

# FOR SUBLEASE

**WHITNEY**  
Commercial Real Estate Services

## 570 SOUTHGATE DR, GUELPH



### FLEX-INDUSTRIAL SPACE FOR SUBLEASE

Industrial & Office Space available for Sublease in Guelph's south end. Located within close proximity to Hwy 401 and the Hanlon Expressway.

The space features 18' clear height, shared dock level & drive-in level loading, which includes a recessed interior climate controlled loading bay with a 5 ton rail crane.

The space also features finished office space, including a staff lunch room. The Sub Landlord is offering flexible lease terms and sizes ranging from 5,000 SF - 26,500 SF.

**BUILDING AREA** | 5,000 - 26,500 SF

**ZONING** | B

**DRIVE-IN DOORS** | 1

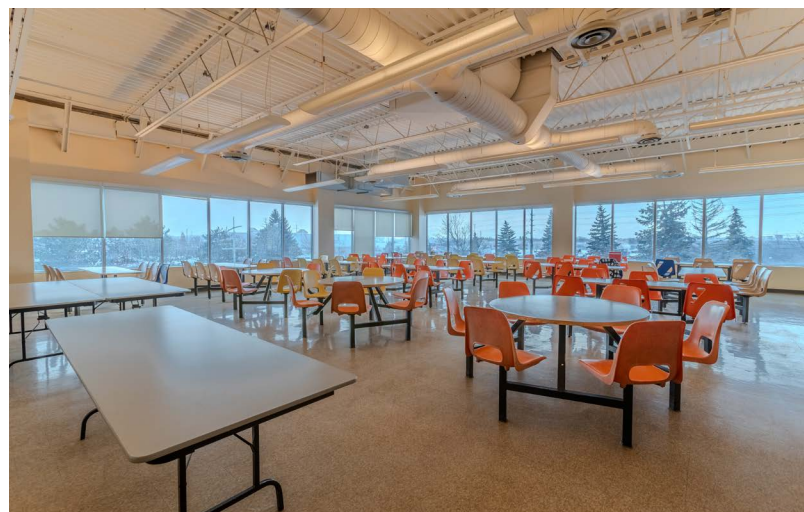
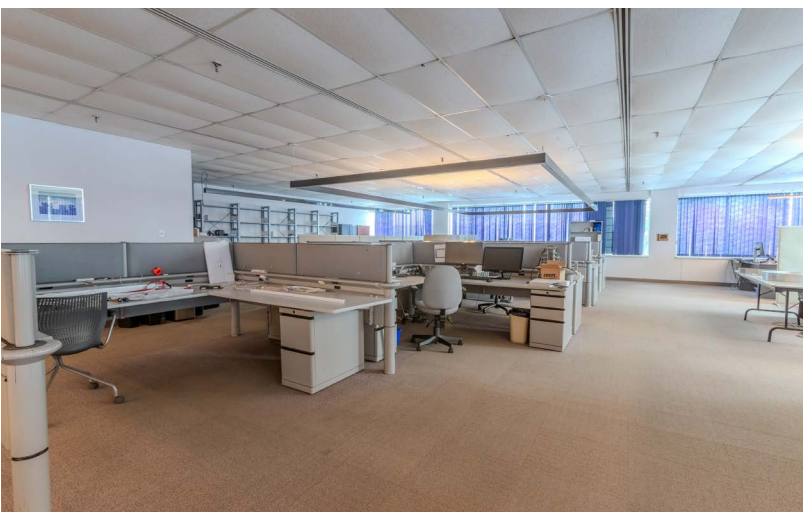
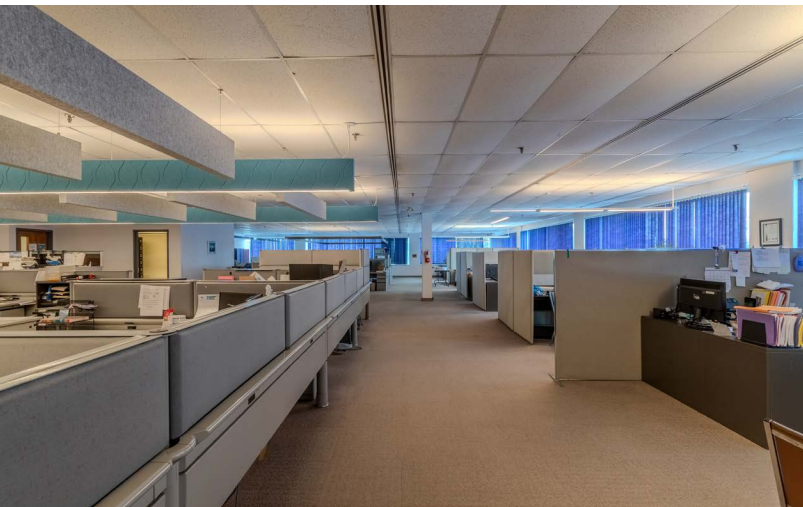
**TRUCK LEVEL DOORS** | 4

