

# SOUTHGATE BUSINESS PARK

## GUELPH, ON

FOR LEASE  
CLASS A INDUSTRIAL FACILITY



FLEXIBLE SIZES FROM  
29,973 - 75,275 SQ. FT.

**EVAN S. WHITE\***  
Executive Vice President  
416 798 6232  
evan.white@cbre.com

**KYLE HANNA\***  
Executive Vice President  
416 798 6255  
kyle.hanna@cbre.com

**MITCHELL BLAINE\***  
Senior Vice President  
519 340 2309  
mitchell.blaine@cbre.com

**LUKE SLABCZYNSKI**  
Sales Representative  
519 340 2328  
luke.slabczynski@cbre.com

\*Sales Representative

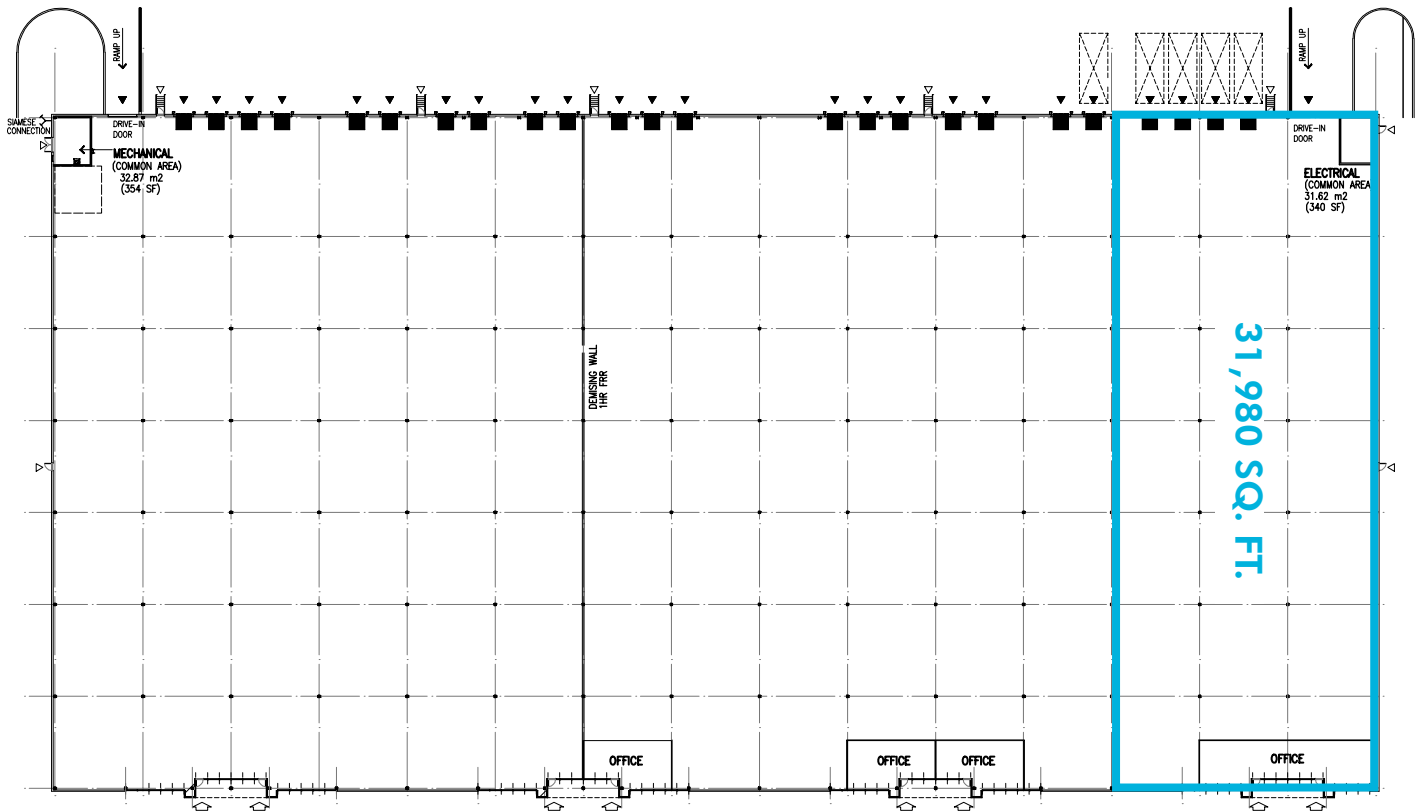
**CBRE**

# 935B SOUTHGATE DRIVE

## GUELPH, ONTARIO

Size	Shipping	Clear Height	Bay Size	Lease Rate Net Per Sq. Ft.	T.M.I. (2019)	Zoning	Occupancy
31,980 Sq. Ft.	4 Truck Level Doors + 1 Drive-In Door	28'	38' x 37'	\$6.95	\$3.15	B.1	Immediate

