

FOR SUBLEASE

WHITNEY
Commercial Real Estate Services

245 SPEEDVALE AVE W, GUELPH - UNIT 3



1,280 SF INDUSTRIAL UNIT WITH DRIVE-IN LOADING

1,280 SF industrial unit available for sublease located at 245 Speedvale Avenue W in Guelph.

The unit features 12'9" clear height, two 12' x 12' drive-in doors and on-site parking.

The sublease expires October 31st, 2027.

AVAILABLE SPACE | 1,280 SF

LEASE RATE | \$2,300 / Month Gross

ZONING | B

DRIVE-IN DOORS | 2 (12' x 12')

CLEAR HEIGHT | 12'9"



Near
HWY 6/7



On-site
Parking



High Traffic
Area



Drive-in
Loading

PERMITTED USES

- Catering Service
- Cleaning Establishment
- Commercial School
- Computer Establishment
- Food Vehicle
- Manufacturing
- Print Shop
- Repair Service
- Research Establishment
- Towing Establishment
- Tradesperson's Shop
- Trucking Operation
- Warehouse



Contact us for more information



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**Broker *Sales Representative