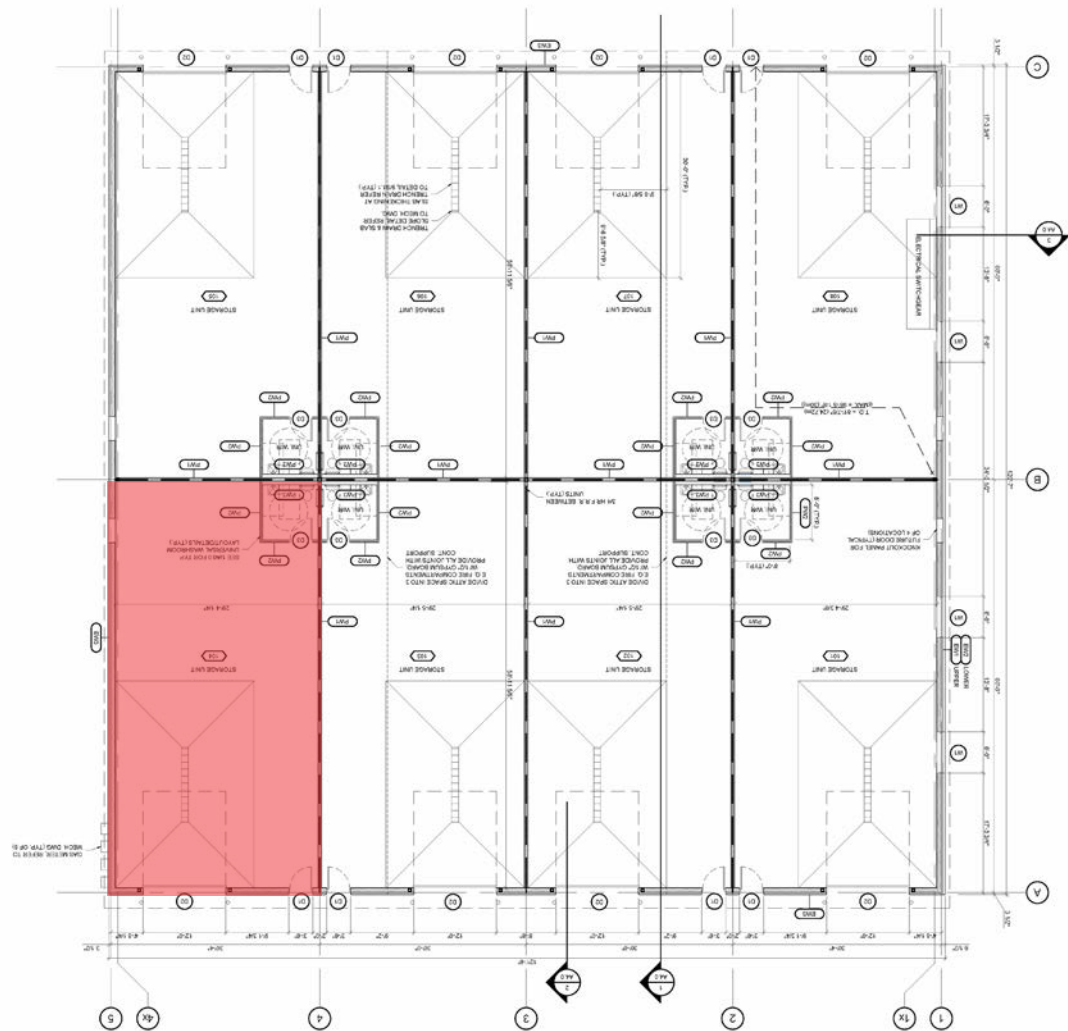
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# FLOOR PLAN

