

FOR LEASE

WHITNEY
Commercial Real Estate Services

1416 HUTCHISON RD, WELLESLEY



1,500 SF - 1,800 SF INDUSTRIAL UNIT FOR LEASE

1,500 SF - 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.

UNIT 104 | 1,800 SF

UNIT 108 | 1,500 SF

ZONING | D1-4

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

POWER | 125A / 600V

CLEAR HEIGHT | 16'

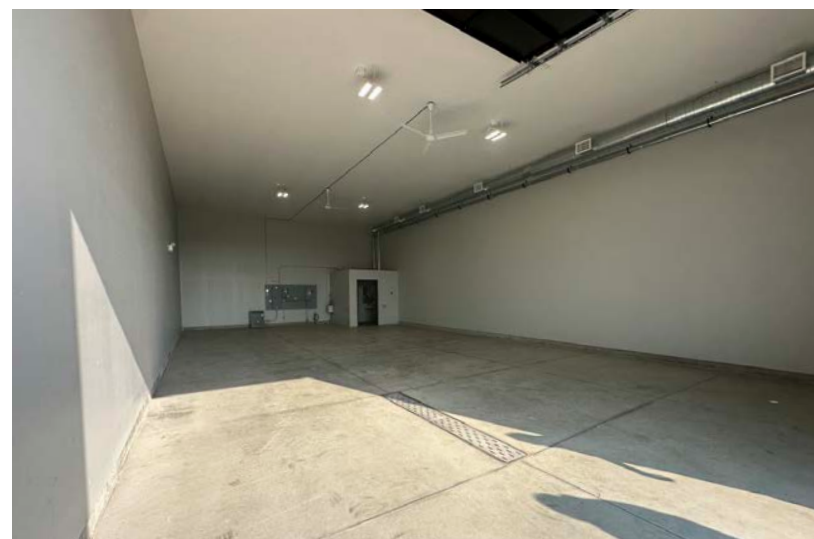
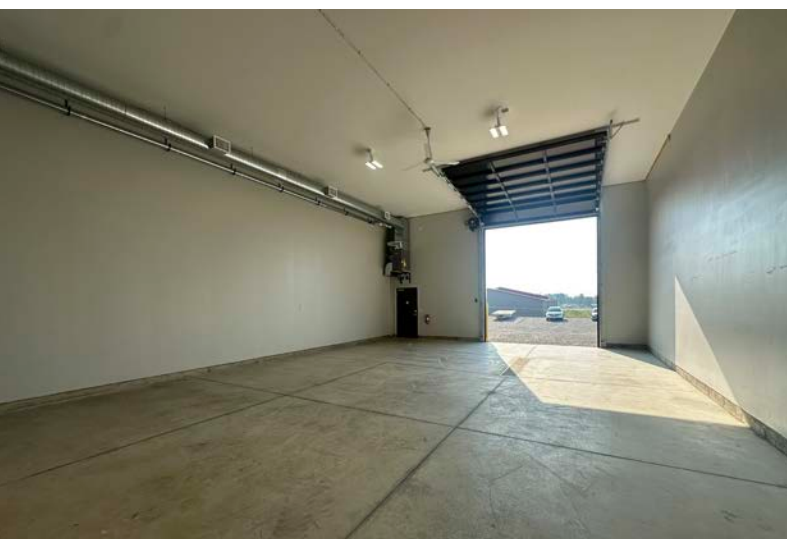
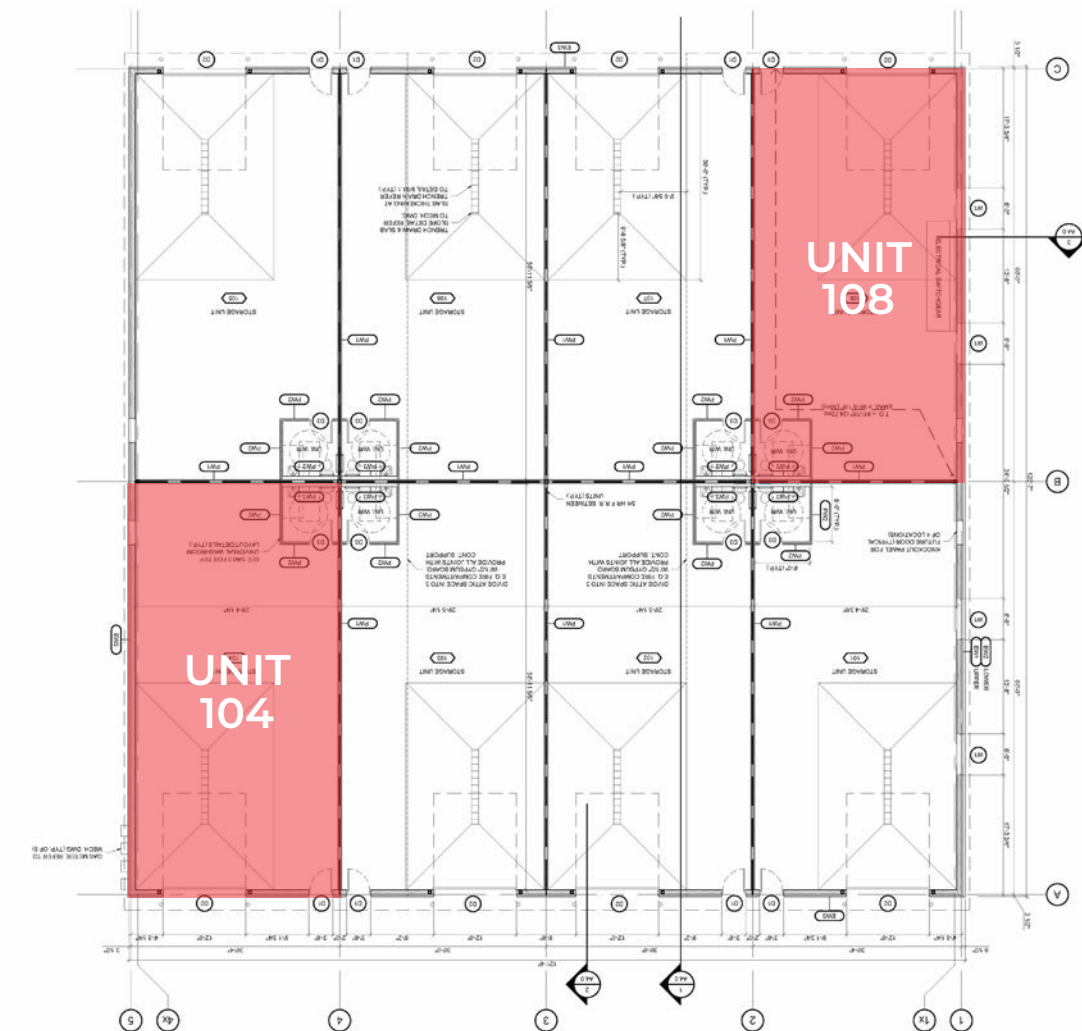
LEASE RATE | \$15.00 / SF Net

