

\$ - 9 - 587 Hanlon Creek Boulevard, Guelph (Kortright Hills)

MLS® #X10875446

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0 Bedroom, 0.00 Bathroom, 2,268 sqft
Industrial

Kortright Hills, Guelph (Kortright Hills), Ontario

Looking for a great place to locate your business? Brand new flex commercial/industrial unit for lease in highly desirable South-End Guelph's Hanlon Creek Business Park. This unique and modern space features 22 ft ceilings, a 10ft x 10ft drive-in loading bay /garage door, a mezzanine level of 701 sq ft (which can be split into dual units), and access to ample parking within the complex. Located at the corner of Hanlon Creek Boulevard and Downey Rd, steps from City bus routes, the unit offers a fantastic West view of green space off Downey Rd offering signage exposure. Offers zoning BP-3 - Industrial and Corporate Business, permitted for: Catering Service, Commercial School, Computer Establishment, Research establishment/Laboratory, Mall, Manufacturing, Medical Office/Clinic, Dentist/Orthodontist Clinic, Office, Post Secondary School, Print Shop, Warehouse, Showroom, Recreation Centre, Vet Services, Public Hall, Restaurants are permitted (must comply with zoning restrictions). Power: 600-volt, 200 amp electrical service is provided within each unit. 587 Hanlon Creek is 5 minutes from Highway 401 and close to Toronto, Hamilton, Cambridge, and Kitchener/Waterloo. This unit is delivered as a shell so you have the flexibility of customizing to your business needs (additional finishes to be completed by the landlord open for discussion). Book your showing today. (id:6289)



Essential Information

Listing #	X10875446
Bathrooms	0.00
Square Footage	2,268
Type	Industrial

Community Information

Address	9 - 587 Hanlon Creek Boulevard
Subdivision	Kortright Hills
City	Guelph (kortright Hills)
Province	Ontario
Postal Code	N1C0B3

Amenities

Amenities	Public Transit
Parking Spaces	250

Listing Details

Listing Office	Century 21 Heritage House Ltd
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