

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 351 FOSTER ST, MOUNT FOREST



### INDUSTRIAL BUILDING FOR LEASE

12,000 - 24,000 SF of warehouse space available in Mount Forest.

This property features up to 12' clear heights, 1 dock level door, 1 drive-in door and 3 phase power.

This property is located right off Highway 6 and is 62 km to Guelph, 65 km to Waterloo Region and 93 km to the GTA.

12,000 SF is ready for occupancy immediately and 24,000 SF will be available November 1st, 2026.

**AVAILABLE AREA | 12,000 - 24,000 SF**

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**ZONING | M1**

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**DRIVE-IN DOORS | 1**

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**TRUCK LEVEL DOORS | 1**

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**CLEAR HEIGHT | 10'5" - 12'**

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**LEASE RATE | \$4.25 / SF Net**

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**ADDITIONAL RENT | \$1.39 / SF**

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600 Amps  
600 Volts



Close Proximity  
To HWY's



1 Drive-in Door  
1 Truck-level Door



M1  
Zoning



Amenities  
Nearby

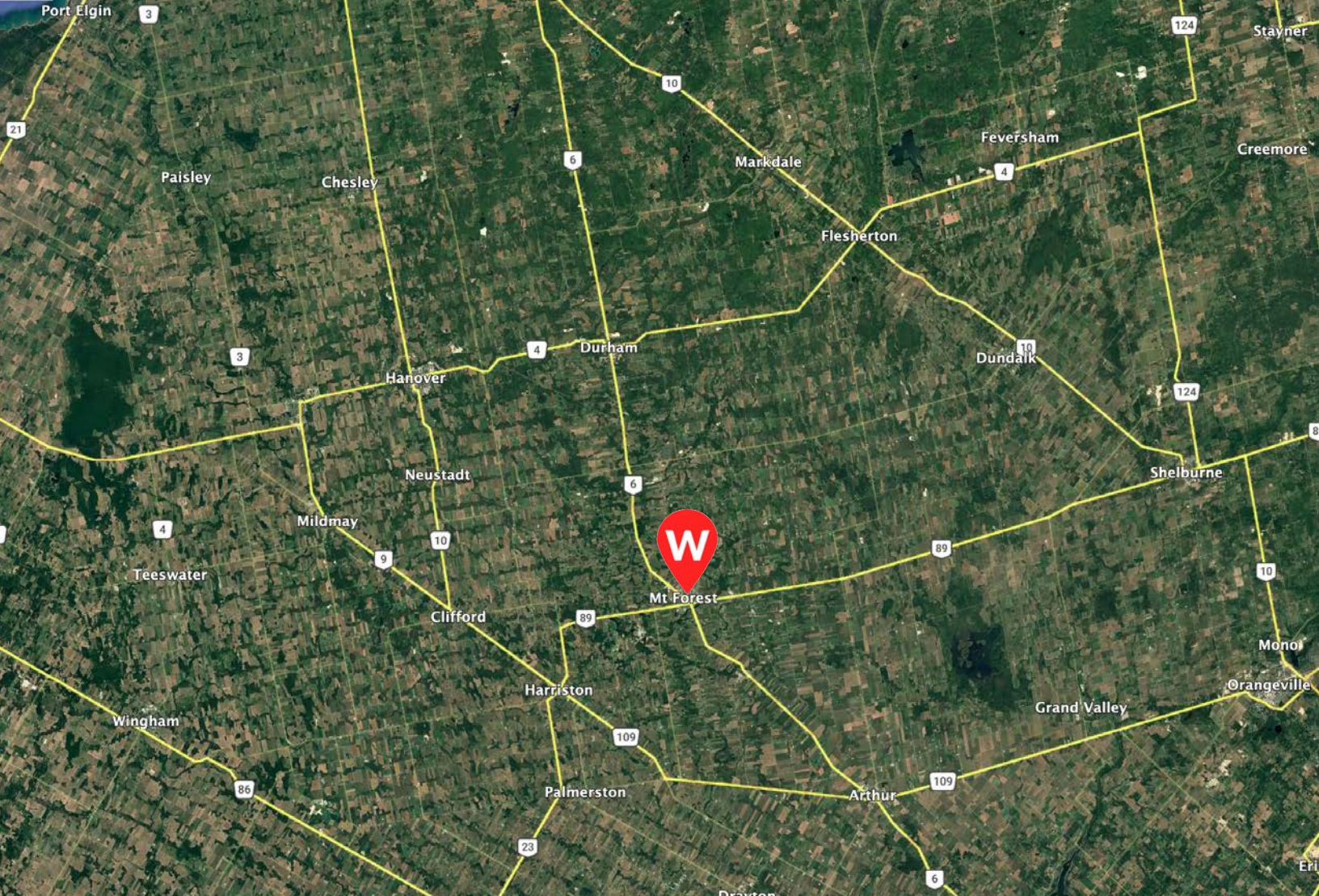


On-site  
Parking

## PERMITTED USES

(Complete list available upon request)

- Automotive Body Repair Shop
- Bakeries
- Builder or Contractor's Yard
- Building Supply Outlet
- Business or Professional Office
- Custom Workshop
- Dry Cleaning Plant
- Farm Machinery Sales and Service
- Feed Mill, Seed Plant, Grain Elevator
- Heavy Equipment Sales and Rental
- Mini-Storage Facility
- Parking Area



ARTHUR.....	24KM	MISSISSAUGA .....	127KM
KITCHENER.....	81KM	SARNIA BORDER .....	202KM
ORANGEVILLE .....	60KM	BUFFALO BORDER .....	216KM
OWEN SOUND .....	70KM	WINDSOR BORDER.....	335KM

Contact us for more information



**Rich Evanoff\*, SIOR**  
 Associate Vice President  
 226.752.7197  
 rich.evanoff@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**

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