

FOR SUBLEASE

WHITNEY
Commercial Real Estate Services

7295 MASON RD, PUSLINCH



TRANSPORTATION YARD WITH SERVICE CENTRE

Freestanding 16,825 SF facility with HWY 401 exposure and 5.1 acres of outdoor storage.

The property has been improved with 4,000 SF of office space, new loading doors and a power upgrade to 400 amps. Ceiling clearance height is 10' - 20'8".

There is potential for the 5-ton crane to remain for a future Tenant.

Sublease Expiry: 05/30/2027

TOTAL BUILDING AREA | 16,825 SF

OFFICE | 4,000 SF

WAREHOUSE | 12,825 SF

LAND AREA | 5.1 Acres

ZONING | Agricultural Related Commercial

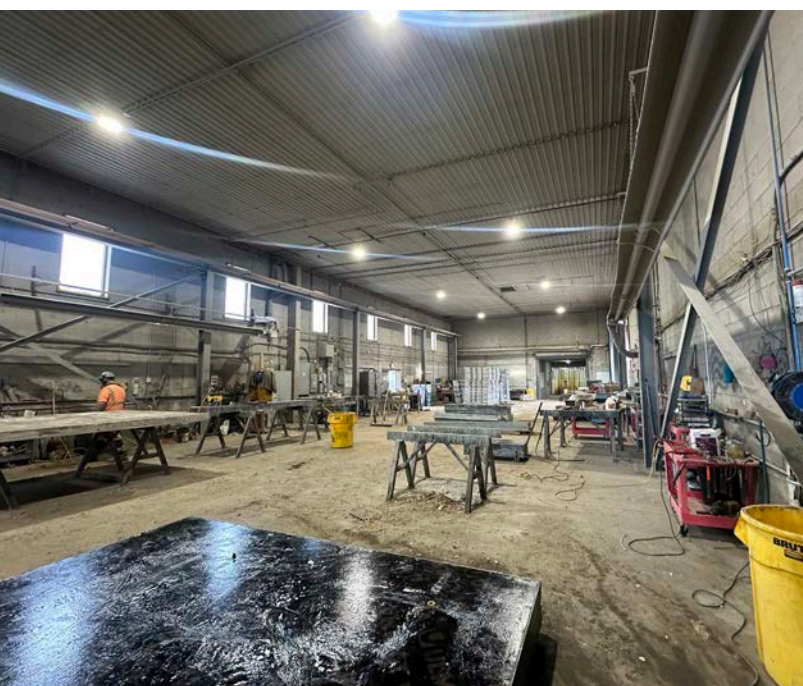
DRIVE-IN DOORS | 3 - 12' x 15'

DOCK-LEVEL DOORS | 3 - 10' x 10'

CLEAR HEIGHT | 10' - 20'8"






POWER | 400 Amps / 600 Volts

LEASE RATE | \$35,000 / Month Gross



PERMITTED USES
(Complete list available upon request)

- Agriculture-Related Use
- Auction Sales Establishment
- Feed or Flour Mill
- Outdoor Display and Sales Area
- Warehouse
- Outdoor Storage
- Service Trade
- Transport Terminal
- Grading Station for Farm Products
- Grain Elevator or Farm Products Storage Facility
- Trade Service Establishment

 Highway #401 Nearby
 Ample Trailer Parking
 Fully Fenced & Secured Yard
 400 Amps 600 Volts
 6 Drive-in Doors
 10' - 20'8" Clear Height



7295 MASON RD

4KM TO HWY #401

GUELPH.....	17KM	MISSISSAUGA	56KM
HAMILTON.....	37KM	TORONTO	78KM
WATERLOO.....	39KM	LONDON	122KM
BRANTFORD	49KM	WINDSOR.....	298KM

Contact us for more information



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