



FOR LEASE

2,382 SF of Flex Industrial Space

402 HARMONY ROAD
AYR, ONTARIO

WHITNEY
Commercial Real Estate Services

2,382 SF of Flex Industrial Space

The industrial space offers a 12' x 14' drive-in door, 19' clear height, 225 amps / 600 volts, floor drains, mezzanine and radiant heat.

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.

AVAILABLE AREA | 2,382 SF

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

LEASE RATE | \$15.00 / SF

ZONING | Z9-11

CLEAR HEIGHT | 19'

ADDITIONAL RENT | \$3.05 / SF



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



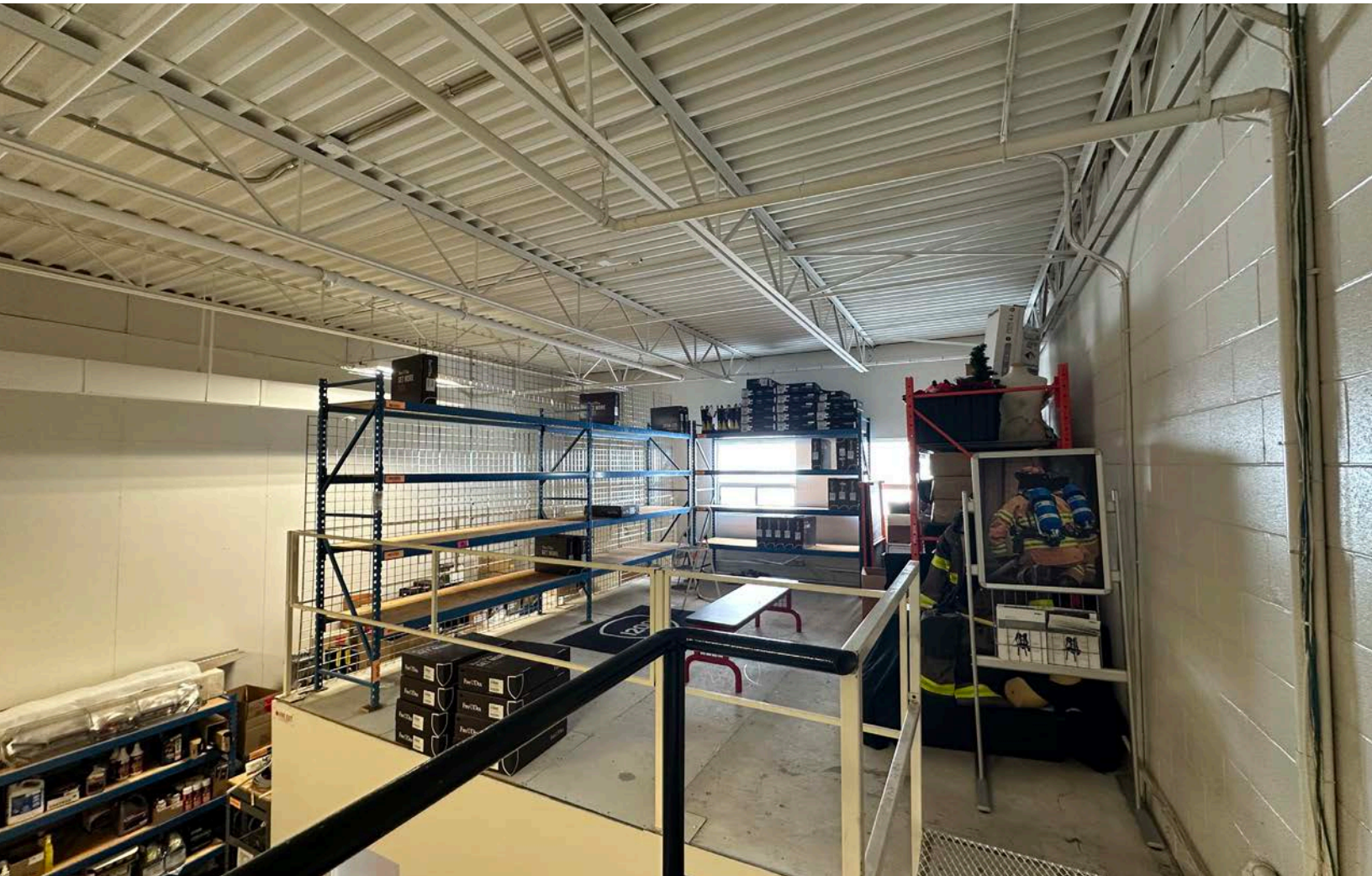
Highway
Access



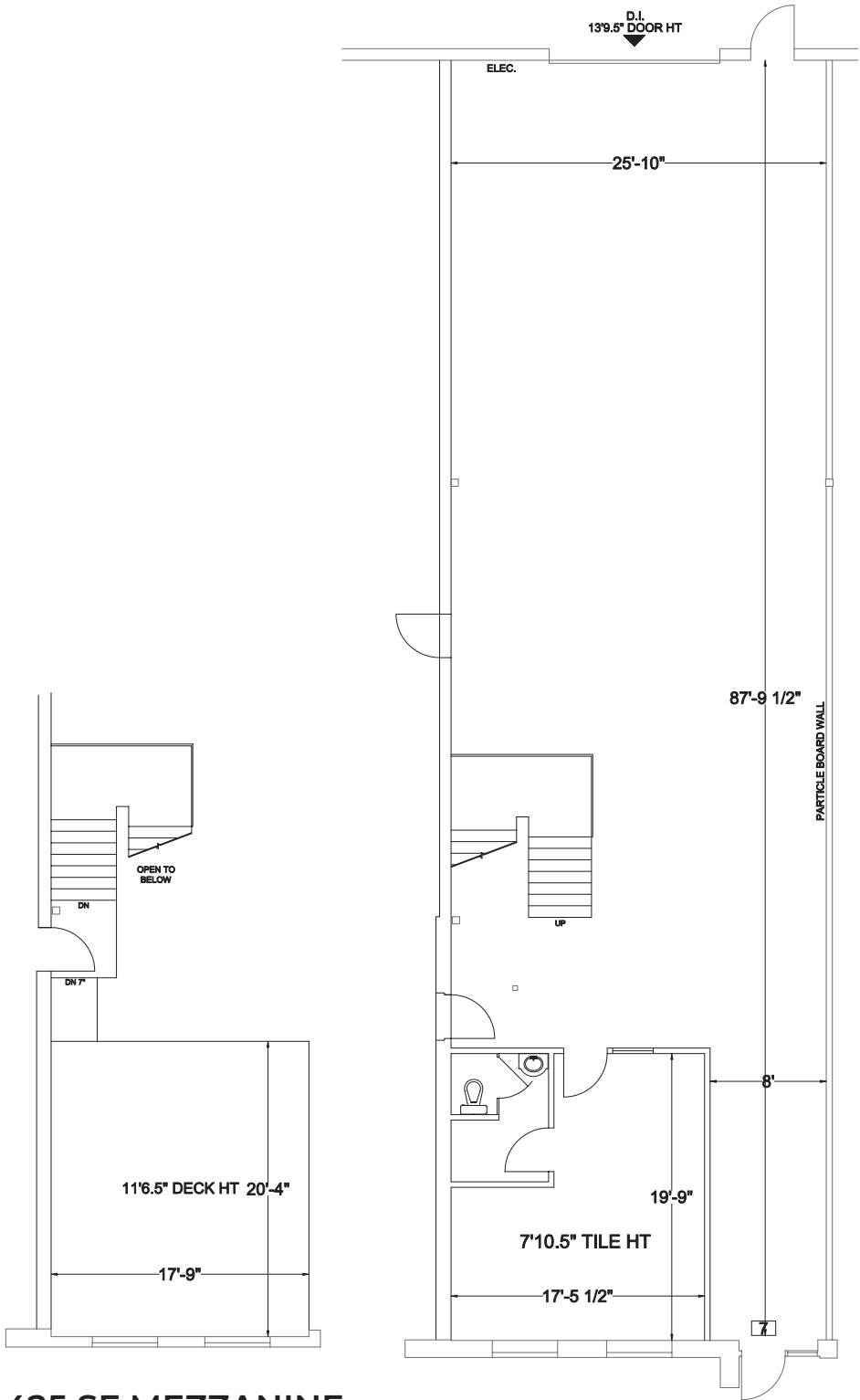
Drive-in
Doors

UNIT 7

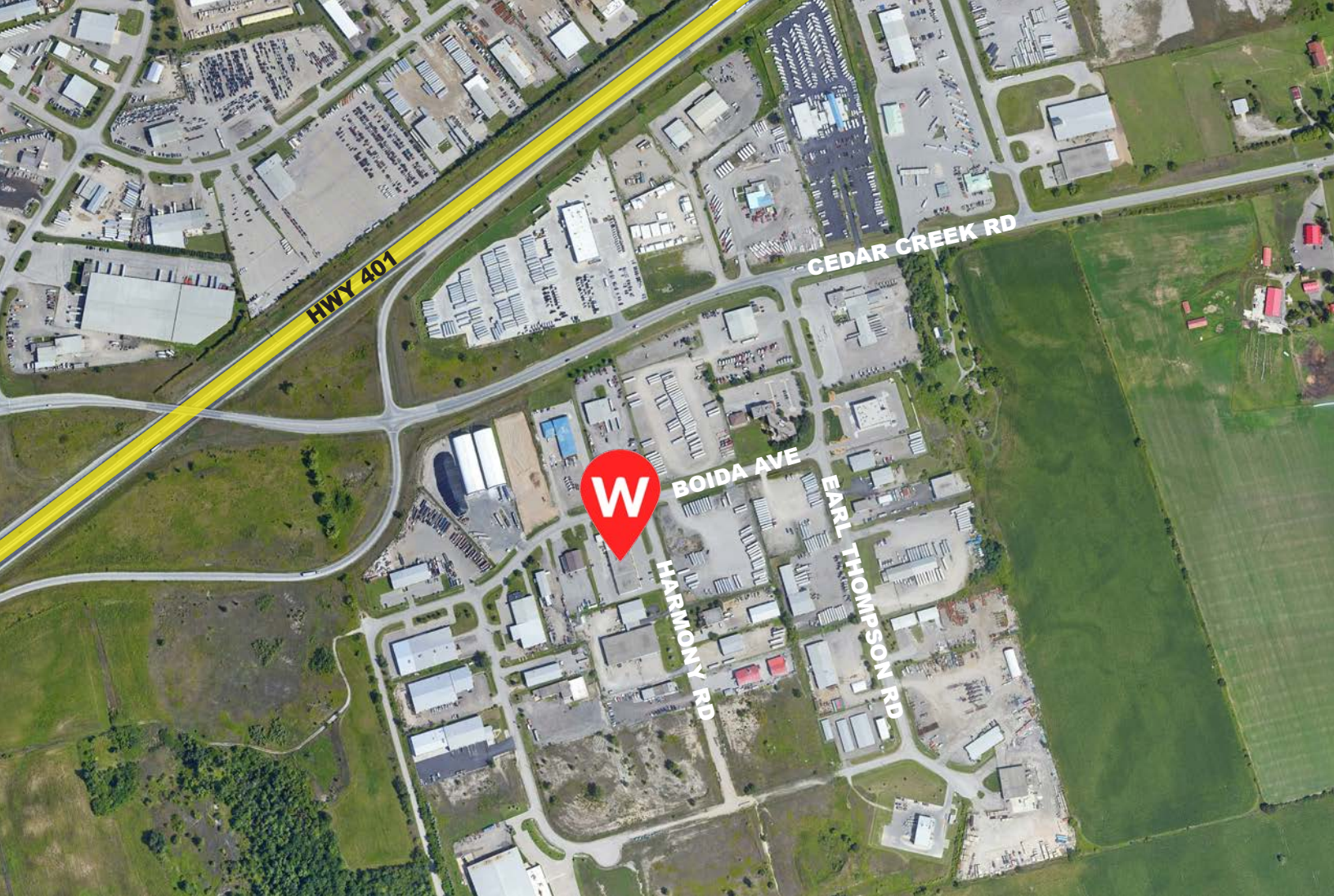
TOTAL | 2,382 SF
OFFICE | 388 SF
MEZZANINE | 425 SF



FLOOR PLAN
UNIT 7 | 2,382 SF



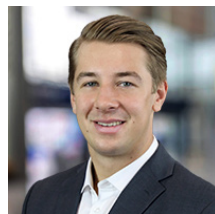
+ 425 SF MEZZANINE



Contact Listing Agents for more information.



Joe Anstett*, SIOR
Associate Vice President
519.721.1659
joe.anstett@whitneyre.com



Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@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

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**Broker *Sales Representative