### FLOOR PLAN

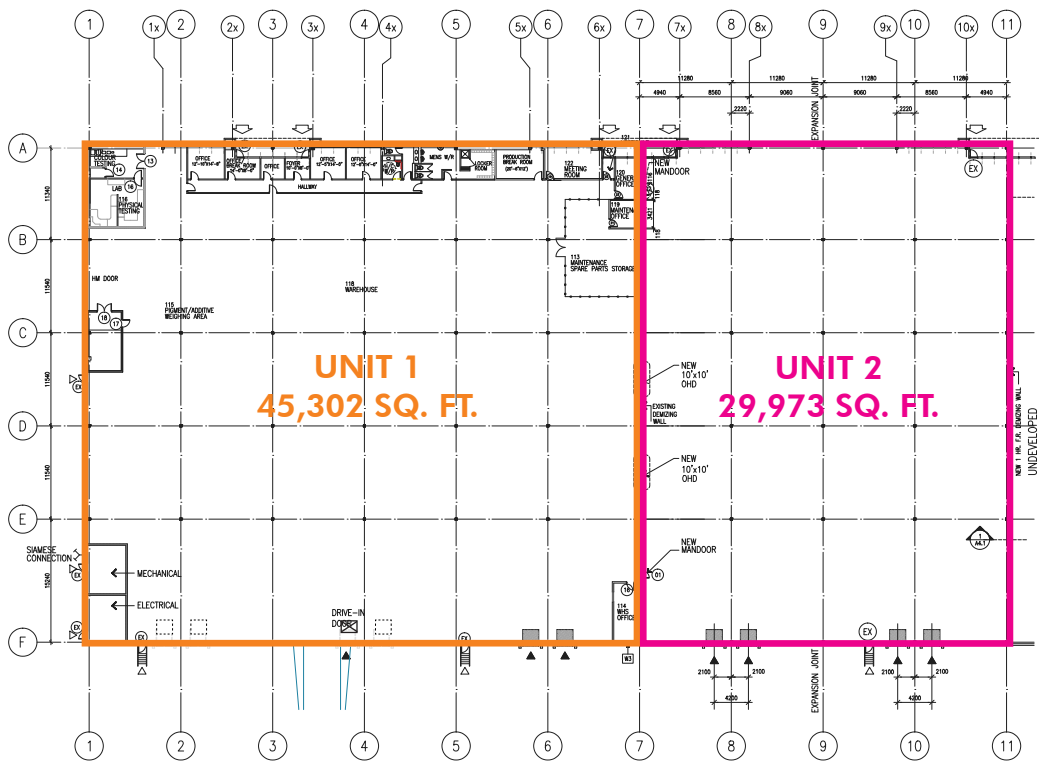


# 945A SOUTHGATE DRIVE UNIT 1-2

## GUELPH, ONTARIO

	UNIT 1	UNIT 2	UNIT 1 - 2
Size	45,302 sq. ft.	29,973 sq. ft.	75,275 sq. ft.
Shipping	2 Truck level doors* 1 Drive-in door	4 Truck level doors	6 Truck level doors* 1 Drive-in door
Clear Height	24'		
Bay Size	38' x 37'		
Asking Rate	\$6.95 net per sq. ft.		
T.M.I (2019)	\$3.15		
Zoning	B.1		
Occupancy	February 1, 2020		
Property Highlights	<ul style="list-style-type: none"> <li>• Heavy power</li> <li>• Many upgrades in place</li> <li>• ESFR Sprinklers</li> <li>• Minutes from Highway 401</li> <li>• Existing Tenant could provide earlier possession as of August 1, 2019</li> </ul> <p>* Knock out panels available for 3 additional truck level doors</p>		

### FLOOR PLAN - UNIT 1 & UNIT 2



# SOUTHGATE BUSINESS PARK MASTER PLAN



## 935B SOUTHGATE DRIVE

**AVAILABLE:** 31,980 SQ. FT.

## 945A SOUTHGATE DRIVE

**AVAILABLE:** 29,973 SQ. FT. -  
75,275 SQ. FT.

# SOUTHGATE BUSINESS PARK

## GUELPH, ONTARIO

### LOCATION OVERVIEW

Southgate Business Park is located in one of Ontario's strongest economic regions, offering easy entry to major Canadian and U.S. markets and customers. Guelph is one of Canada's fastest growing cities with a current population base of over 120,000. Guelph offers a diverse economic base including the advanced technology sector, expanding life sciences, and environmental technologies sector. The Southgate Business Park is strategically located to provide quick access to highway 401 via the Hanlon Expressway.

