

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.

Sublease Date: May 16th, 2031

BUILDING AREA | 5,000 - 26,500 SF

ZONING | B

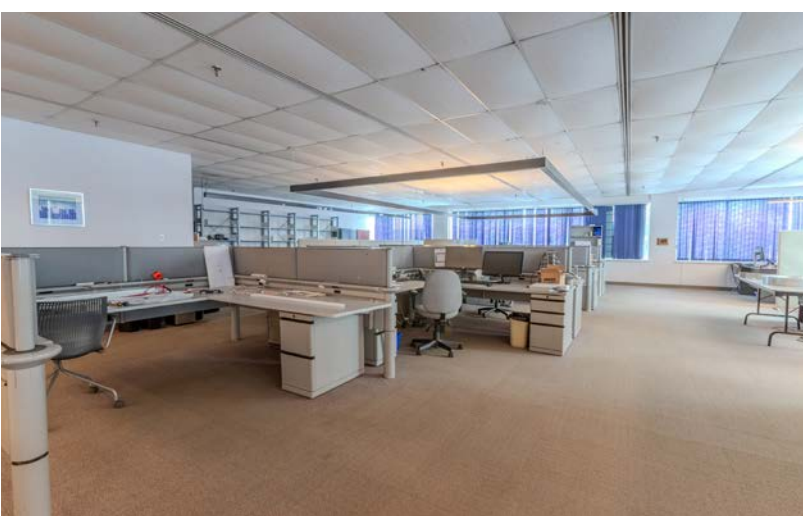
DRIVE-IN DOORS | 1

TRUCK LEVEL DOORS | 4

CLEAR HEIGHT | 18'

