

For Lease

TURNKEY READY FOR OCCUPANCY!



Southgate Business Park, Guelph

935A UNIT 2 | ±10,559 SQ. FT.

945A UNIT 2 | ±29,973 SQ. FT.

EVAN S. WHITE*

Vice Chairman

416 798 6232

evan.white@cbre.com

KYLE HANNA*

Vice Chairman

416 798 6255

kyle.hanna@cbre.com

TED OVERBAUGH**

Senior Vice President

519 340 2309

ted.overbaugh@cbre.com

CBRE

*Sales Representative

**Broker

Specifications

	935A UNIT 2	945A UNIT 2
UNIT SIZE	±10,559 Sq. Ft. (±10% Office, ±90% Warehouse)	±29,973 Sq. Ft. (100% Warehouse)
ASKING RATE	\$15.75 Net Per Sq. Ft.	
T.M.I. (EST. 2025)	\$3.40 Per Sq. Ft. (T.M.I. is for commercial use. T.M.I. varies depending on the use.)	
SHIPPING	1 Truck Level Door	4 Truck Level Doors
CLEAR HEIGHT	24'	
POSSESSION	July 1, 2025 (Possible for earlier possession, please speak with Listing Agent)	Immediate
ZONING	B - Industrial	

COMMENTS

- Well-maintained industrial units located in the prestigious Hanlon Creek Business Park
- Modern state-of-the-art construction with ESFR sprinklers and excellent shipping capabilities
- Prominent exposure onto Southgate Drive offering great signage visibility
- Four minutes from Highway 401, convenient access to labour and transit
- 945A: Racking potentially available & 2 shipper's office, please speak with Listing Agents.

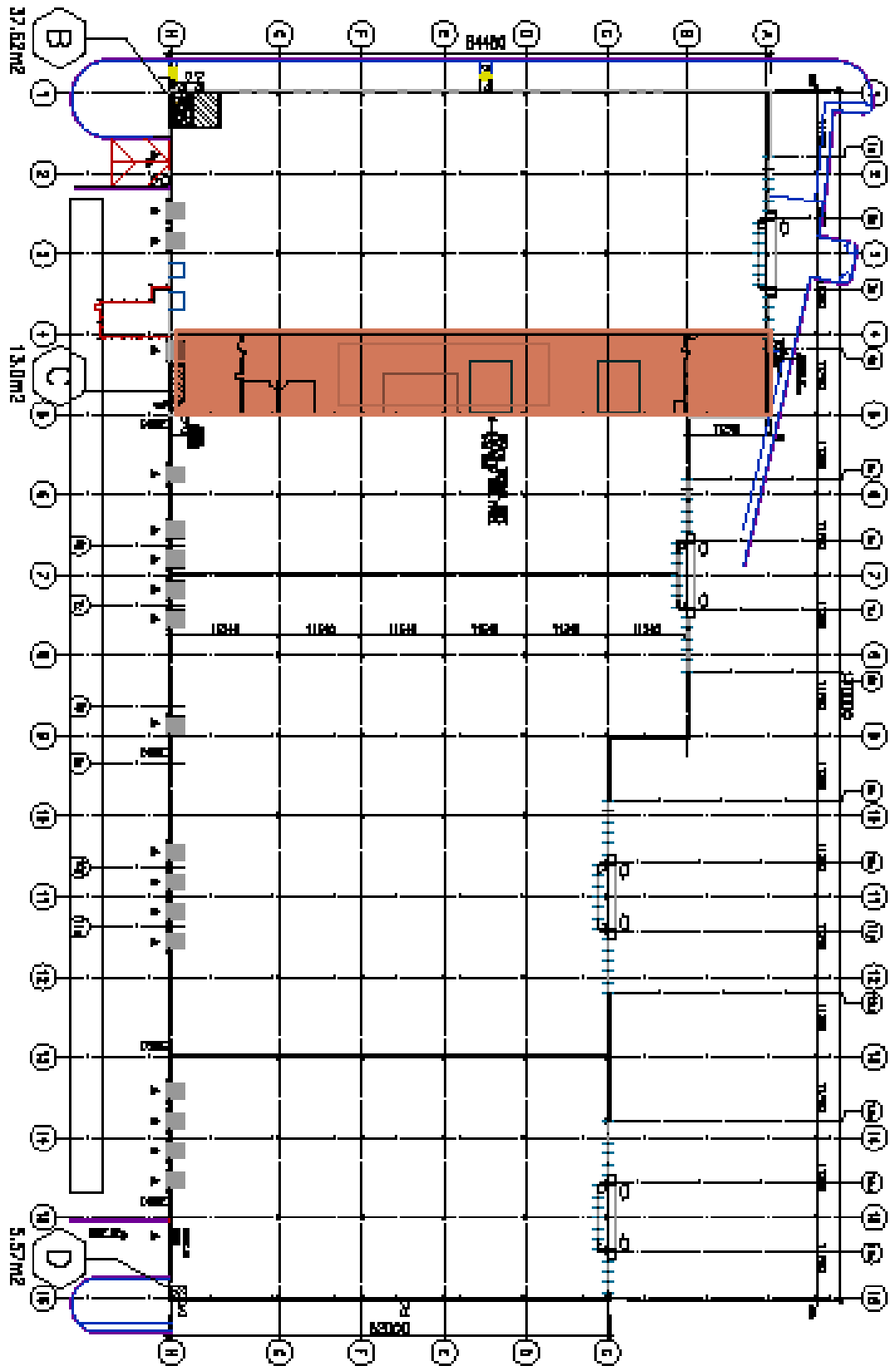
■ 935A Unit 2 ±10,559 Sq. Ft.