1,800 SF



Close Proximity  
To Highways



New Building



Ample  
Parking



Drive-in  
Door



125A / 600V  
Power

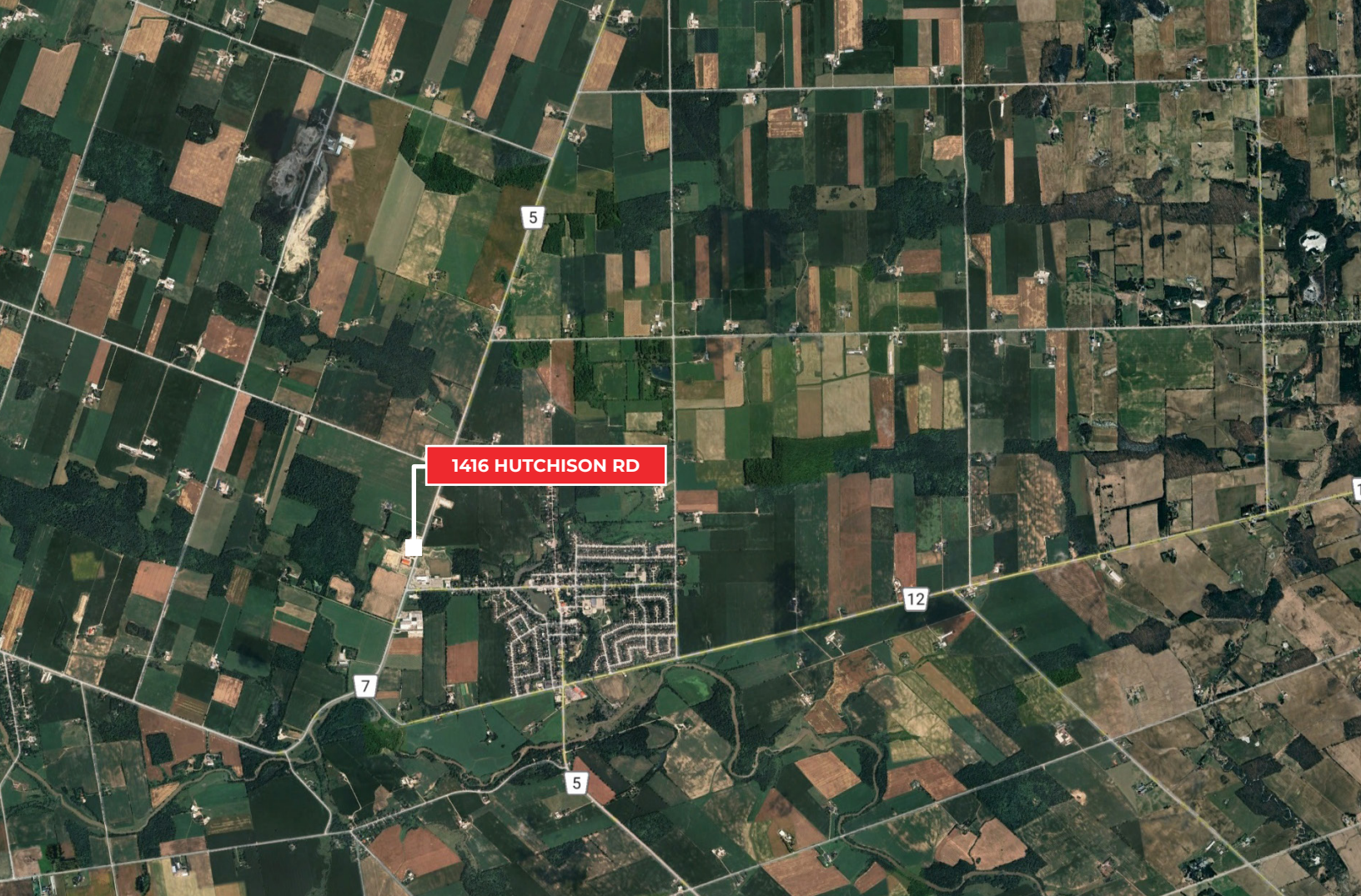


16'  
Clear Height

## PERMITTED USES (Complete list available upon request)

- Animal Clinic
- Butcher Shop
- Caterer's Establishment
- Contractor's Yard or Shop
- Dry Industrial Uses
- Lumber (Building Materials) Yard
- Manufacturing
- Metal Fabrication
- Mini Storage Facility
- Office (General)
- Publishing and Printing Establishment
- Service Shop
- Warehousing





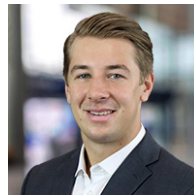
KITCHENER..... 32KM  
LISTOWEL..... 43KM  
LONDON ..... 87KM  
HAMILTON..... 94KM

KINCARDINE ..... 127KM  
SARNIA BORDER ..... 166KM  
BUFFALO BORDER ..... 199KM  
WINDSOR BORDER..... 277KM

Contact us for more information



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\*\*Broker \*Sales Representative