



Available  
unit

# 13,884 sf industrial unit available for lease

42 Arrow Road, Guelph

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**AVISON  
YOUNG**

**For lease** 42 Arrow Road, Guelph

## Property details

Offering a premier flex office / research & development leasing opportunity totaling 13,884 sf within one of the city's most established commercial nodes. Approximately 3,500 sf is built out as research & development / lab space, with the balance comprising high quality class A office finishes.

The office area features a kitchenette, multiple boardrooms and private offices, collaborative workspaces, a large conference room, and an onsite gym providing a turnkey solution for technology, life sciences, or professional users. Conveniently located near a variety of amenities and public transit, this offering provides an accessible and employee- friendly environment in a strong Guelph business location.

**13,884 sf**

Building size

**B (Industrial)**

Zoning

**Onsite**

Parking

**280 metres away**

Public transit

**\$5.60 psf**

Additional rent

**\$17.95 psf**

Asking net rate





# (B) Industrial zone

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

## Permitted uses:

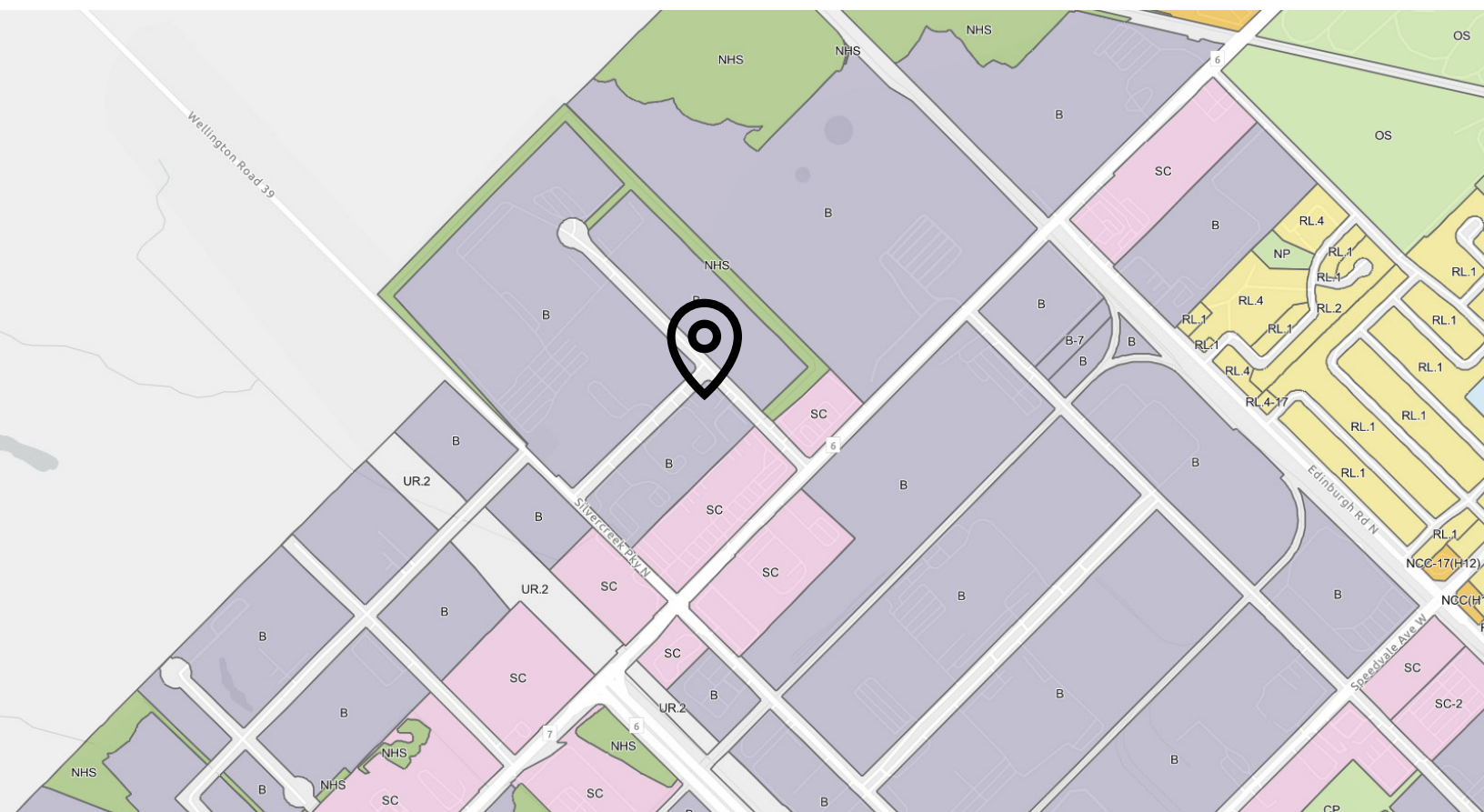
- Animal boarding establishment
- Cleaning establishment
- Computer establishment
- Contractor's yard
- Food vehicle
- Manufacturing
- Print or publishing establishment
- Repair service
- Research and development establishment
- Tradesperson's shop
- Trucking operation
- Warehouse

