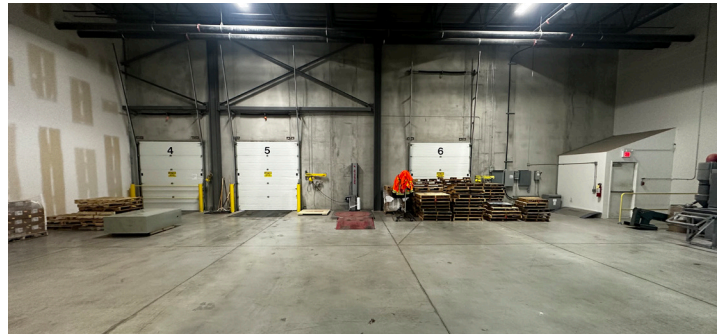
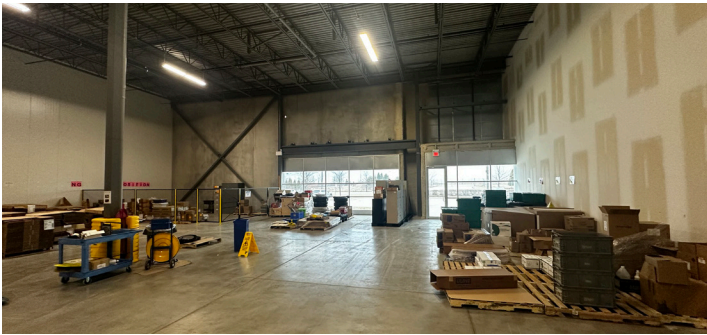




## 17,554 sf warehouse unit for sub-lease in Guelph

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# Property details

935 Southgate Drive #A3, Guelph



17,554 sf  
Unit size



B  
Zoning



28'  
Clear height



3 Truck level  
Shipping doors



Common  
Parking



Immediate  
Public transit



Available  
Signage



600V / 125A  
Power service

## Comments

An excellent opportunity to sub-lease a 17,554 sf warehouse unit located on Southgate Drive in Guelph. This modern industrial space features 28 ft clear height, three truck level doors, and efficient layout ideal for warehousing, distribution, or light manufacturing. Sub-lease expires January 29, 2027. Reach out to listing team for additional information.

**\$16.50 psf**   **\$4.46 psf**  
Asking net rate   Additional rent

# Floor plan



# Industrial for sub-lease | 935 Southgate Drive #A3, Guelph



## Zoning details

### **B Industrial Zone**

The purpose of this zone is to permit a broad range of industrial uses and complementary uses.

#### **Permitted uses include:**

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

#### **Complimentary uses include:**

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

