

FOR LEASE

409 WOODLAWN RD W, GUELPH

WHITNEY
Commercial Real Estate Services



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'

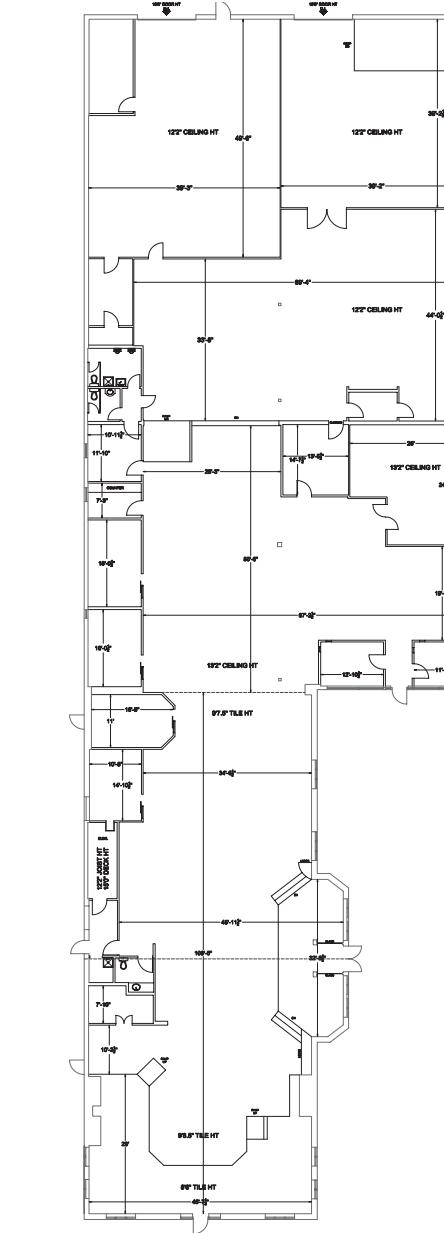
DRIVE-IN DOORS | 2

TRUCK LEVEL DOORS | 2



FLOOR PLAN

16,769 SF



High Traffic Area



Highway Access



13' Clear Height

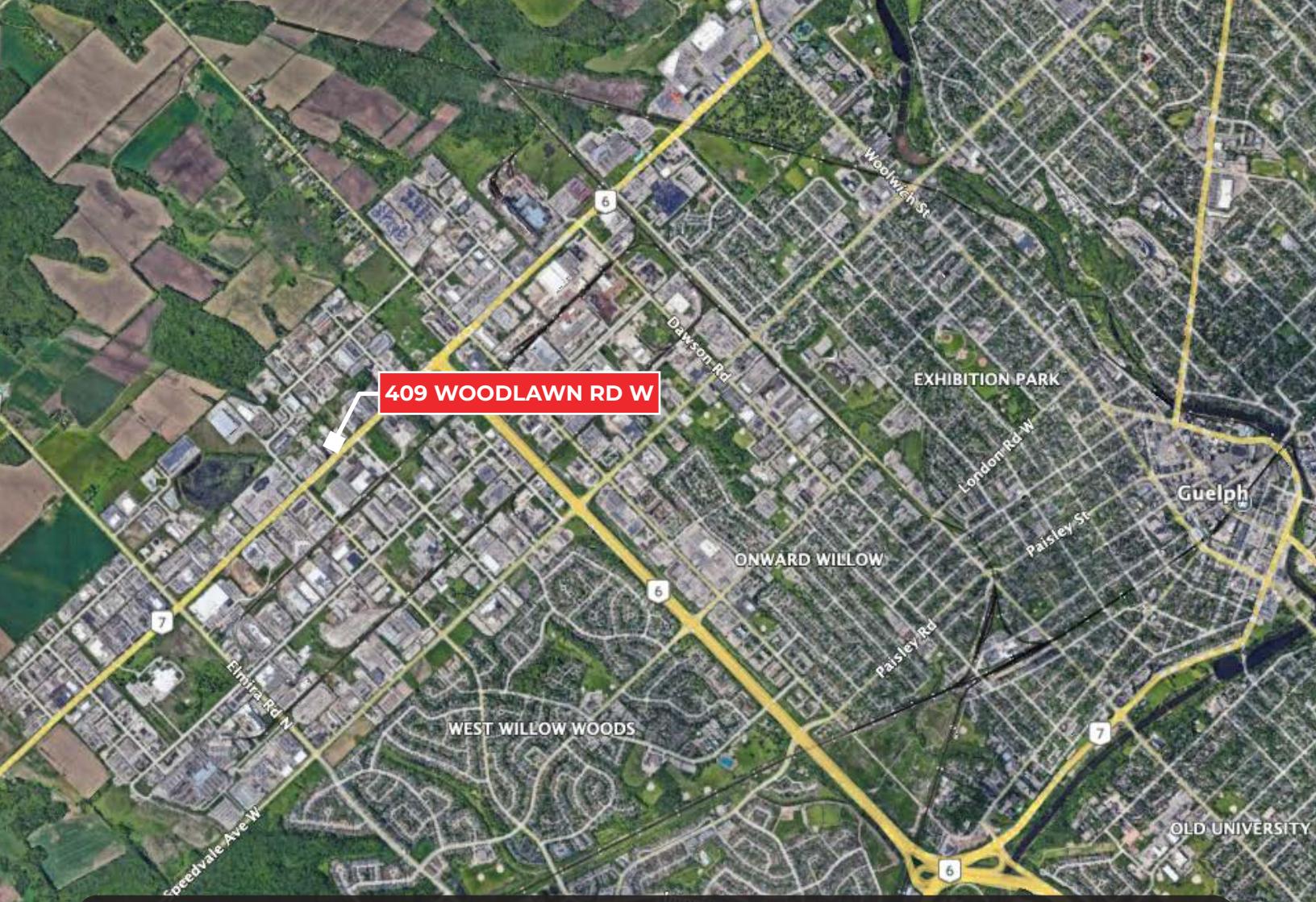


SC Zoning

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



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

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

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*Broker *Sales Representative