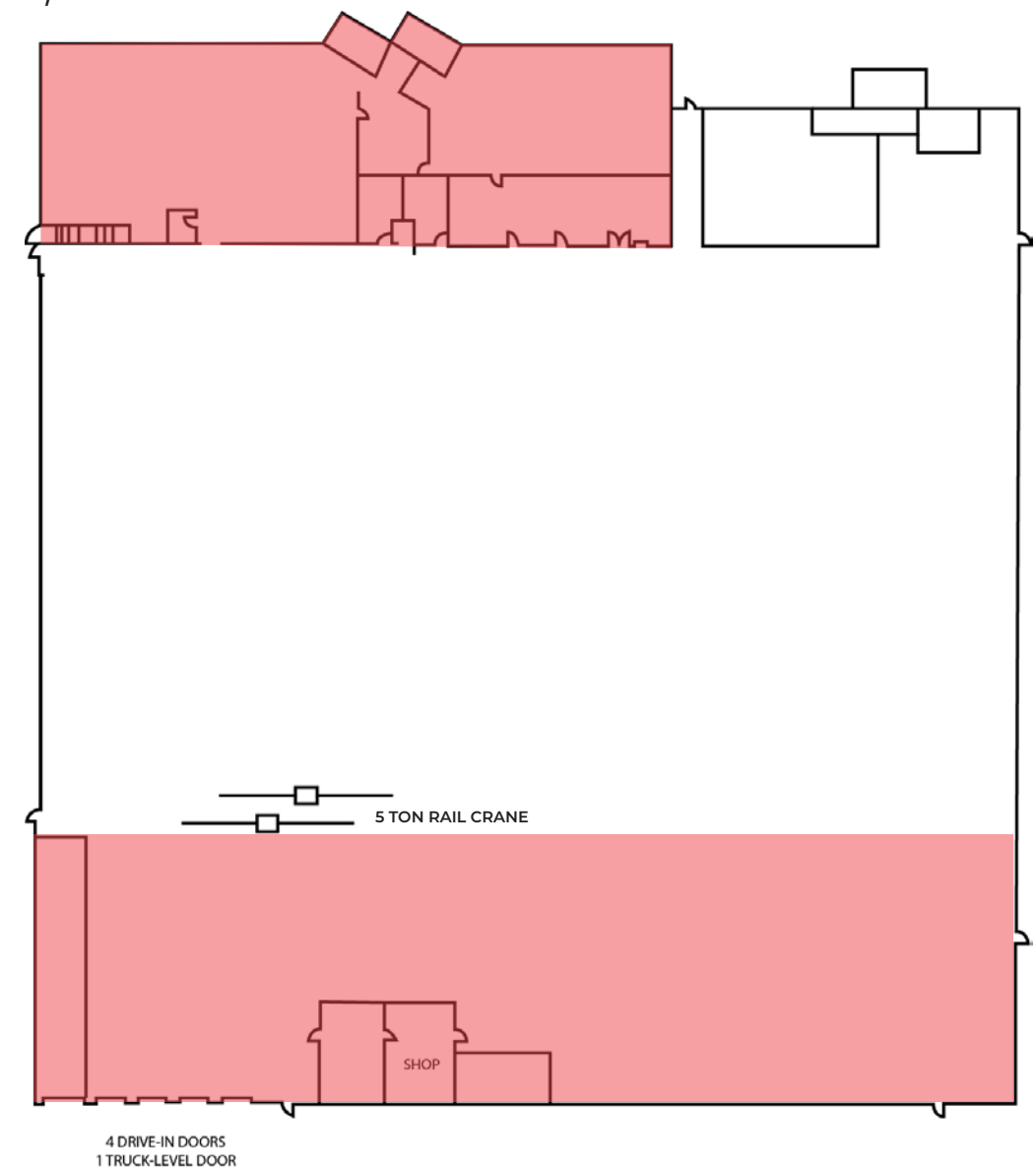
POWER | 600 Volts / 800 Amps

LEASE RATE | \$13.00 / SF Gross



FLOOR PLAN

5,000 - 26,500 SF



800 Amps / 600 Volts



Public Transit Nearby



Business Park



Close Proximity to HWY 6



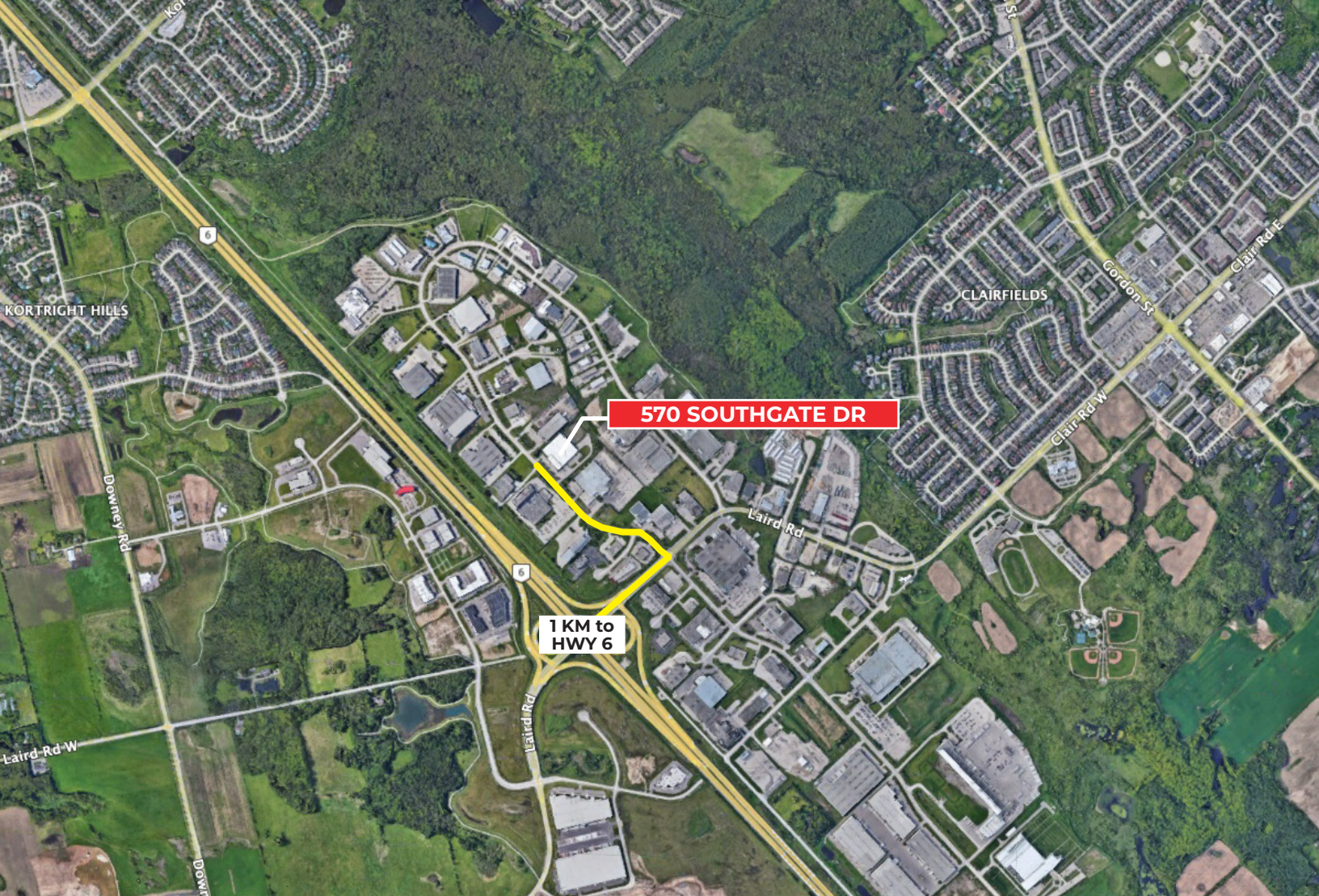
18' Clear Height



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



570 SOUTHGATE DR

1 KM to HWY 6

HIGHWAY 401	6KM	HAMILTON.....	43KM
CAMBRIDGE.....	24KM	BRANTFORD	52KM
KITCHENER.....	34KM	MISSISSAUGA	63KM
MILTON.....	34KM	TORONTO	85KM

Contact us for more information



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