**CLEAR HEIGHT** | 18'

**POWER** | 600 Volts / 800 Amps

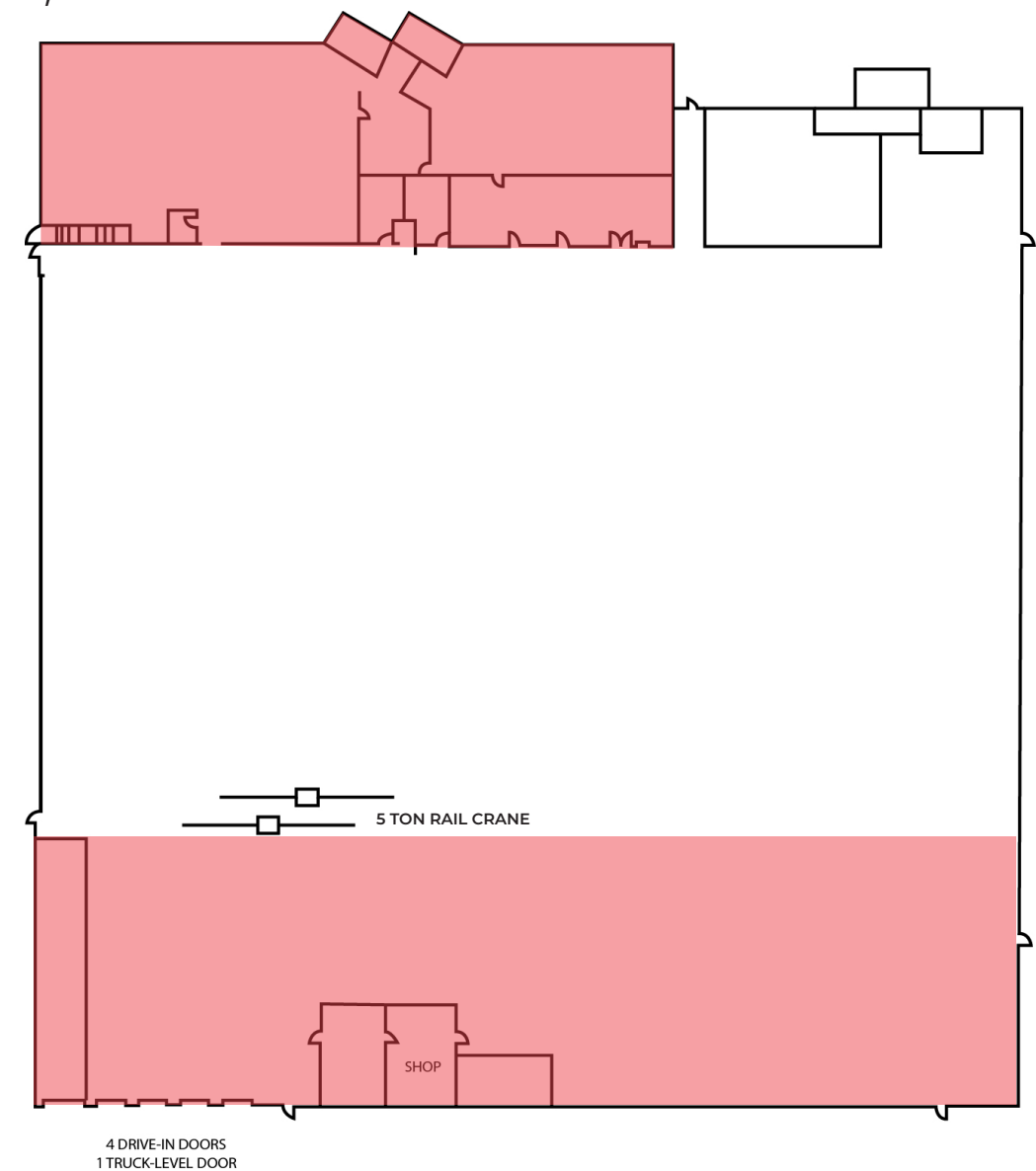
**LEASE RATE** | \$13.00 / SF Gross

**Sublease Date:** May 16th, 2031



## FLOOR PLAN

5,000 - 26,500 SF



800 Amps /  
600 Volts



Public Transit  
Nearby



Business  
Park



Close Proximity  
to HWY 6



18'  
Clear Height



Drive-in & Truck  
Level Doors

## PERMITTED USES (Complete list available upon request)

- Contractor's Yard
- Financial Establishment
- Fitness Centre
- Manufacturing
- Office
- Outdoor Storage Area
- Recreation Facility
- Repair Service
- Restaurant
- Tradesperson's Shop
- Trucking Operation
- Warehouse



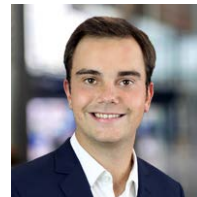
Contact us for more information



**Michael Lambert\*, SIOR**  
Managing Partner, 2x Olympian  
519.590.0286  
michael.lambert@whitneyre.com



**Matthew Hayward**  
Senior Sales Representative  
519.270.4691  
matthew.hayward@whitneyre.com



**Xavier Ayora**  
Sales Representative  
226.929.4667  
xavier.ayora@whitneyre.com

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

**519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)**

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\*\*Broker \*Sales Representative