### 935B SOUTHGATE DRIVE



### 945A SOUTHGATE DRIVE UNIT 1-2



# SOUTHGATE BUSINESS PARK

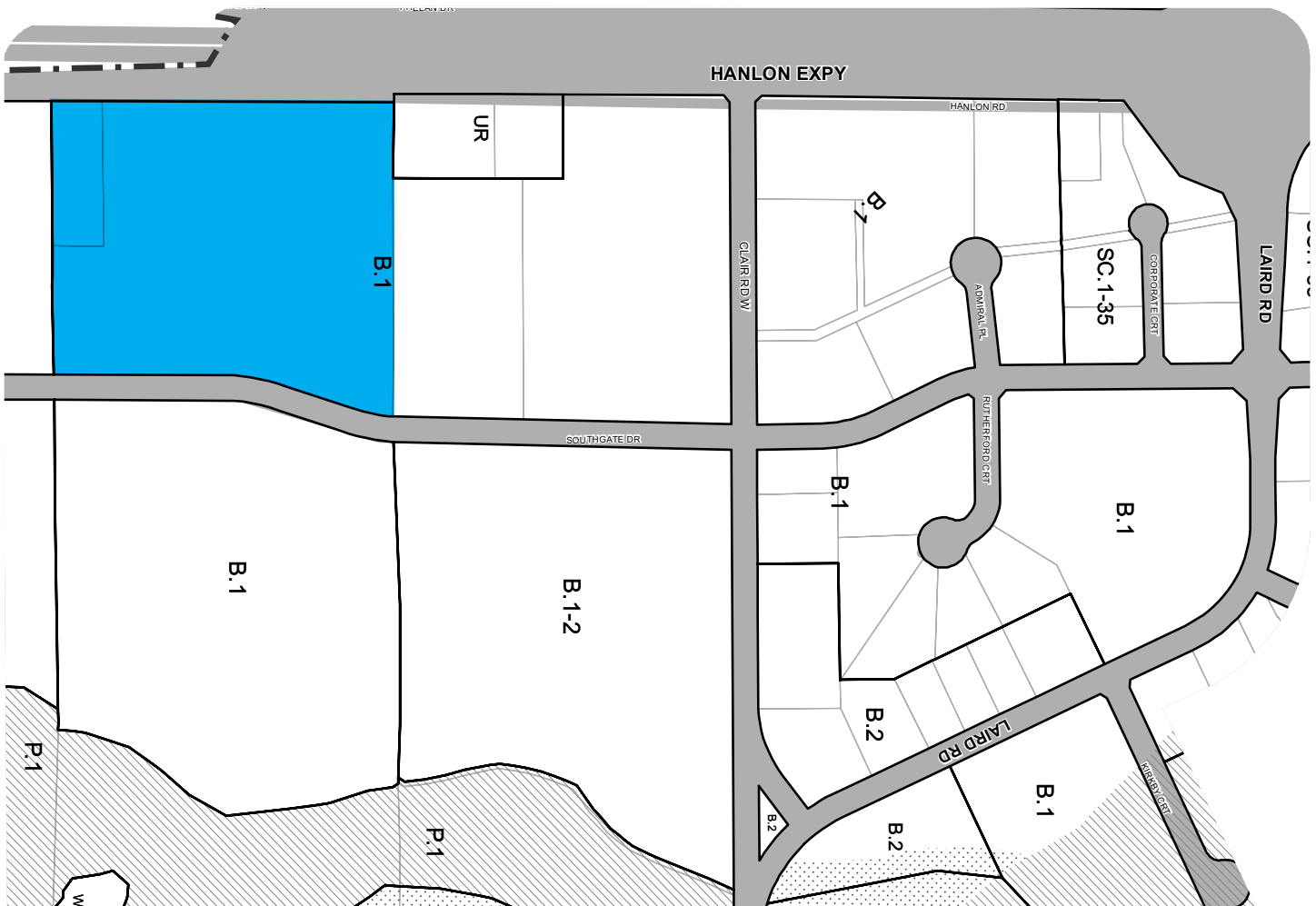
## GUELPH, ONTARIO

### ZONING

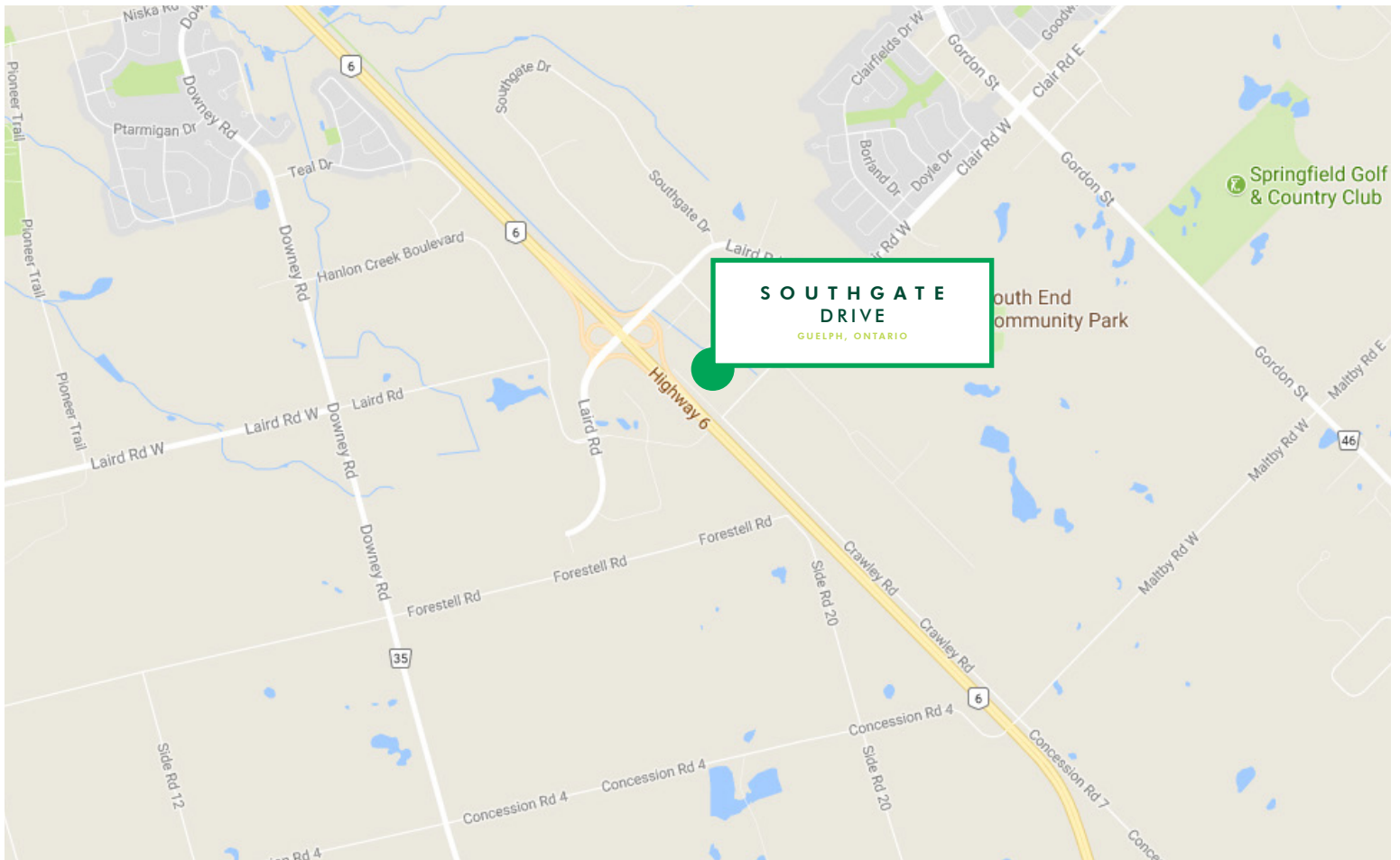
#### B.1

VARIETY OF USES PERMITTED:

**MANUFACTURING,  
WAREHOUSING &  
DISTRIBUTION USES**



# SOUTHGATE BUSINESS PARK, GUELPH, ONTARIO



**EVAN S. WHITE\***  
Executive Vice President  
416 798 6232  
evan.white@cbre.com

**KYLE HANNA\***  
Executive Vice President  
416 798 6255  
kyle.hanna@cbre.com

**MITCHELL BLAINE\***  
Senior Vice President  
519 340 2309  
mitchell.blaine@cbre.com

**LUKE SLABCZYNSKI**  
Sales Representative  
519 340 2328  
luke.slabczynski@cbre.com

\*Sales Representative

CBRE LIMITED, REAL ESTATE BROKERAGE | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | T. 416 674 7900

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping \ Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

**CBRE**