

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 625 6TH ST E, OWEN SOUND



### FREESTANDING MANUFACTURING FACILITY WITH EXCESS LAND

Freestanding 85,812 SF manufacturing facility on 6.56 acres available for lease in Owen Sound.

The building features 25,652 SF of office, 60,160 SF of warehousing/manufacturing space with 12'-16' clear heights, heavy power and dock-level loading.

The landlord is willing to demise the building into smaller units depending on Tenant requirements.

**BUILDING AREA** | 85,812 SF

**OFFICE AREA** | 25,652 SF

**MANUFACTURING AREA** | 60,160 SF

**LAND AREA** | 6.56 Acres

**ZONING** | M1

**TRUCK LEVEL DOORS** | 4

**CLEAR HEIGHT** | 12' - 16'

**LEASE RATE** | \$7.00 / SF Net

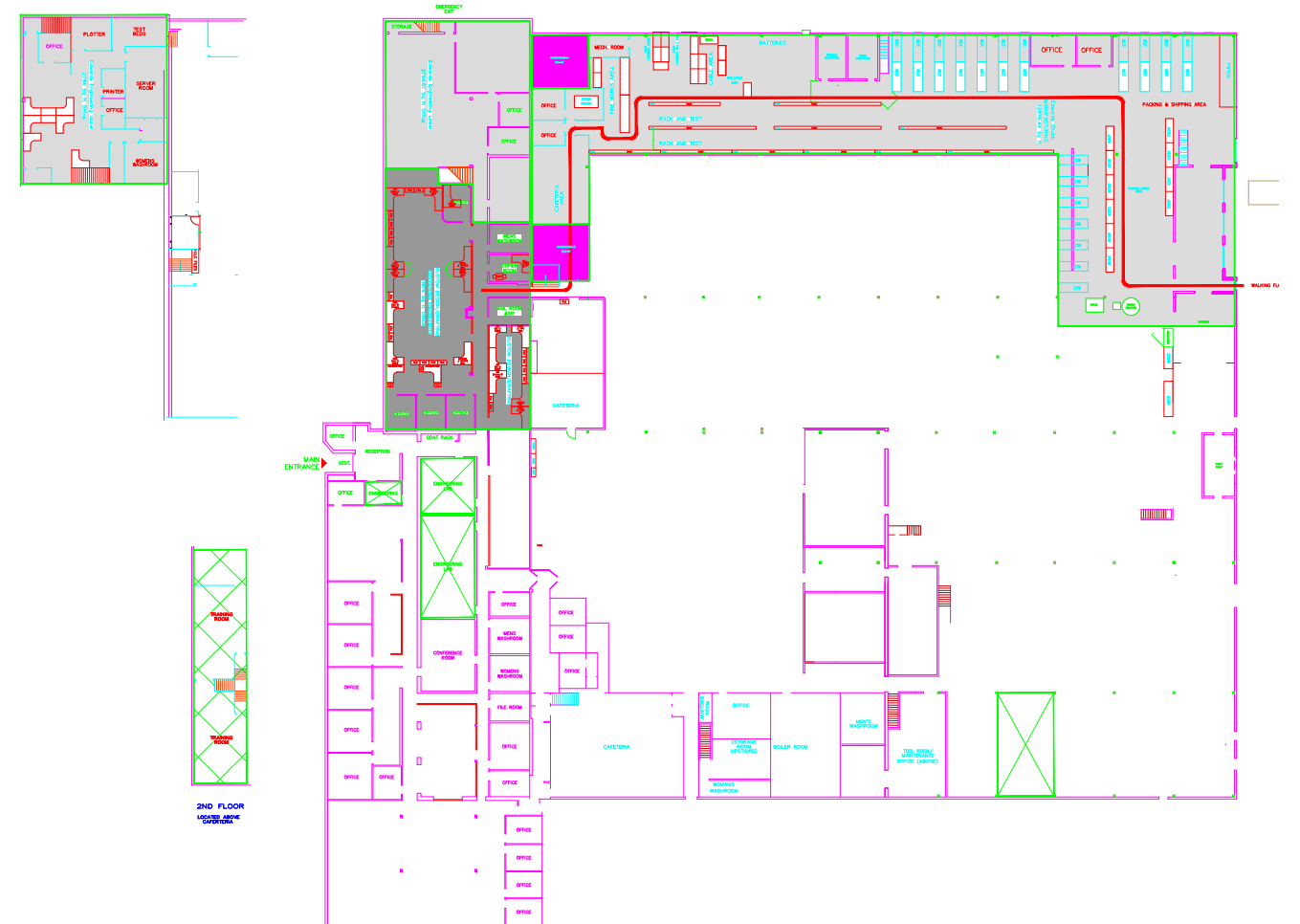
**ADDITIONAL RENT** | \$2.50 / SF





## FLOOR PLAN

85,812 SF



Heavy Power



12' - 16' Clear Height



Demisable Spaces



Close Proximity to HWY 6



4 Truck-level Doors



Excess Land For Outdoor Storage

### PERMITTED USES (Complete list available upon request)

- Animal Shelter
- Automotive Rental Establishment
- Automotive Service Stations
- Automotive Washing Establishment
- Catering Services
- Commercial School
- Community Lifestyle Facilities
- Food/Beverage Production Facility
- Industrial Mall
- Laboratory
- Monument Sales
- Wholesale Establishment





DOWNTOWN OWEN SOUND ..... 1.2KM  
 MEAFORD ..... 30KM  
 PORT ELGIN ..... 47KM  
 COLLINGWOOD ..... 64KM

KINCARDINE ..... 85KM  
 BARRIE ..... 118KM  
 LONDON ..... 204KM  
 TORONTO ..... 189KM

Contact us for more information



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\*\*Broker \*Sales Representative