

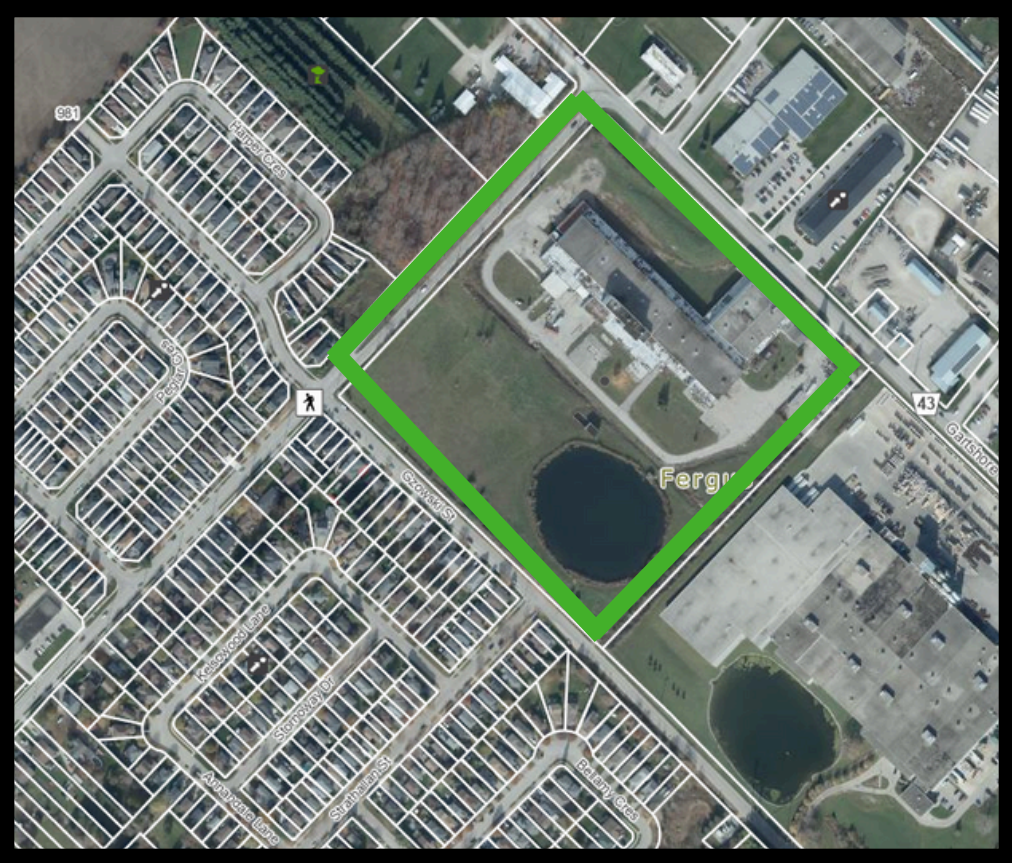
UP TO ±170,000 SQ. FT.

865  
GARTSHORE ST

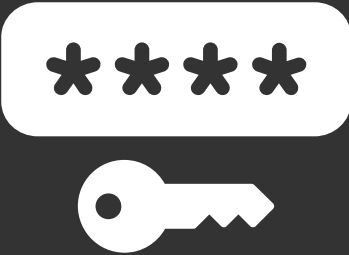


# INDUSTRIAL PROPERTY FOR LEASE

Unlock Opportunity – Fergus Business Park Industrial Building



Easy access to  
Highways 6 and 24, this  
property is within 45  
minutes of Toronto and  
the heart of North  
America's advanced  
manufacturing corridor



M2 – General  
Industrial Zoning



- Cranes included
- Closed Loop water system with cooling tower
- Ample room for expansion
- Main bay size 132'x592'

## SITE DETAILS

TOTAL AVAILABLE SIZE	Up to ± 170,000 Sq.Ft
SITE SIZE	± 25 Acres
LEASE RATE	\$11.00 Per Sq.Ft
TMI	\$3.00 Per Sq.Ft

## AVAILABLE UNITS

UNIT	TOTAL AVAILABLE SQ.FT	LOADING	CEILING HEIGHT
1	±37,500 Sq.Ft	2 Dock Doors	42' Clear
2	±127,260 Sq.Ft	2 Dock Doors, 6 Drive-In Doors	15'8", 17'10", 31'6" Clear (Majority Under 31'6")
1-2	± 170,000 Sq.Ft	4 Dock Doors, 6 Drive-In Doors	31'6" Majority Clear
(Unit 1) Additional Notes	There is an additional 2,250 square feet that is the 2 covered loading dock, one half of that is already converted to ground level, the other half could be as well. The 2 doors can be replaced by one larger door. This space could hold 1 or 2 trailers if not demolished.		

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