



40,000 - 100,000 SF Available

For Lease






Industrial Space at 70 Mount Hope Street, Lindsay ON

 JLL SEE A BRIGHTER WAY

AVAILABLE UNITS

70 Mt Hope St, Lindsay	Unit 1	Unit 2	Unit 1+2
Size:	58,033 sf	42,583 sf	100,616 sf
Shipping Door:	4 truck level (proposed) 3 drive-in	3 truck level (proposed) 3 drive-in	7 truck level (proposed) 6 drive-in
Clear Height:	21'	21'	21'
Zoning:	GE	GE	GE
TMI (2024):	\$3.00 psf	\$3.00 psf	\$3.00 psf
Asking Rent:	\$7.95 psf net	\$7.95 psf net	\$6.95 psf net

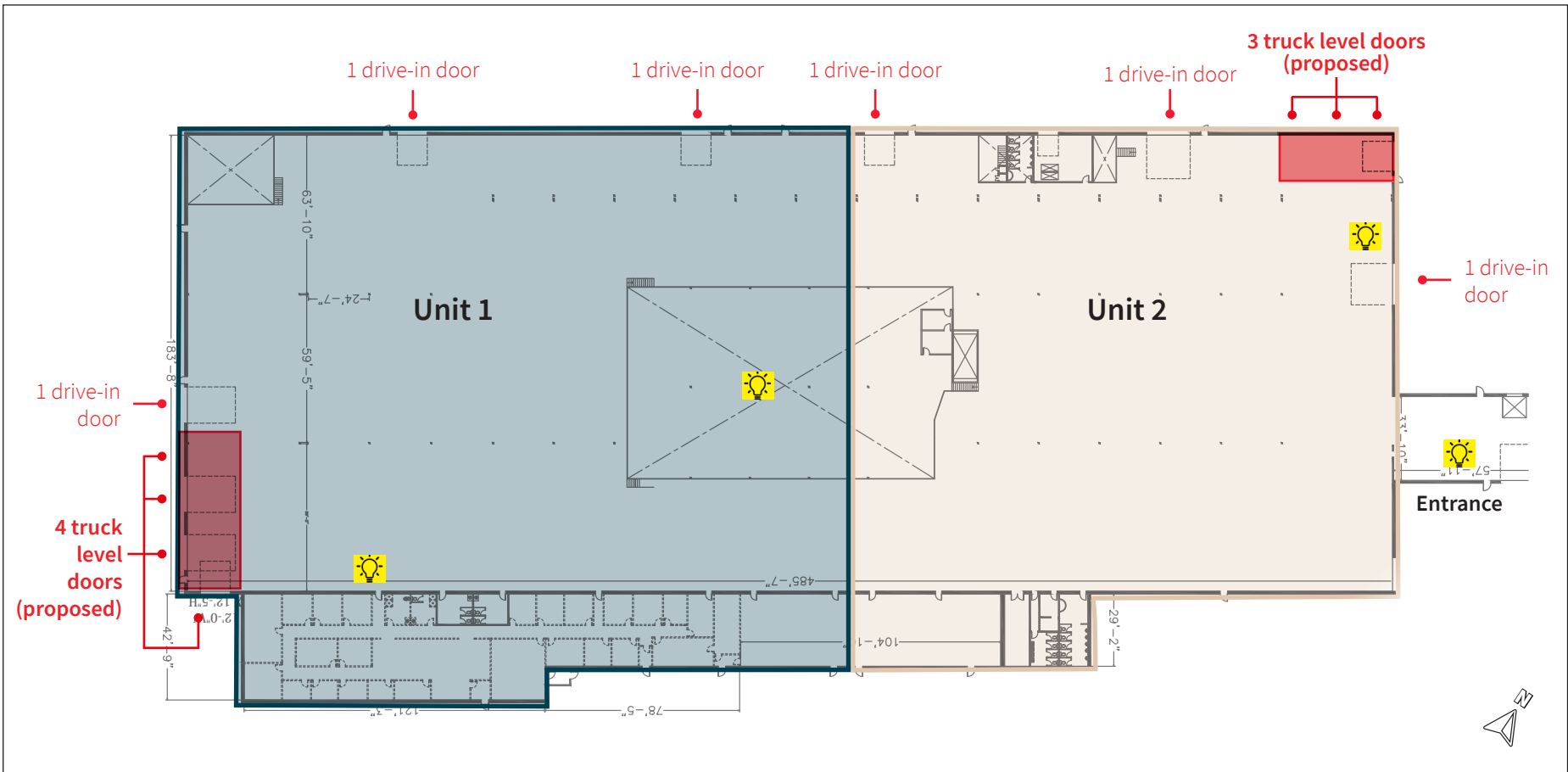
HIGHLIGHTS

-  Highly functional clean warehouse space
-  Office space can be built to suites
-  Landlord to provide truck level doors in accordance with tenant's requirements
-  Clear height range from 15 - 21 ft
-  Immediate occupancy possible



