

FOR LEASE

WHITNEY
Commercial Real Estate Services

525 GLENGARRY CRES, FERGUS



MANUFACTURING / WAREHOUSING UNIT WITH OUTDOOR STORAGE

8,125 SF industrial unit with outdoor storage available for lease in Fergus Industrial Park.

The building features +/- 1,500 SF of nicely finished office space, 14' clear height, 200A/600V 3-phase power, 1 dock door with leveler & 1 drive-in door.

There is approximately 0.7 acres of secure outdoor space with an 800 SF shop for additional dry, heated storage space.



BUILDING AREA | 8,125 SF

OUTDOOR STORAGE AREA | ~0.7 Acres

ZONING | M2

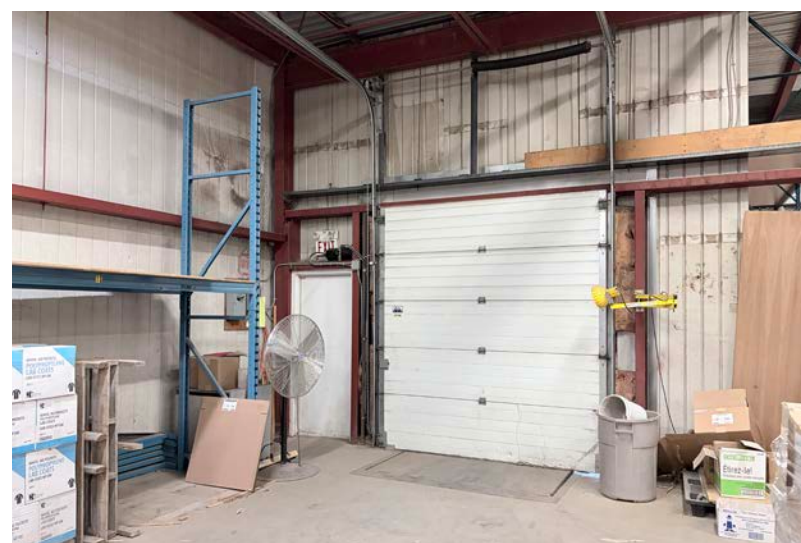
DRIVE-IN DOORS | 1

TRUCK-LEVEL DOORS | 1

CLEAR HEIGHT | 14'

LEASE RATE | \$12.75 / SF Net

ADDITIONAL RENT | \$2.75 / SF Net



200 Amps
600 Volts



1,500 SF
Office Space



On-site
Management



Secured
Yard



1 Drive-in Door
1 Truck-level Door

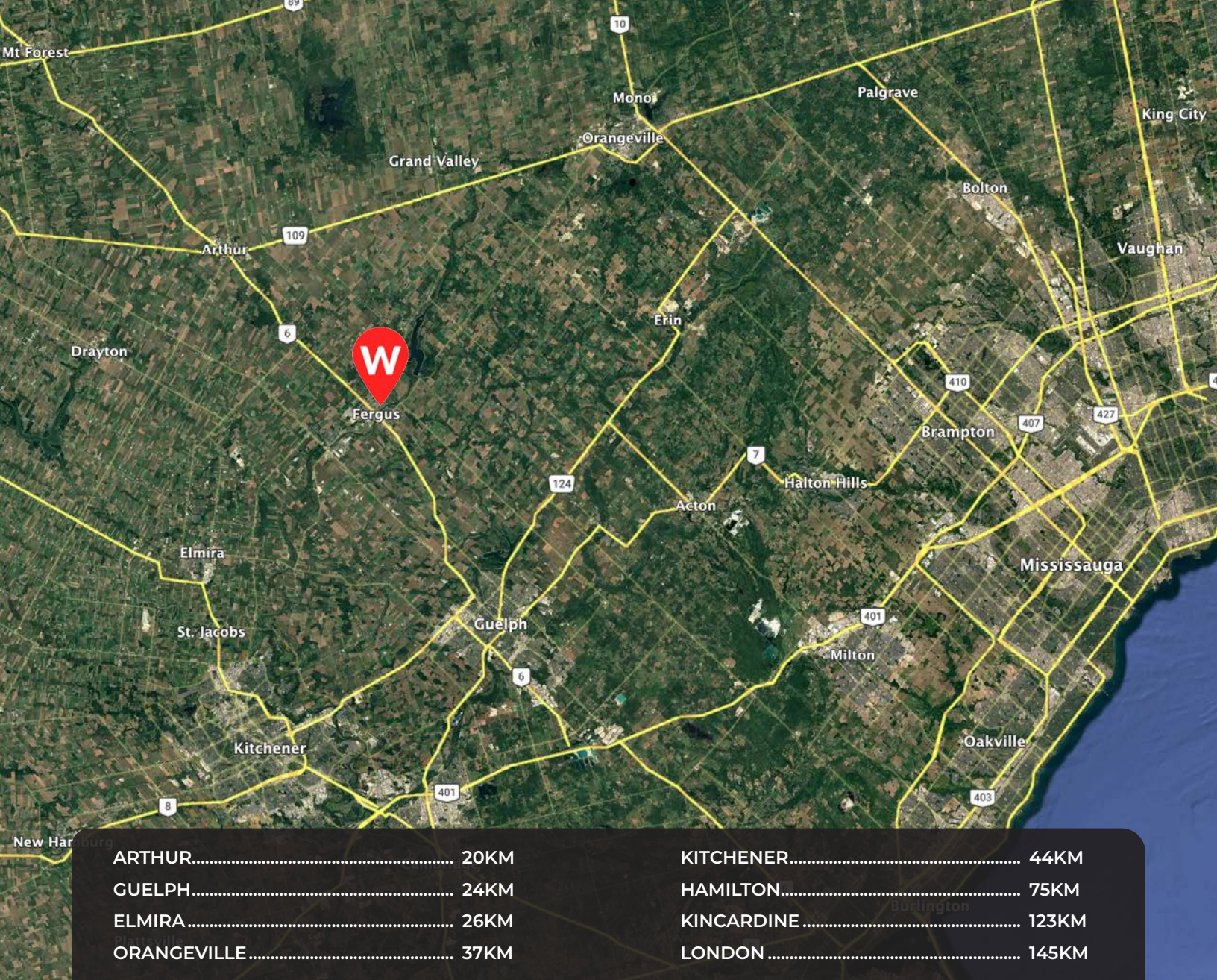


Usable 800 SF
Secondary Shop

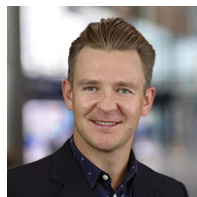
PERMITTED USES

(Complete list available upon request)

- Automobile Body Repair and Painting
- Automobile Sales and Service
- Building or Lumber Supply Outlet
- Commercial Recreation
- Contractor's Yard
- Fuel Storage Depot
- Manufacturing
- Mini-Storage Warehouse
- Service or Repair Shop
- Tradesperson's Shop
- Warehouse
- Outdoor Storage Area



Contact us for more information



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**Broker *Sales Representative