

FOR SUBLEASE

570 SOUTHGATE DR, GUELPH

WHITNEY
Commercial Real Estate Services



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.

Sublease Date: May 16th, 2031

BUILDING AREA | 5,000 - 26,500 SF

ZONING | B

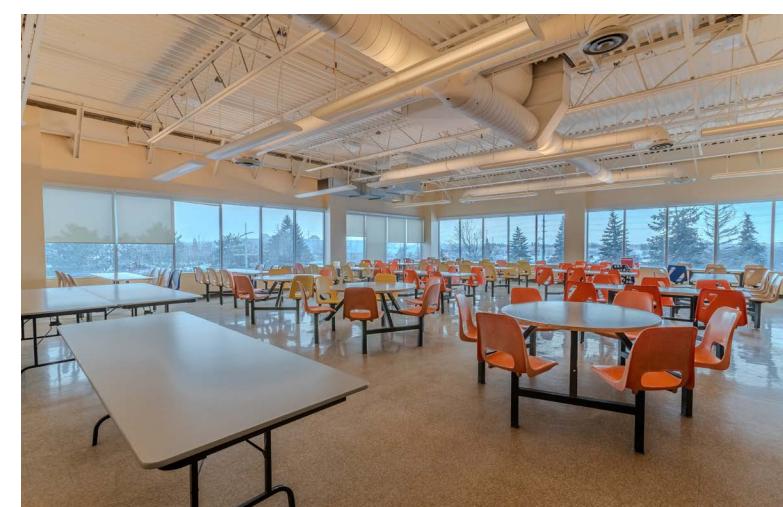
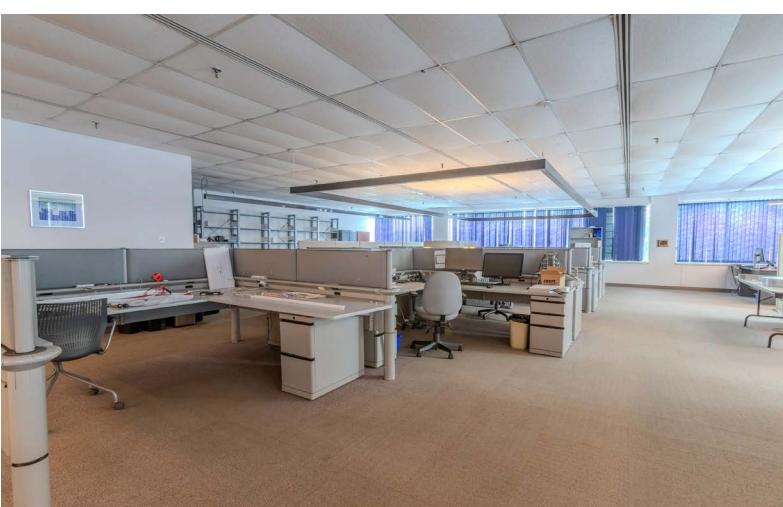
DRIVE-IN DOORS | 1

TRUCK LEVEL DOORS | 4

CLEAR HEIGHT | 18'