ADDITIONAL RENT | \$4.00 / SF



FLOOR PLAN

1,500 SF - 1,800 SF



Close Proximity
To Highways



New
Building



Ample
Parking



Drive-in
Door



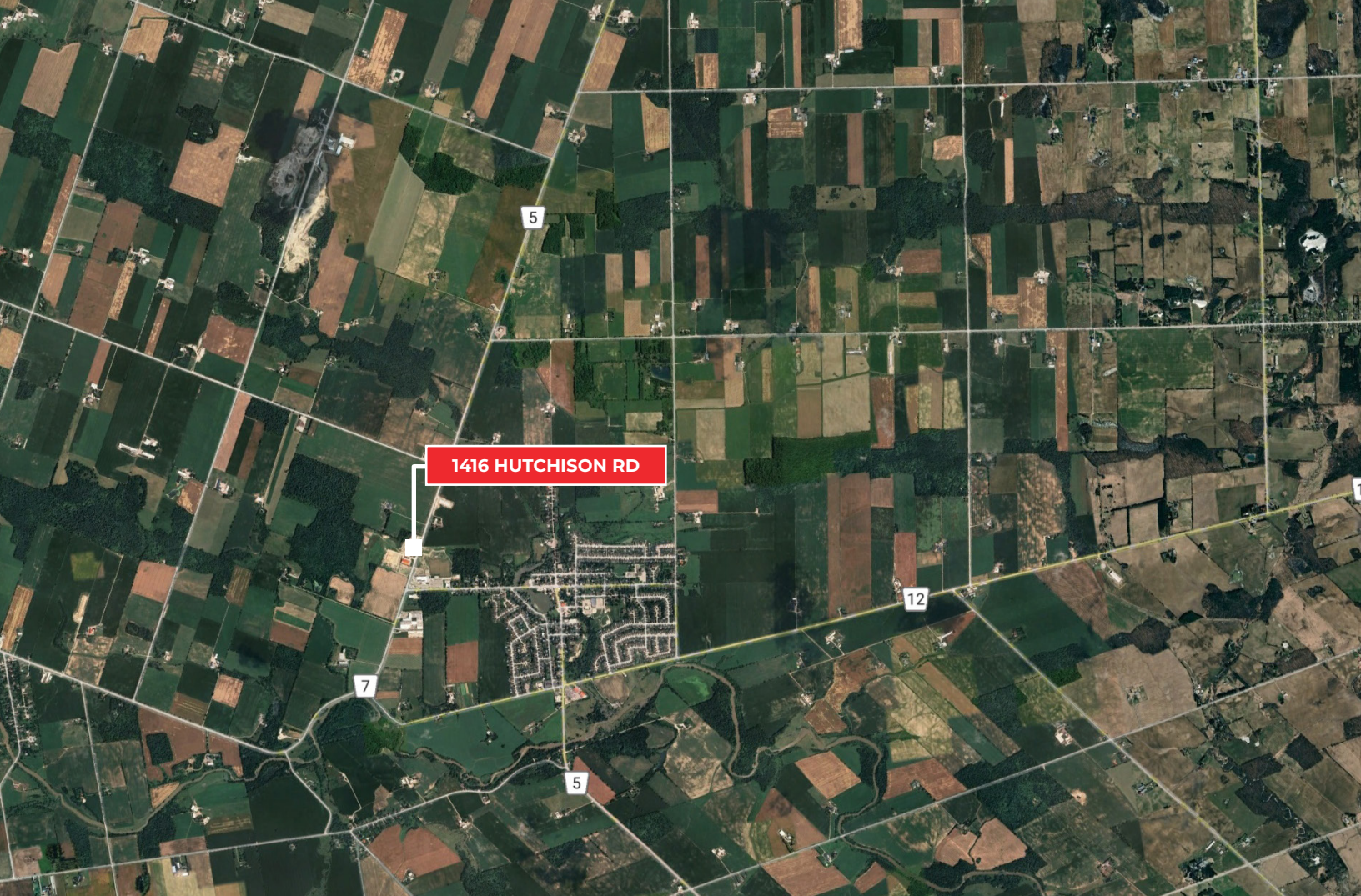
125A / 600V
Power



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



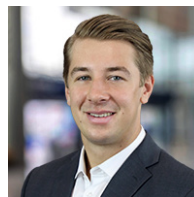
KITCHENER..... 32KM
LISTOWEL..... 43KM
LONDON 87KM
HAMILTON..... 94KM

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

Contact us for more information



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**Broker *Sales Representative