

FOR LEASE

WHITNEY
Commercial Real Estate Services

409 WOODLAWN RD W, GUELPH



16,769 SF RETAIL / COMMERCIAL BUILDING

Exceptional opportunity to lease a stand-alone commercial property located on busy Woodlawn Road W, benefiting from approximately 35,000 vehicles per day. The owner has recently upgraded the building with a new roof, new HVAC system, updated ceilings and updated drywall.

The building totals 16,769 SF, featuring a 5,481 SF front showroom with excellent street presence and an 11,288 SF rear warehouse, two drive-in doors and two dock-level doors. The property also offers ample on-site parking and the potential for additional outdoor storage.

Zoned SC (Service Commercial), the property permits a wide variety of retail and commercial uses, such as a Building Supply Store, Commercial Entertainment, Commercial School, Home Improvement Store, Place of Worship, Restaurant, Vehicle Sales and Service & many more.

AVAILABLE AREA | 16,769 SF

LEASE RATE | \$16.00 / SF Net

ADDITIONAL RENT | \$7.00 / SF

ZONING | SC

CLEAR HEIGHT | 13'

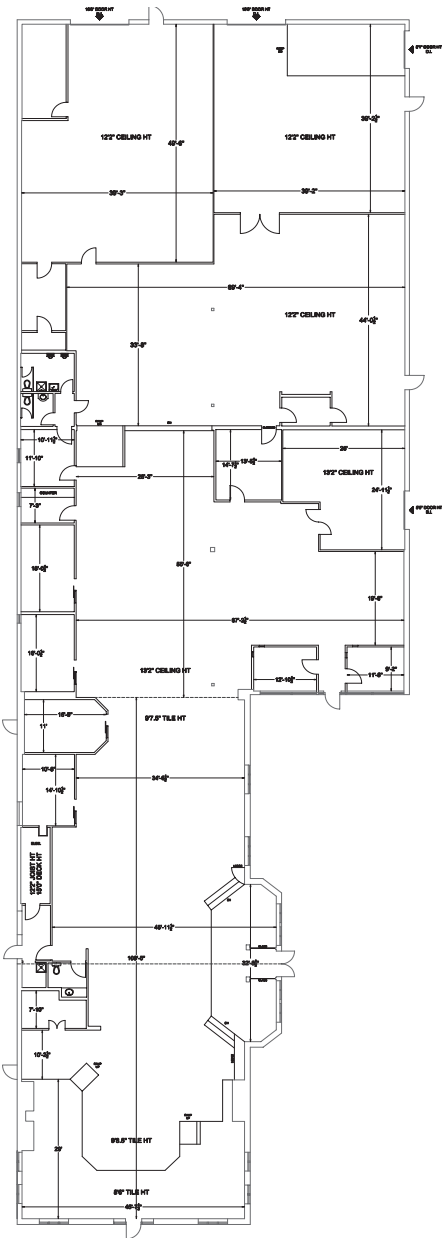
DRIVE-IN DOORS | 2

TRUCK LEVEL DOORS | 2



FLOOR PLAN

16,769 SF



High Traffic Area



Highway Access



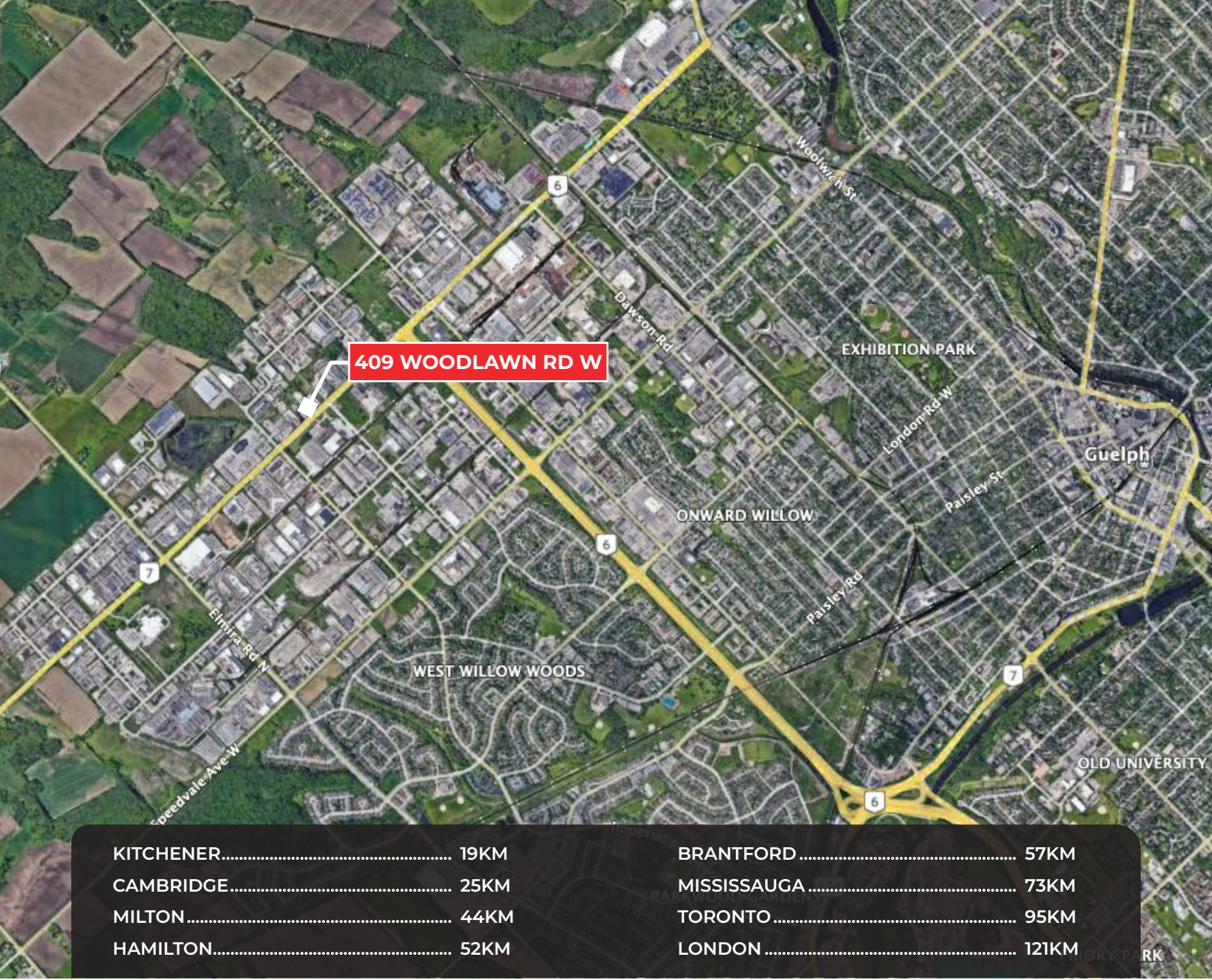
13' Clear Height



SC Zoning

PERMITTED USES
(Complete list available upon request)

- Animal Boarding Establishment
- Building Supply Store
- Car Wash
- Contractor's Yard
- Garden Centre
- Home Improvement Warehouse
- Hotel
- Outdoor Storage
- Place of Worship
- Major Equipment Supply and Service
- Retail Uses
- Restaurant
- Tradesperson's Shop
- Vehicle Sales and Service Establishment



409 WOODLAWN RD W

KITCHENER..... 19KM
CAMBRIDGE..... 25KM
MILTON..... 44KM
HAMILTON..... 52KM

BRANTFORD 57KM
MISSISSAUGA 73KM
TORONTO 95KM
LONDON 121KM

Contact us for more information



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