■ 945A Unit 2 ±29,973 Sq. Ft.



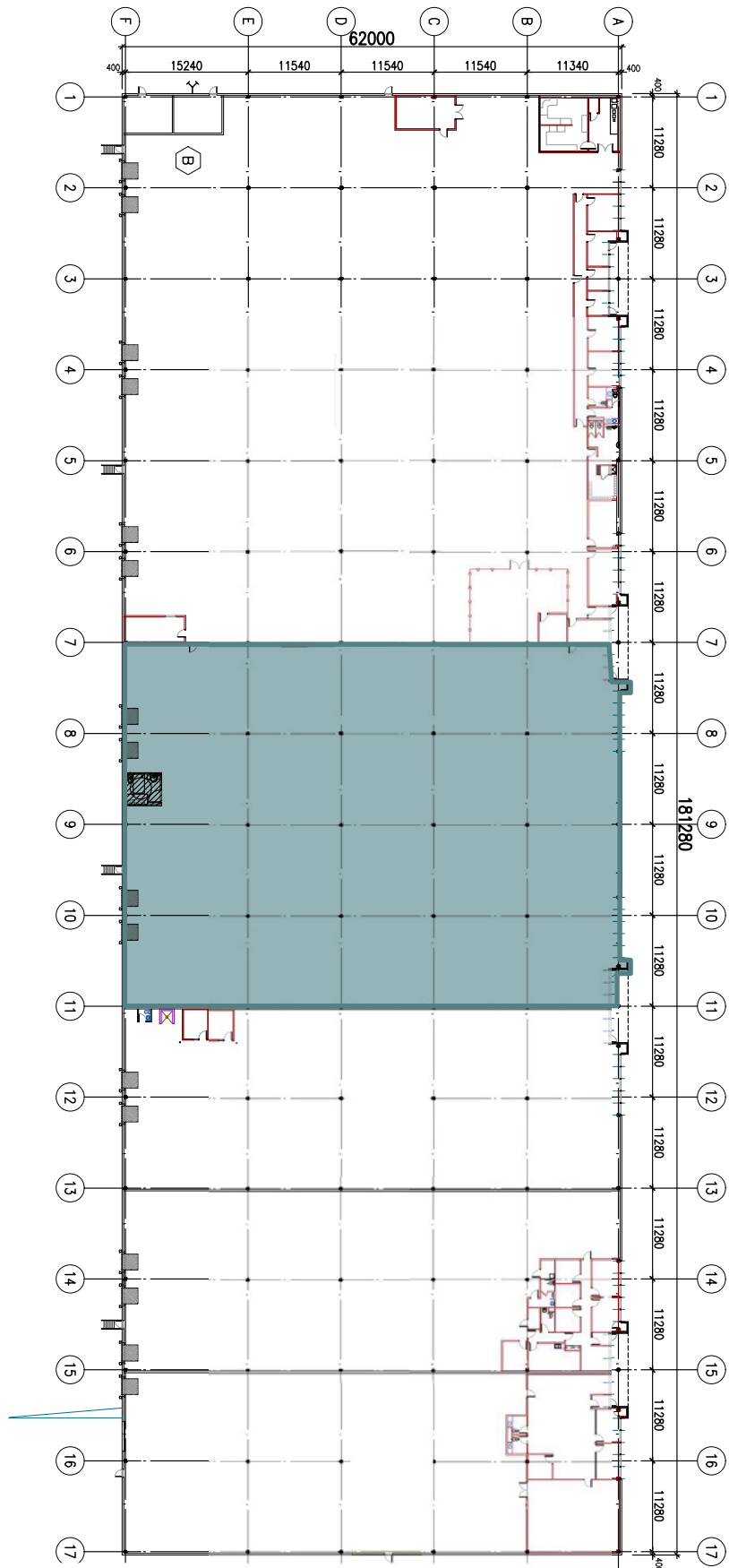
Site Plan - 935A Unit 2

±10,559 Sq. Ft.

