



Premium 12,284 sf sublease available

Brad Poole

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Platinum
member



Property details

350 Hanlon Creek Boulevard, Guelph



12,284 sf
Unit size

1,200 sf
Office size



BP-5
Zoning



28 feet
Clear height



2 truck level / 1 drive in
Shipping doors



Onsite, common
Parking



Immediate access to bus
Public transit



Available
Signage

Discover this premium 12,284 sf industrial unit, perfectly designed to support a wide range of industrial and warehousing needs. Situated in sought-after South Guelph, with excellent accessibility to Hanlon Parkway / Highway 401, this facility offers exceptional features to optimize your operation.

The unit features 600V / 200A electrical, 28' clear heights, and two dock level, one drive-in door for shipping needs. Reach out to listing team for more details.

Approximately five and a half years remaining. New direct lease also possible.

\$15.95 psf

Asking net rate

\$5.89 psf

Additional rent

Zoning & floor plan

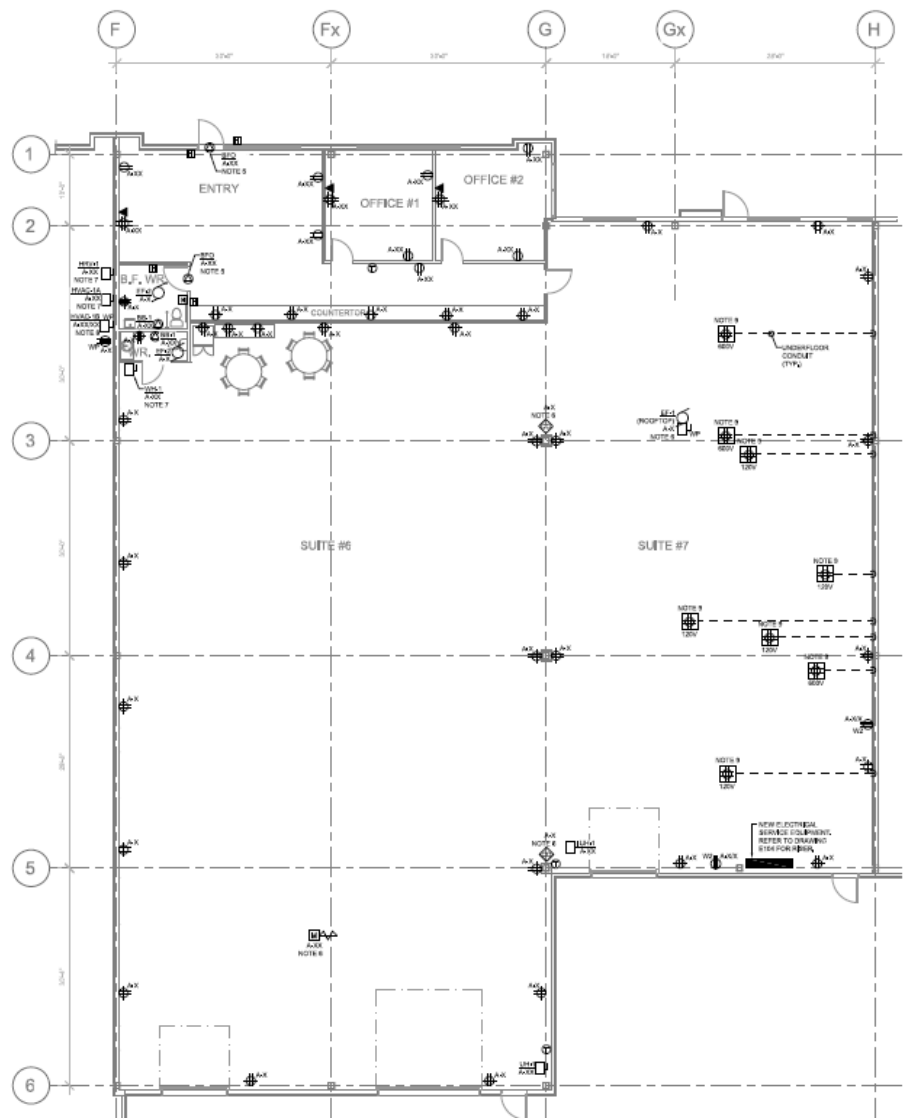
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Corporate Business Park (BP)

The purpose of this zone is to permit “knowledge-based” technology uses such as office, administrative, and/or research and development, and limited manufacturing uses. Commercial uses that serve the needs of the surrounding industrial lands are also permitted.

BP-5 permitted uses are:

- Conference and convention facility
- Food vehicle
- Hotel
- Manufacturing
- Office
- Research and development establishment
- School, commercial
- Warehouse
- Community centre
- Day care centre
- Drive-through facility
- Financial establishment
- Fitness centre
- Medical clinic
- Restaurant







153,809 Population of Guelph



167,685 Daytime Population



\$123,171 Avg. Household Income



38.3 Median Age



Hanlon Parkway

401

Industrial For Sublease

350 Hanlon Creek Boulevard, Guelph

Get more information

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