

FOR LEASE

WHITNEY
Commercial Real Estate Services

625 6TH ST E, OWEN SOUND



FREESTANDING MANUFACTURING FACILITY WITH EXCESS LAND

Freestanding 85,812 SF manufacturing facility on 6.561 acres available for lease in Owen Sound.

The building features 25,652 SF of office, 60,160 SF of warehousing/manufacturing space with 12'-16' clear heights, heavy power and dock-level loading.

The landlord is willing to demise the building into smaller units depending on Tenant requirements.

TOTAL BUILDING AREA | 85,812 SF

OFFICE | 25,652 SF

INDUSTRIAL | 60,160 SF

LAND AREA | 6.56 Acres

ZONING | M1

TRUCK LEVEL DOORS | 4

CLEAR HEIGHT | 12' - 16'

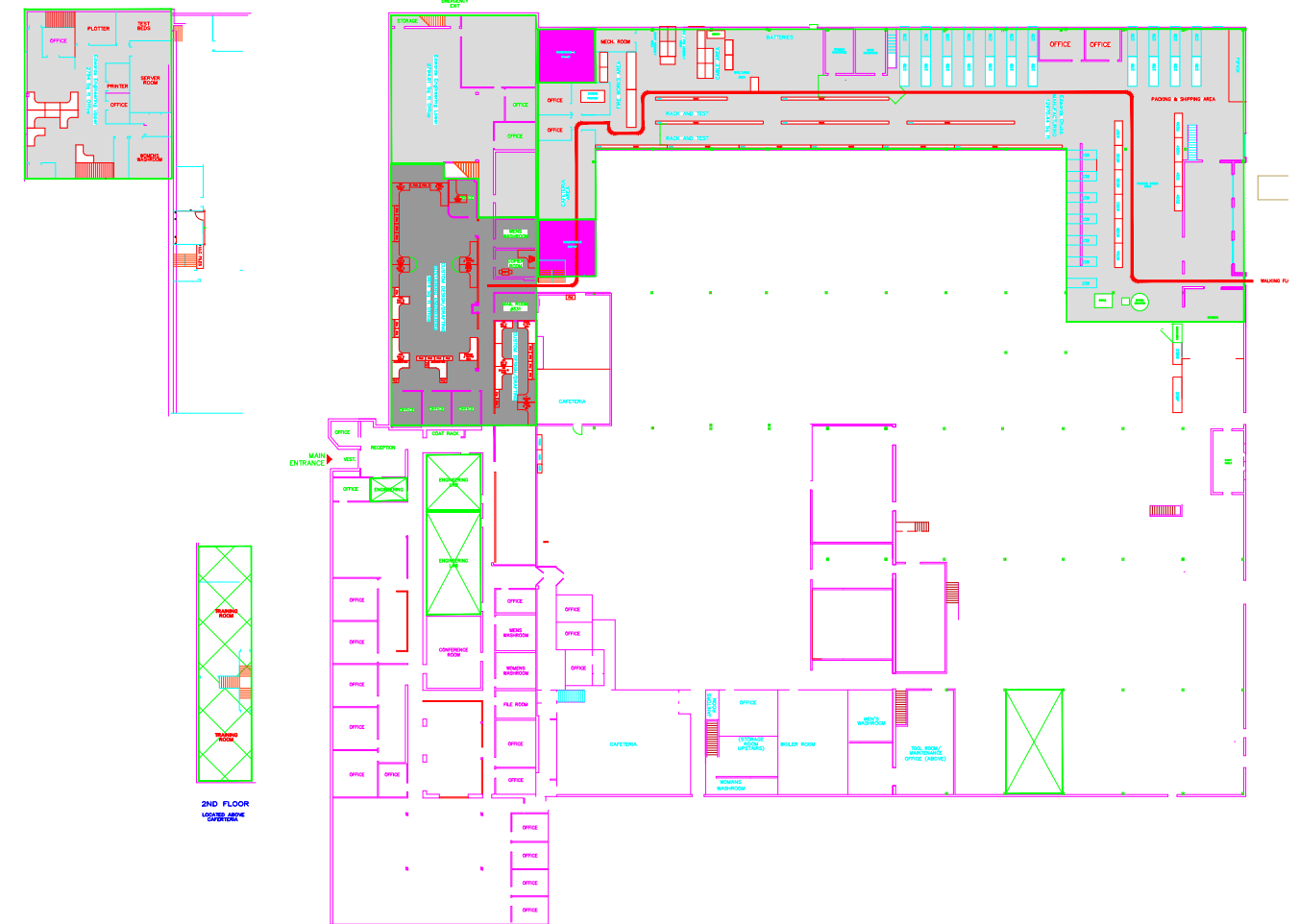
LEASE RATE | \$6.00 / SF Net

ADDITIONAL RENT | \$2.50 / SF



FLOOR PLAN

85,812 SF



