



Accelerating success.

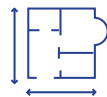
FOR LEASE

# Industrial space available for lease

Functional and practical space for growing businesses

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|                                                                                                                      |                                                                                                                      |                                                                                                         |                                                                                                                           |                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  <b>1,010 SF</b><br>Available Area |  <b>IMMEDIATE</b><br>Availability |  <b>Z9</b><br>Zoning |  <b>100 AMP</b><br>Electrical Service |  <b>MINUTES TO</b><br>Highway 401 |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|

## PRIME LOCATION

Strategically located just minutes from Highway 401 in Ayr, this industrial property provides exceptional connectivity to Cambridge, Kitchener-Waterloo, Brantford, Hamilton and the GTA.

The central location offers quick access to major transportation corridors, nearby amenities and a strong regional labour force.

## LEASE RATES

**NET RENT**      \$15.00 PSF

**TMI (2026)**      \$6.44 PSF

## UNIT FEATURES

- ✓ Functional industrial unit with flexible, open layout
- ✓ 100 Amp, 120/240 Volt, single-phase, 3-wire electrical service
- ✓ East access for loading and operations

## ZONING & PERMITTED USES

-  Light Industrial
-  Service Commercial Uses  
(laundry, contractor, sales/service)
-  Office & Professional Services
-  Wholesale Outlet/Showroom
-  Recreational Uses
-  Catering/Restaurant



