

FOR LEASE

WHITNEY
Commercial Real Estate Services

367 SPEEDVALE AVE W, GUELPH



CROSS - DOCK TRUCKING FACILITY FOR LEASE

Fully paved, gated and secured trucking facility in a prime Guelph location, approximately 14km from Highway 401.

The facility includes 2 drive-through repair bays with 20' ceilings and a cross - dock warehouse. The office space features a large boardroom, private offices, lunch room and an open concept area.

The property backs onto a CN Rail line with potential for a spur onto the property.

BUILDING AREA | Up To 15,500 SF*

LAND AREA | Up To 6.3 Acres*

ZONING | B

DRIVE-IN DOORS | 4 - (12' x 16')

TRUCK LEVEL DOORS | 24 - (10' x 10')

CLEAR HEIGHT | 12' - 20'

LEASE RATE | Up To \$50,000 / Month Net*

PROPERTY TAXES | \$60,900.46 (2025)

*View Page 2 for More Details



150 Truck Parking Stalls

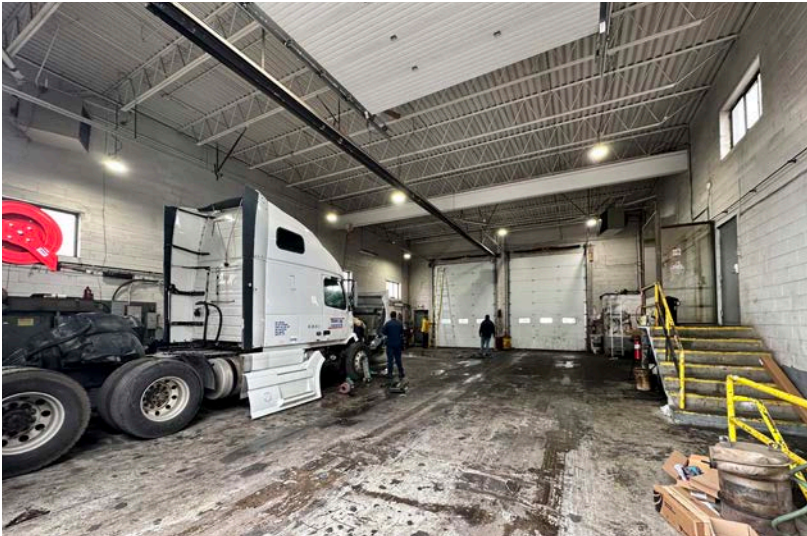
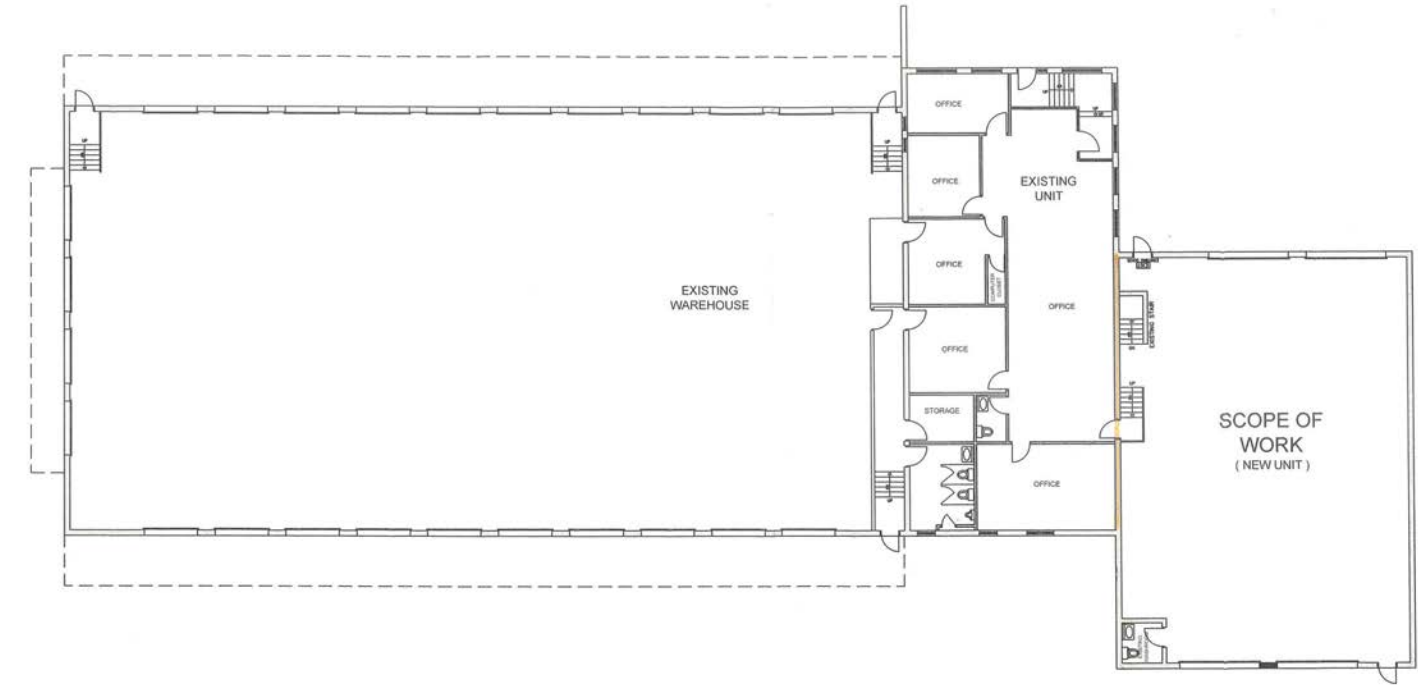
LEASE OPTIONS

Building and 2 Acres | \$30,000 / Month, Plus Additional Rent of \$4.51 / SF

Building and 6.3 Acres | \$50,000 / Month, Plus Additional Rent of \$4.51 / SF

Land Only | \$6,500 / Acre

FLOORPLAN



Close to
HWY 6



Drive-in &
Truck Level Doors



12' - 20'
Clear Height



Amenities
Nearby



Transit
Nearby



Prime
Location

PERMITTED USES

- Catering Service
- Cleaning Establishment
- Commercial School
- Computer Establishment
- Food Vehicle in accordance with Section 4.30
- Manufacturing
- Print Shop
- Repair Service
- Research Establishment
- Towing Establishment
- Tradesperson's Shop
- Trucking Operation
- Warehouse

LOCATION

HWY 401 - 14KM

KITCHENER - 20KM

CAMBRIDGE - 24KM

MISSISSAUGA - 70 KM

TORONTO PEARSON INT'L AIRPORT - 81 KM

TORONTO - 94 KM

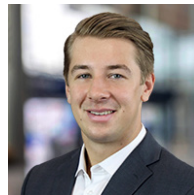
LONDON - 120 KM



Contact us for more information



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**Broker *Sales Representative