FLOOR PLAN

	Unit 1	Unit 2	Unit 1+2
Office Area:	8,912 sf	2,499 sf	11,411 sf
Warehouse Area:	49,121 sf	40,084 sf	89,205 sf
Total Area:	58,033 sf	42,583 sf	100,616
Shipping Door:	4 truck level (proposed) 3 drive-in	3 truck level (proposed) 3 drive-in	7 truck level (proposed) 6 drive-in



EXTERIOR PHOTOS



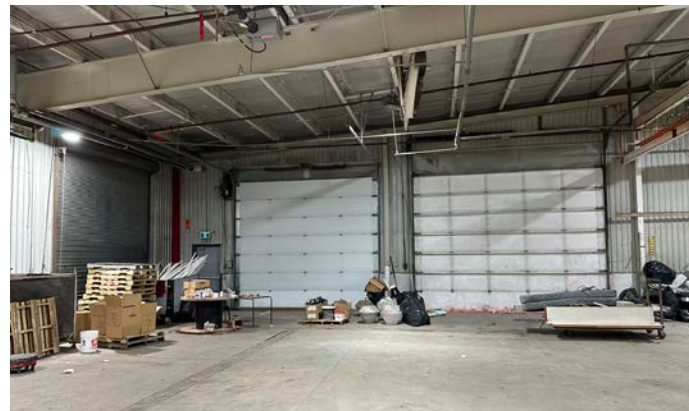
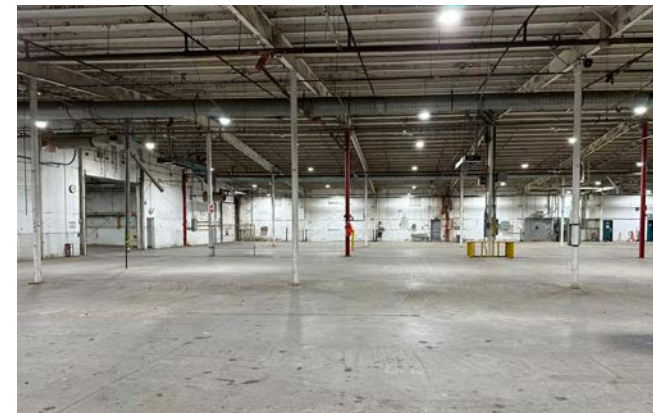
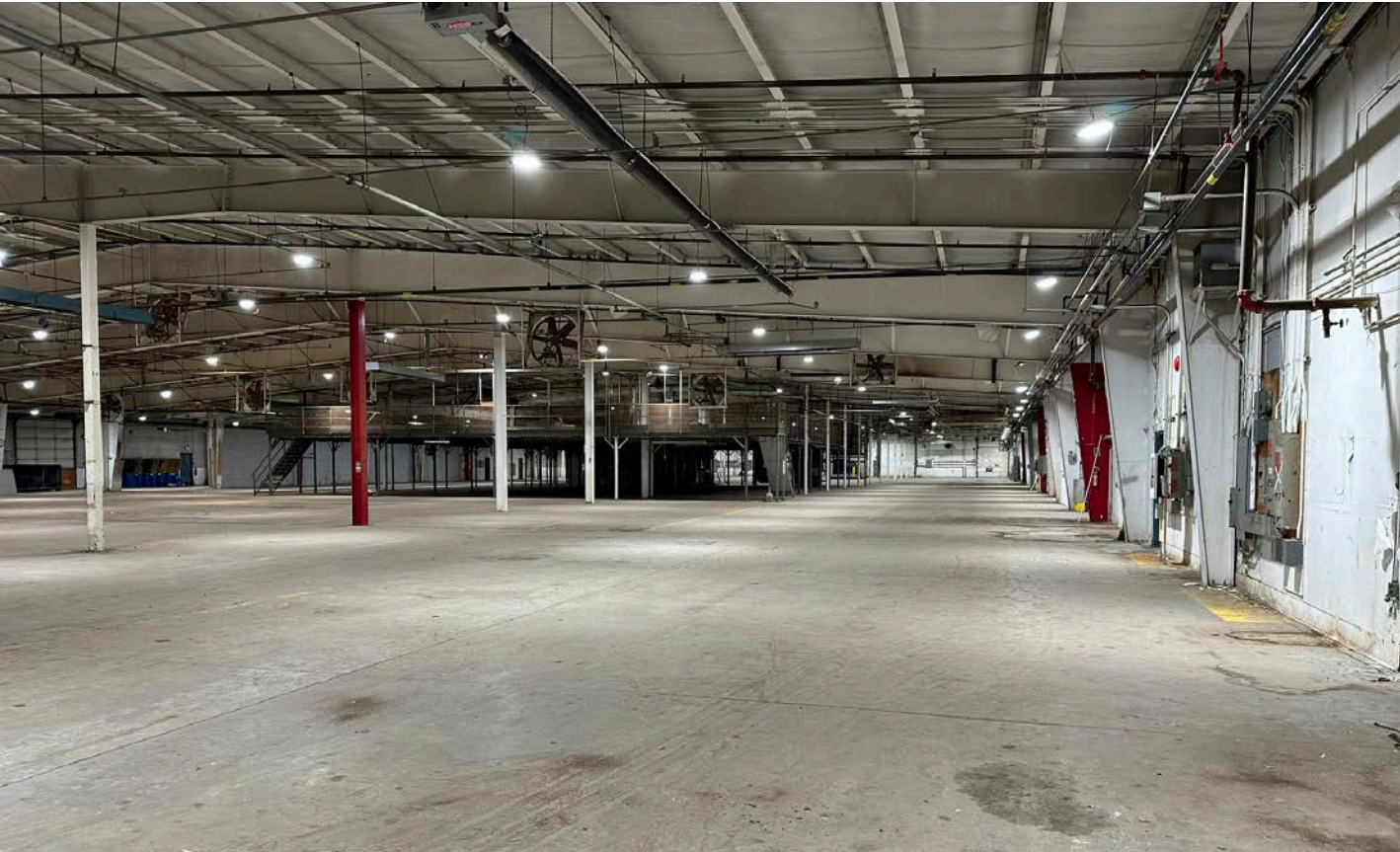
West Side

