



For Lease

52,000 SF Clean Industrial Building

350 Woodlawn Road West, Guelph

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**Sales Representative*

350 Woodlawn Road West, Guelph

The Opportunity

52,000 SF Industrial Building Close to Highway 6

Colliers is pleased to offer for lease 350 Woodlawn Road West, Guelph. A clean, 52,000 SF industrial building featuring 1,450 SF of office space, 20' clear height, and dock and drive-in shipping doors. The building has excellent exposure on Woodlawn Road and is situated with quick access to Highway 6 and a full complement of nearby amenities and public transportation. This building is well suited to warehouse or manufacturing uses.



Property at a glance



**52,000
Square Feet**



**1,450 SF
Office Space**



**20'
Clear Height**



**2 Dock & 2 Drive-In
Shipping Doors**

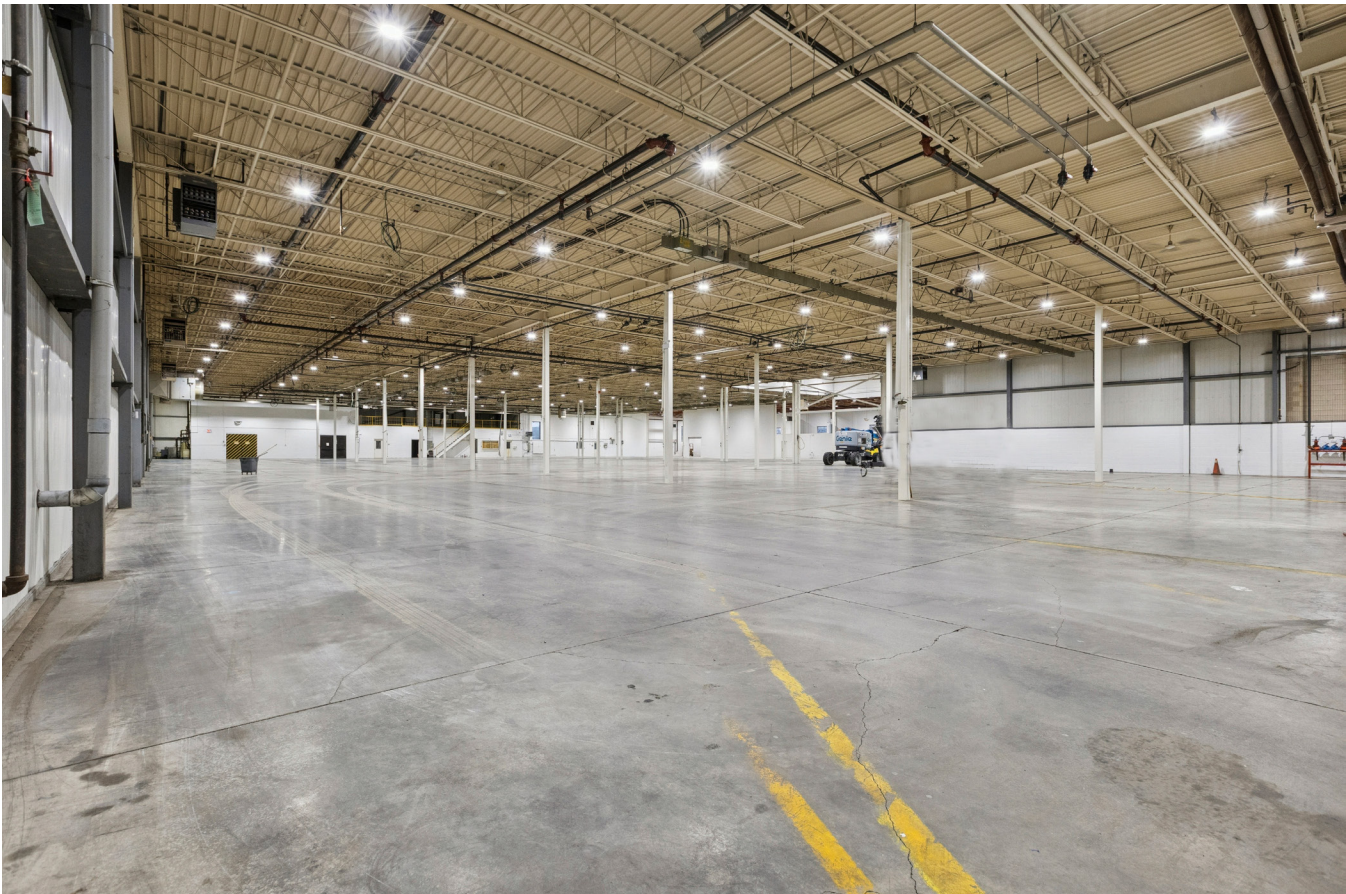


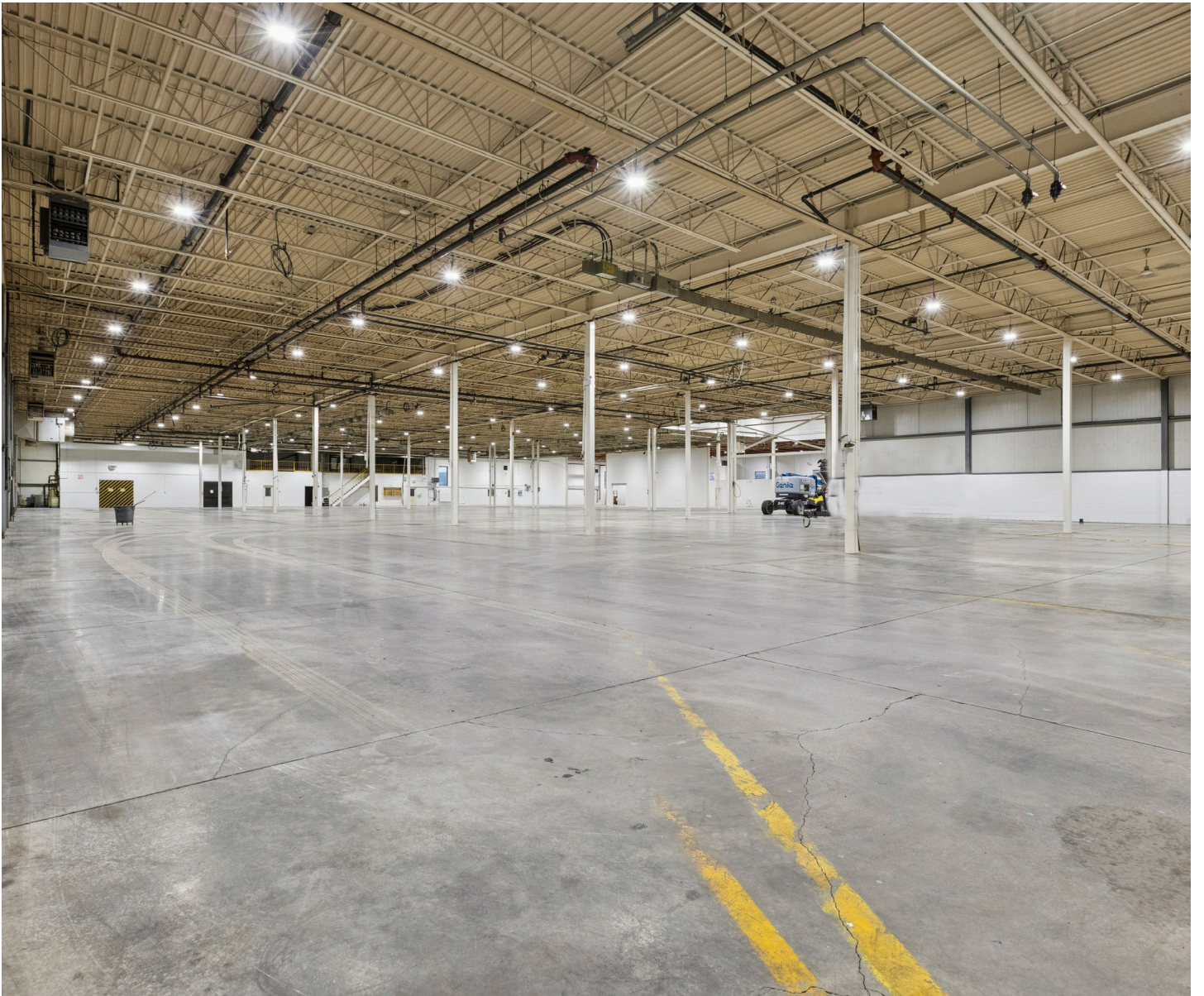
**B
Zoning**

Property Specifications

350 Woodlawn Rd W | For Lease

Building Area	52,000 SF
Office Area	1,450 SF
Clear Height	20'
Shipping	2 Truck Level 2 Drive-In
Zoning	B
Additional Rent	\$3.25 PSF
Asking Rent	\$11.50 PSF Net









Colliers

[View Online Listing](#)

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