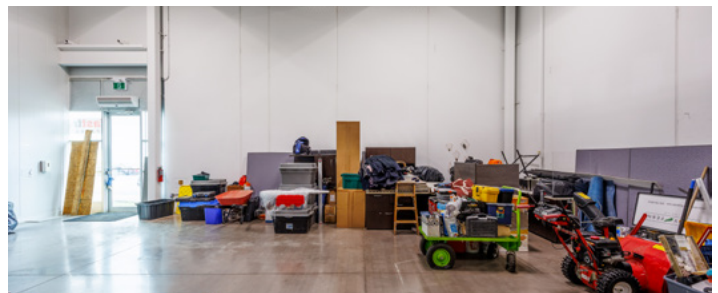


Site Plan - 945A Unit 2

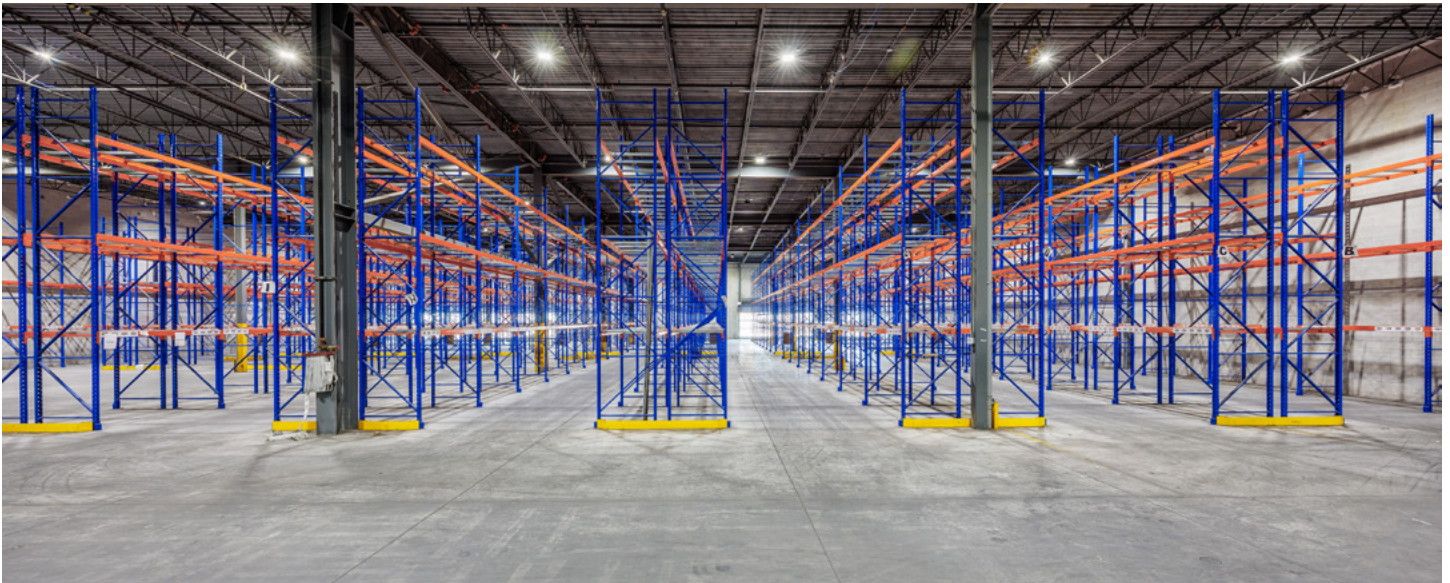
±29,973 Sq. Ft.



Photos - 935A Unit 2



Photos - 945A Unit 2



Zoning

B - INDUSTRIAL

Permitted Uses

- Animal boarding establishment
- Cleaning establishment
- Computer establishment
- Contractor's yard
- Food vehicle
- Major equipment supply and service
- Manufacturing
- Print or publishing establishment
- Repair service
- Research and development establishment
- Tradesperson's shop
- Trucking operation