Highway 401  
5 minutes

Highway 97  
3 minutes

Cambridge  
15 minutes

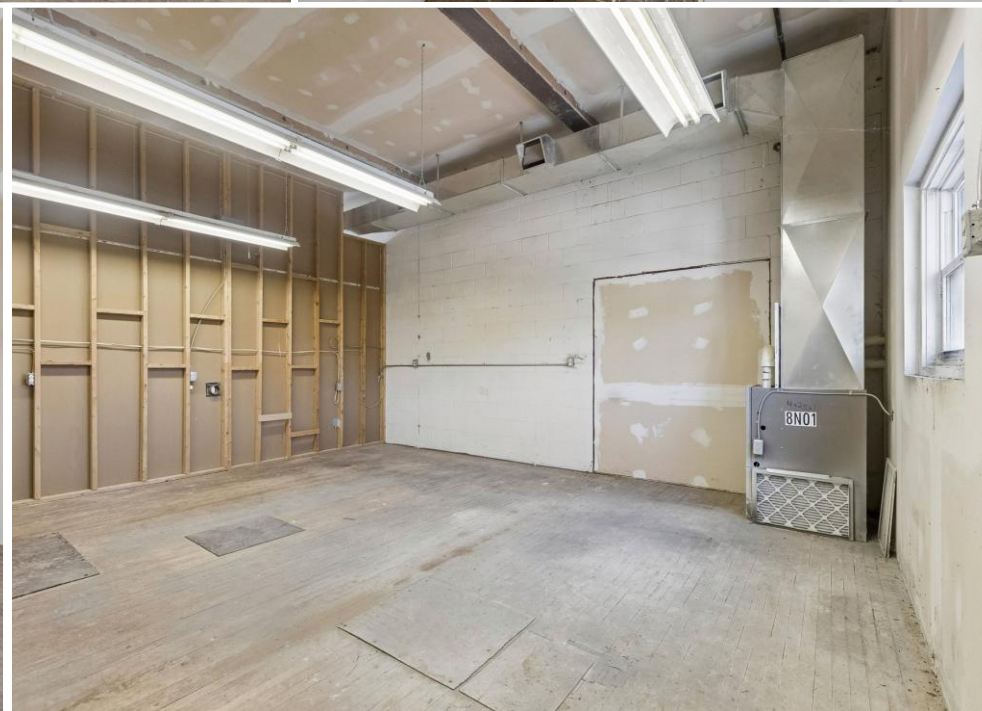
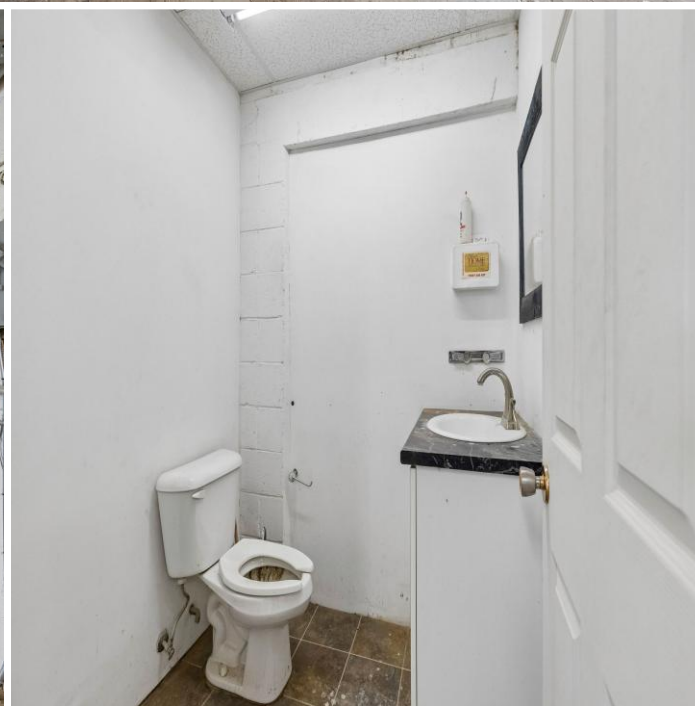
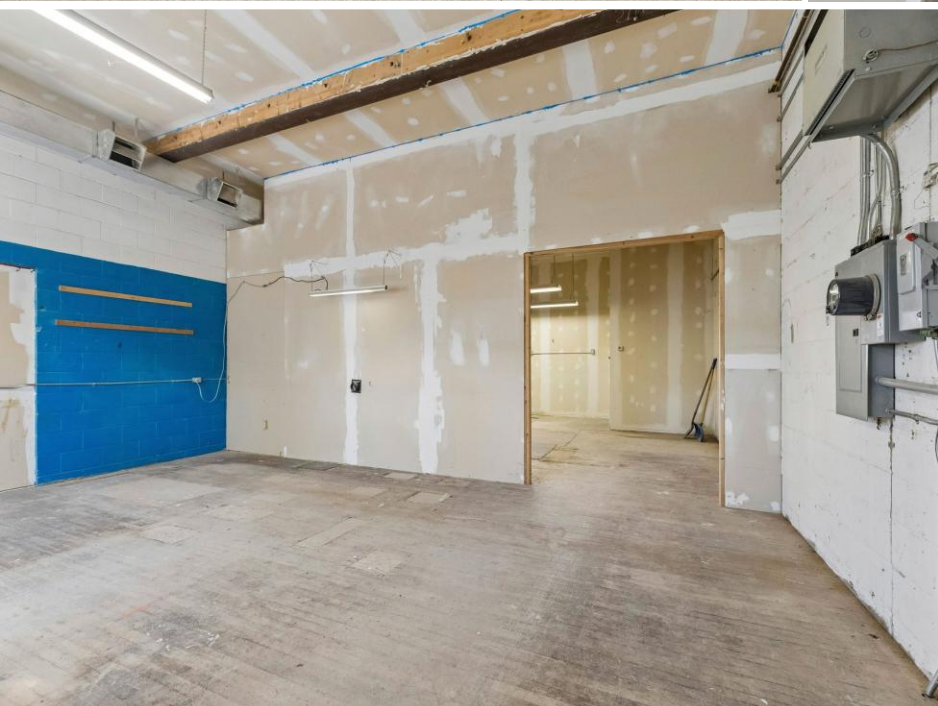
Pearson International  
Airport  
45 minutes

Downtown Ayr  
3 minutes

Kitchener-Waterloo  
20 minutes

GTA  
60 minutes

Guelph  
45 minutes





Contact us:

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