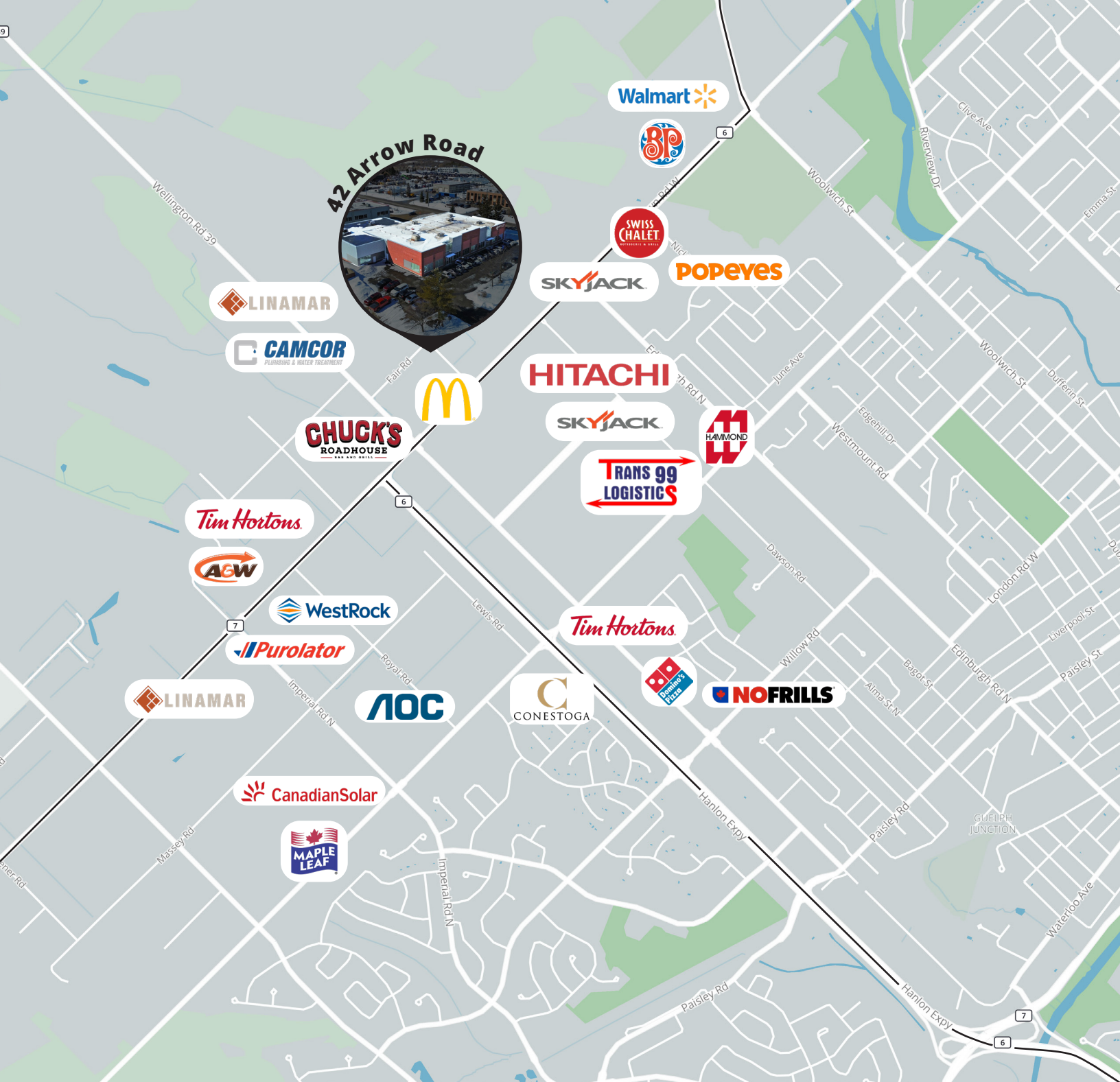
## Other uses:

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

## Complementary uses:

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





## Get more information

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