



400 Michener Road, Guelph

17,342 SF Lab/Manufacturing Unit in Guelph **For Lease**

Justin Lavoie*

Senior Vice President
+1 519 904 7008
justin.lavoie@colliers.com

Ron Jansen*

Senior Vice President
+1 519 904 7006
ron.jansen@colliers.com

Chris Thoms*

Senior Vice President
+1 519 904 7015
chris.thoms@colliers.com

Adam Derouchie

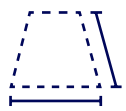
Sales Representative
+1 519 904 2207
adam.derouchie@colliers.com



Property Overview

Modern office/lab space available for lease in North Guelph location just off Woodlawn Road. Sophisticated lab infrastructure in place for use or Landlord will retrofit to a more traditional design. Located close to many retail amenities.

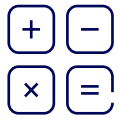
For Lease: \$12.95 PSF Net



17,342 SF
Total Area



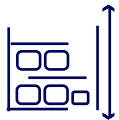
Close to
Hwy 6



\$3.74
Additional Rent



B3
Zoning



11'
Clear Height



1 DI
Shipping





Zoning Overview

B3 Permitted Uses

-
- | | | |
|--|--------------------------|----------------------------------|
| • Manufacturing | • Warehouse | • Office Factory Sales Outlet |
| • Animal Boarding Establishment | • Catering Service | • Cleaning Establishment |
| • Commercial Entertainment/
Recreation Centre | • Commercial School | • Computer Establishment |
| • Financial Establishment | • Office | • Office Supply |
| • Personal Service Establishment | • Photofinishing Place | • Print Shop |
| • Repair Service | • Research Establishment | • Restaurant |
| • Tradesperson's Shop | • Vehicle Repair Shop | • Vehicle Speciality Repair Shop |
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*Sales Representative



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