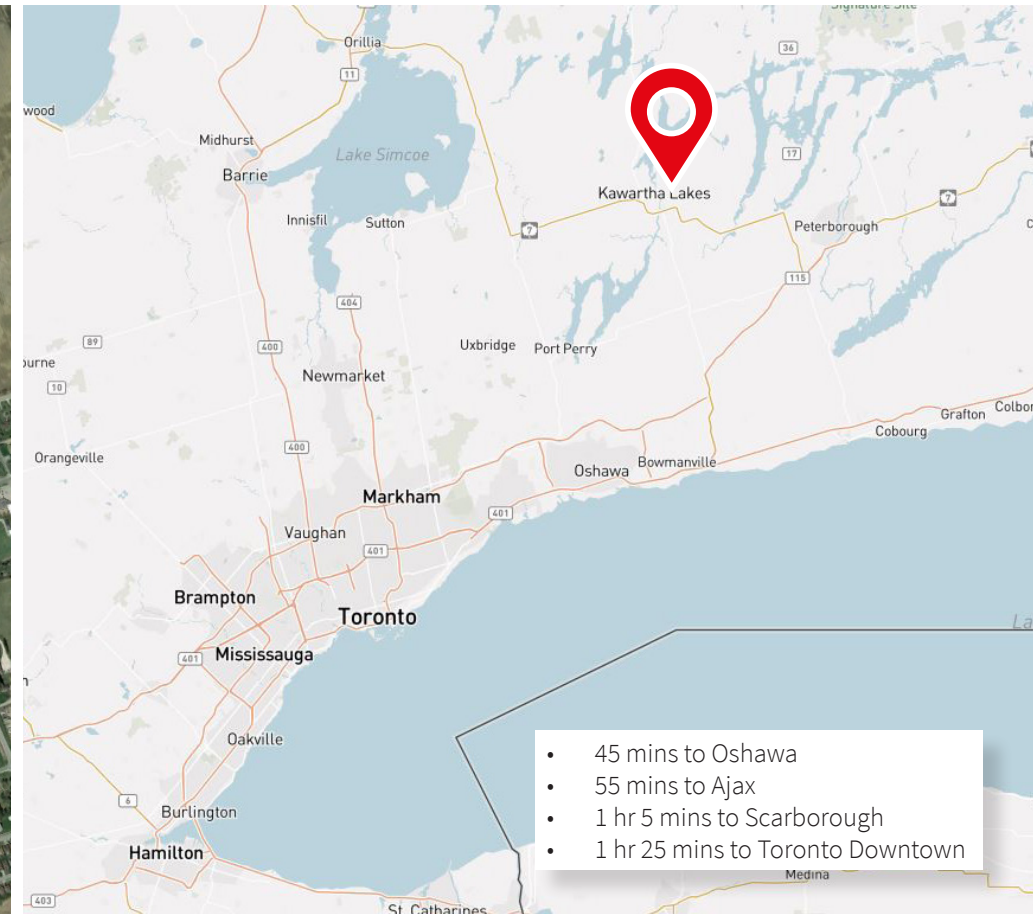
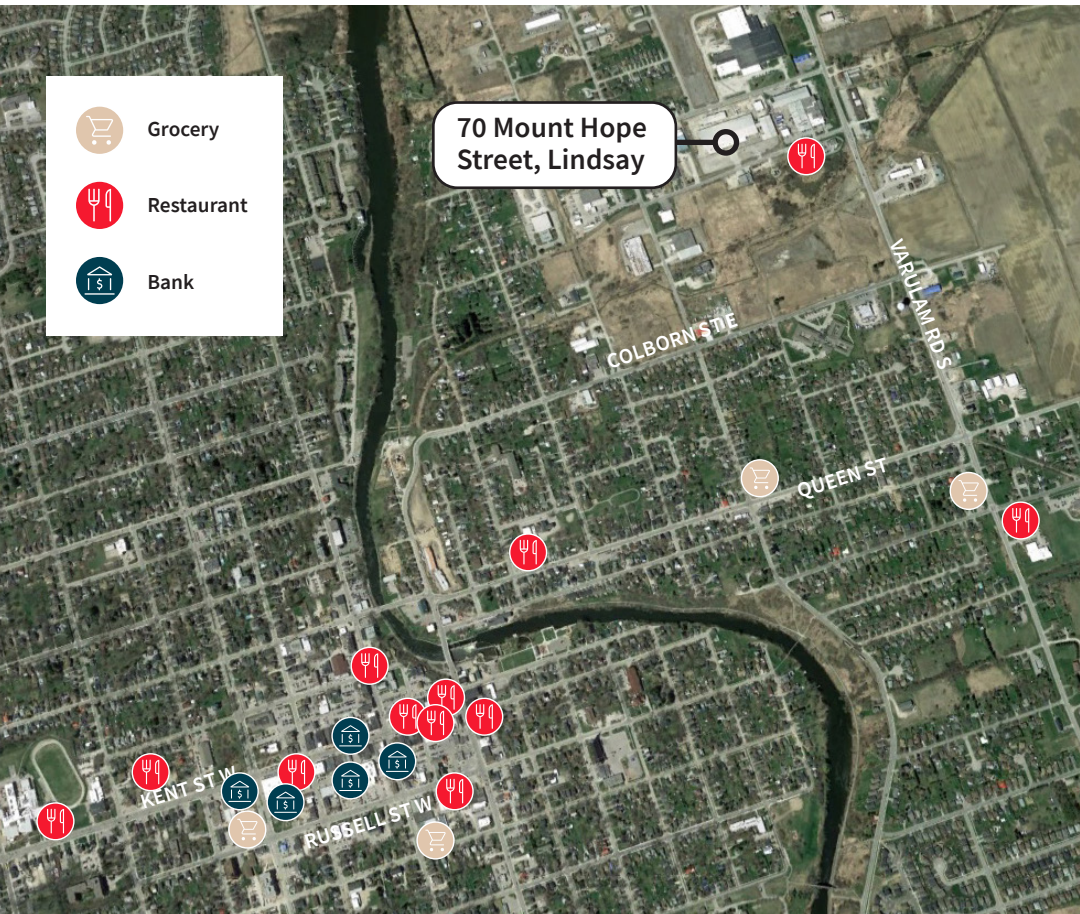


North Side



INTERIOR PHOTOS





For more information, please contact

Bryan Li, MBA**
Executive Vice President
416.564.8388
bryan.li@jll.com

James Wagstaff*
Associate Vice President
647.640.2244
james.wagstaff@jll.com

Ryan McDonnell*
Senior Sales Associate
647.204.8134
ryan.mcdonnell@jll.com

Jenny Fang*
Sales Associate
416.823.6256
jenny.fang@jll.com