Heavy Power



12' - 16' Clear Height



Demisable Spaces



Close Proximity to HWY 6



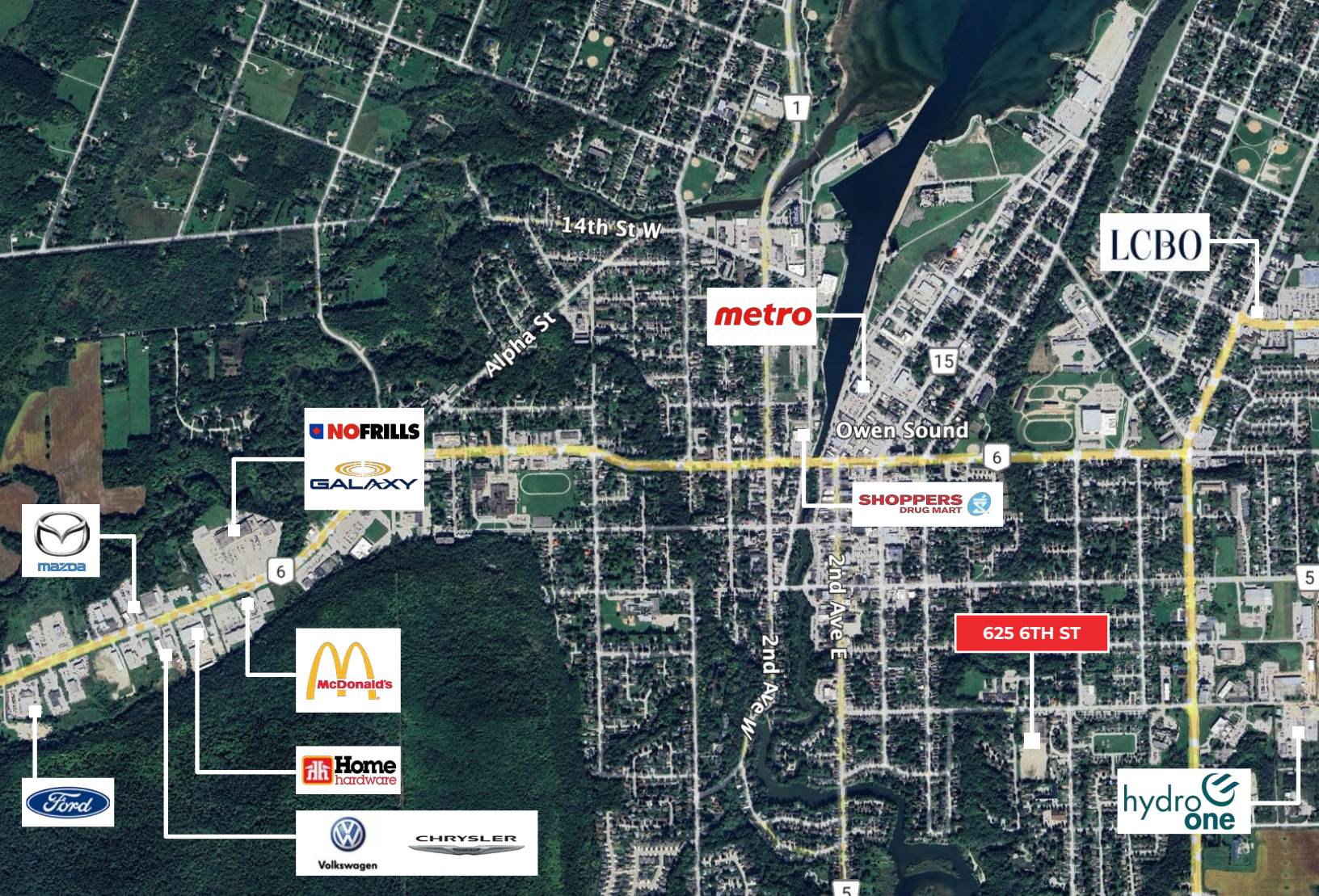
4 Truck-level Doors



Excess Land For Outdoor Storage

PERMITTED USES (Complete list available upon request)

- Animal Shelter
- Automotive Rental Establishment
- Automotive Service Stations
- Automotive Washing Establishment
- Catering Services
- Commercial School
- Community Lifestyle Facilities
- Food/Beverage Production Facility
- Industrial Mall
- Laboratory
- Monument Sales
- Wholesale Establishment



DOWNTOWN OWEN SOUND 1.2KM
 MEAFORD 30KM
 PORT ELGIN..... 47KM
 COLLINGWOOD..... 64KM

KINCARDINE 85KM
 BARRIE 118KM
 LONDON 204KM
 TORONTO 189KM

Contact us for more information



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