- Warehouse

Other

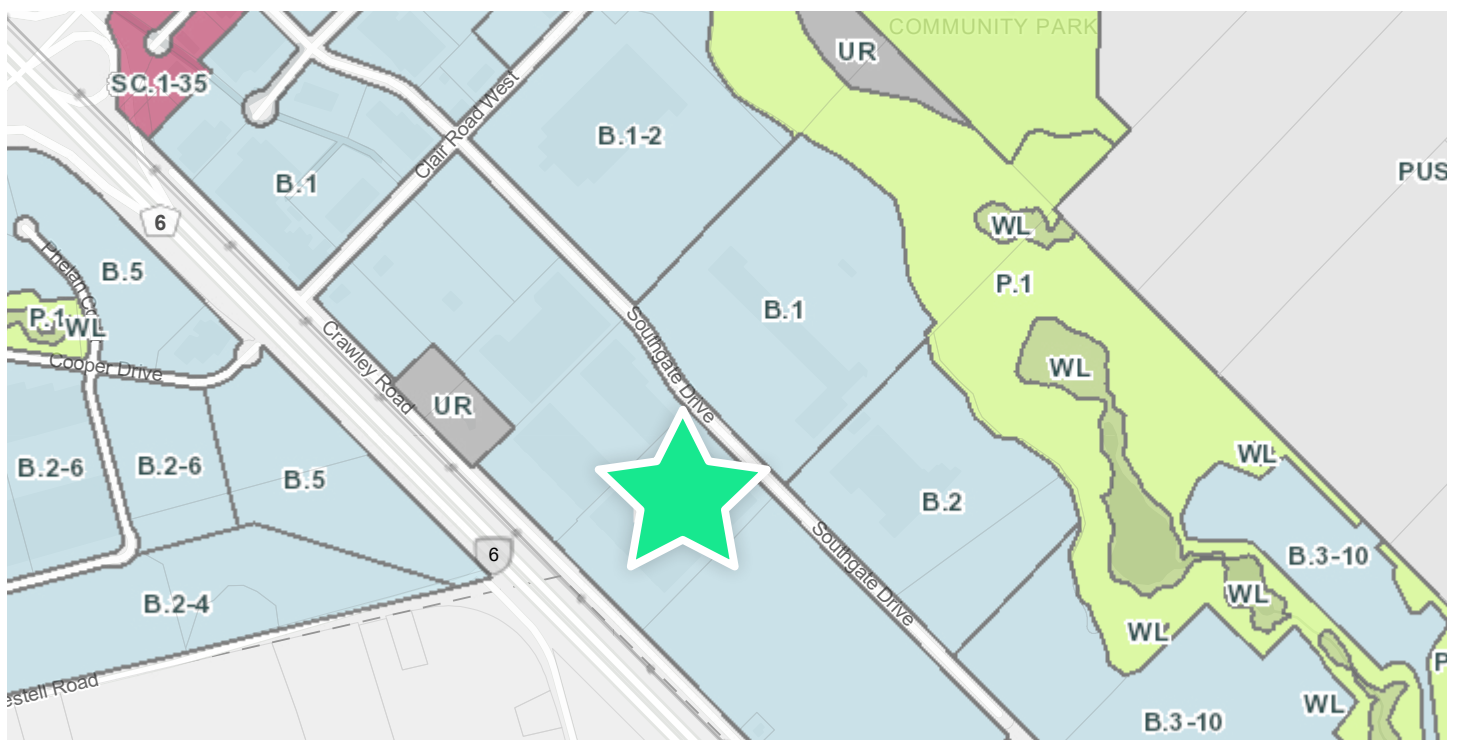
- Accessory Use
- Outdoor display and sales area
- Outdoor storage area

Complementary uses in accordance with Section 4.20

- Community centre
- Drive-through facility
- Financial establishment
- Office
- Restaurant

Zoning Map

★ 945A Southgate Drive



Location Highlights



Tim Hortons
LCBO
McDonald's FARM BOY

Tim Hortons

Zehrs

THE KEG

RWDI

DENSO

Zehrs
Tim Hortons

metro
CANADIAN TIRE
Walmart

alectra
utilities

SLEEMAN
BREWERIES

Longo's
FIVE GUYS
BURGERS and FRIES

LYNDEN
LOGISTICS

Well.ca
Wellness Delivered

BSG Fraser Direct

Tim Hortons

MEDLINE

WÜRTH

the co-operators

- ★ 935A & 945A Southgate Drive
- Amenities
- Corporate Neighbours

Drive Times

HIGHWAY 401
9 MIN / 9 KM

HIGHWAY 407
30 MIN / 40 KM

HIGHWAY 403
30 MIN / 42 KM

CN BRAMPTON YARD
43 MIN / 63 KM

MILTON CN LOGISTICS HUB
29 MIN / 36 KM

PEARSON I'NTL AIRPORT
46 MIN / 66 KM

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CBRE Limited, Real Estate Brokerage | Toronto West | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

*Sales Representative

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