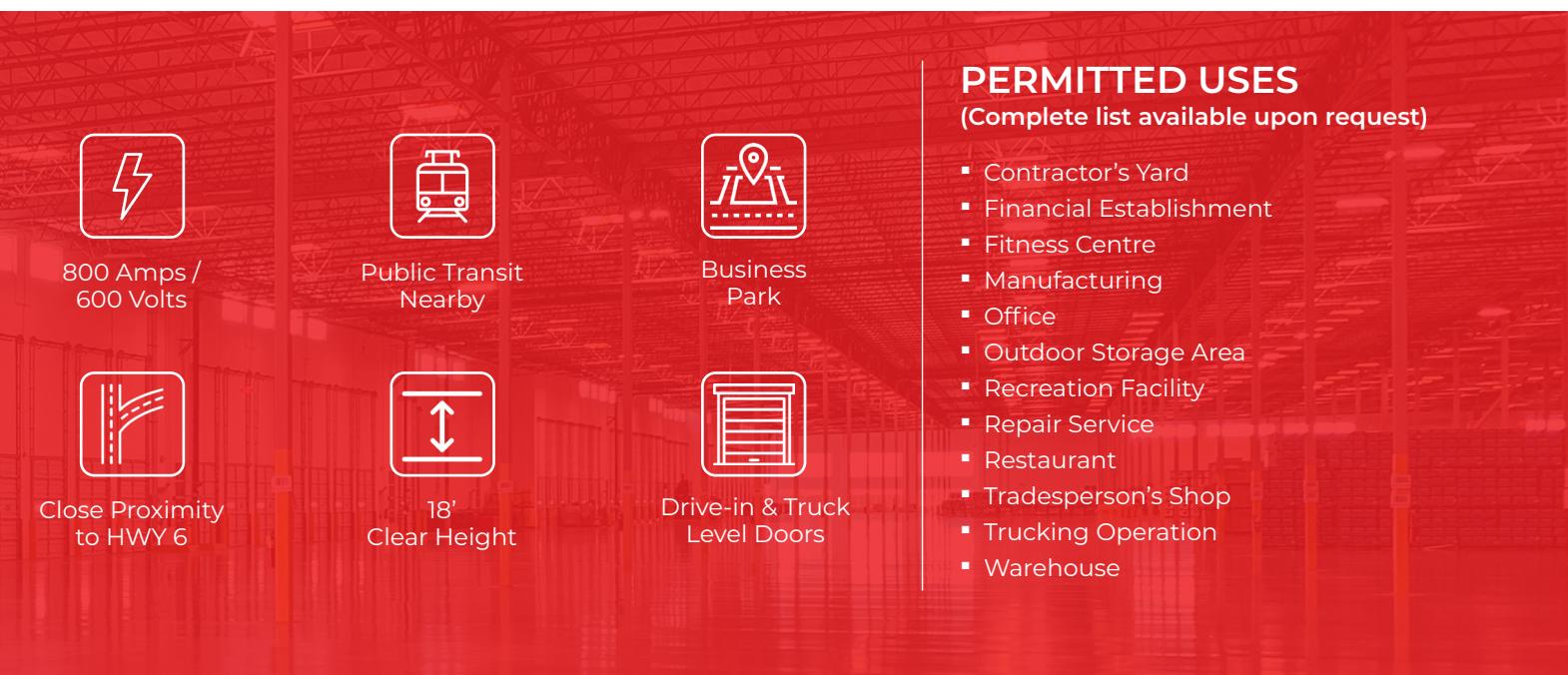
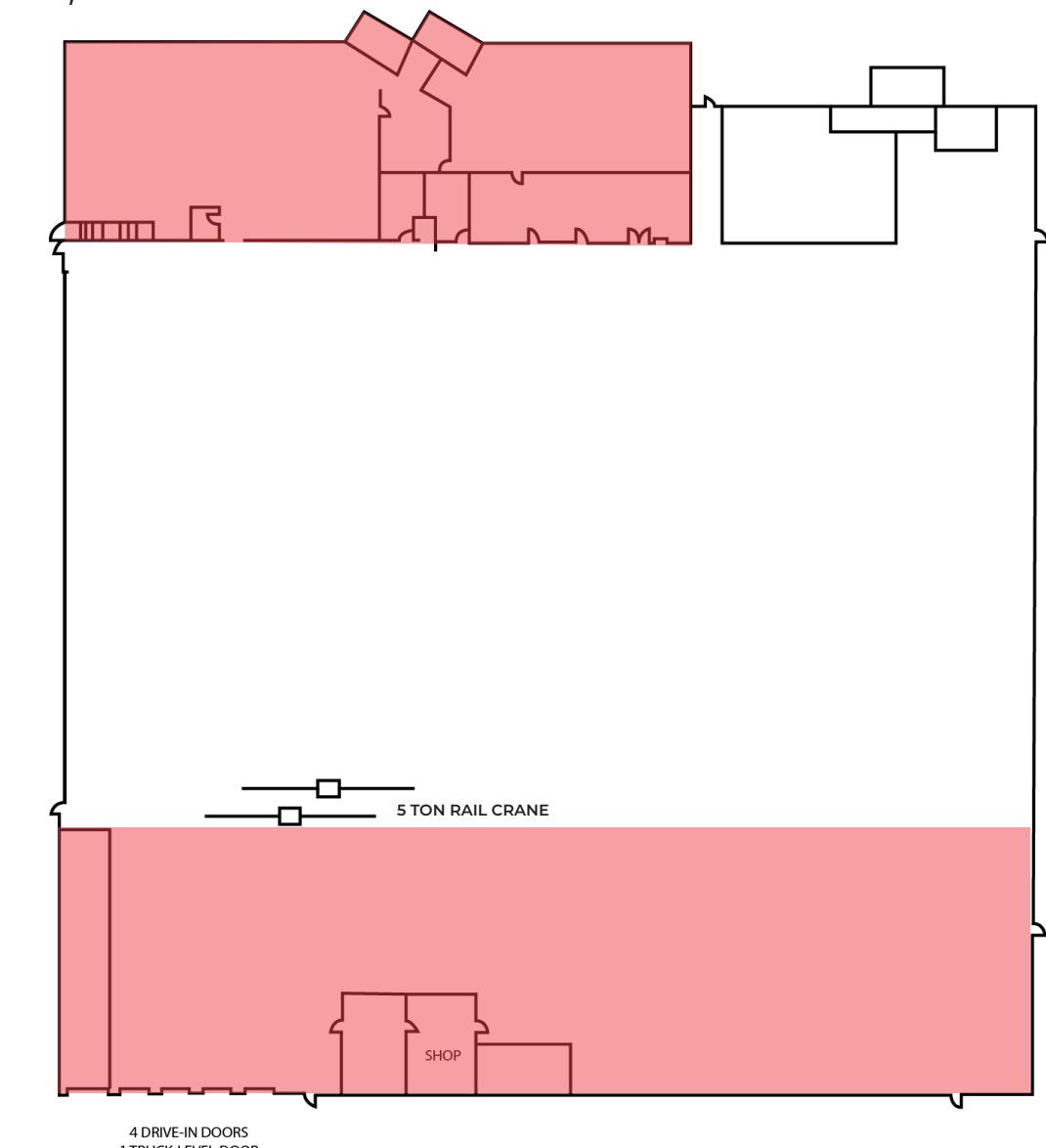
POWER | 600 Volts / 800 Amps

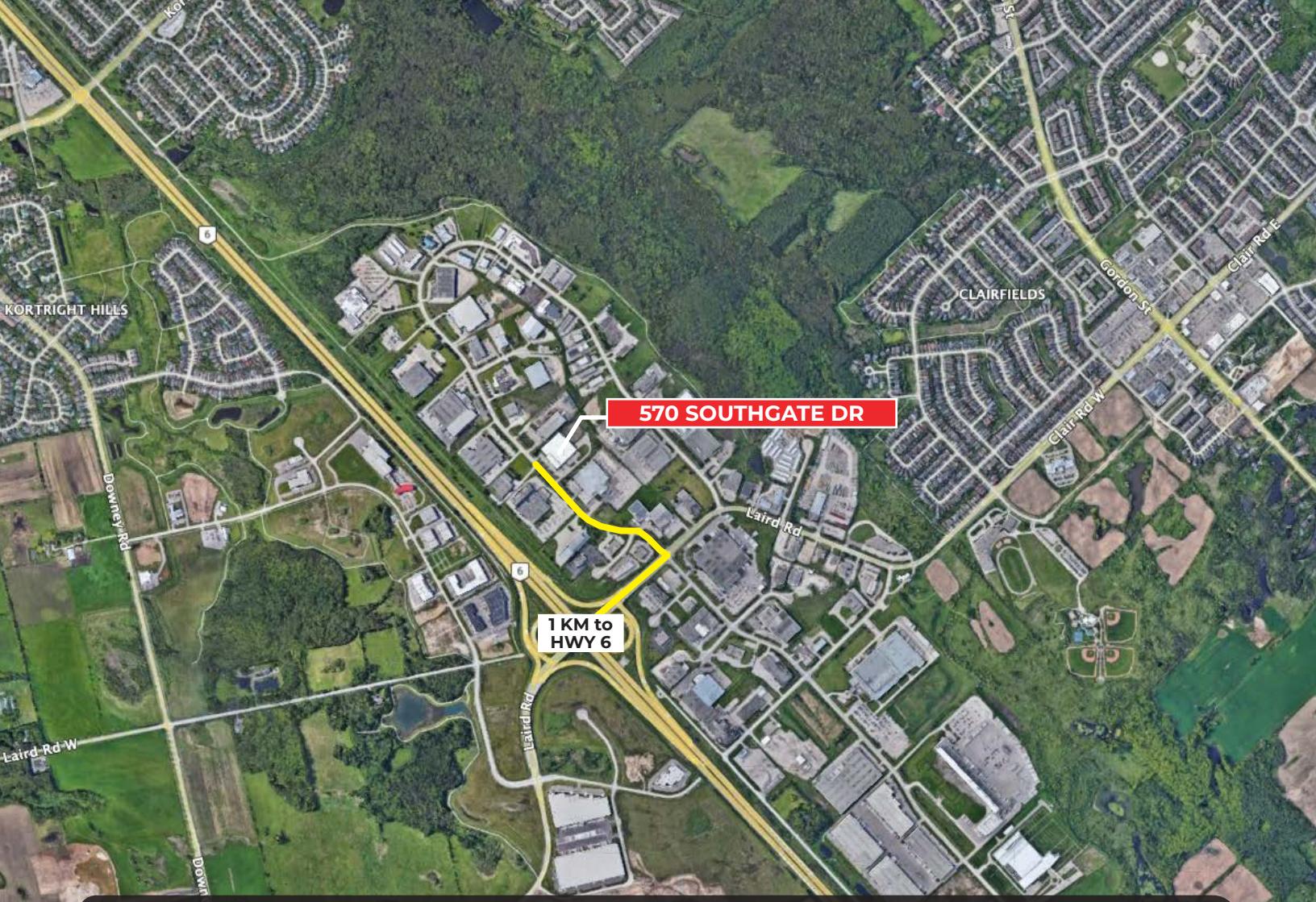
LEASE RATE | \$13.00 / SF Gross



FLOOR PLAN

5,000 - 26,500 SF





HIGHWAY 401 6KM
 CAMBRIDGE 24KM
 KITCHENER 34KM
 MILTON 34KM

HAMILTON 43KM
 BRANTFORD 52KM
 MISSISSAUGA 63KM
 TORONTO 85KM

Contact us for more information



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*Broker *Sales Representative