



# Clean & adaptable industrial space available for lease

377 Concession Road 6 E, Flamborough

## Get more information

### John Bar

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# 24,000 sf industrial opportunity minutes to Highway access

**3,000 sf office, 21,000 sf warehouse**

Size breakdown

**0.70 acres**

Yard space available

**20'4.5" at centre, 17'3" at eaves**

Clear height

**~49' x 26'**

Column spacing

**2 drive in: 20' x 16'**

**1 drive in: 14' x 16'**

**1 bifold hanger door: 60' x 20'**

Shipping capabilities

**400A / 600V**

Power supply

**E2 Exception: 127**

Zoning

**5 years: May 1, 2024 - April 30, 2029**  
**1x renewal term (5 years) at market**

Lease term



**\$16 psf**

Asking net rate



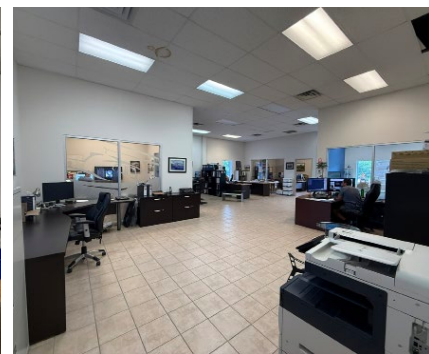
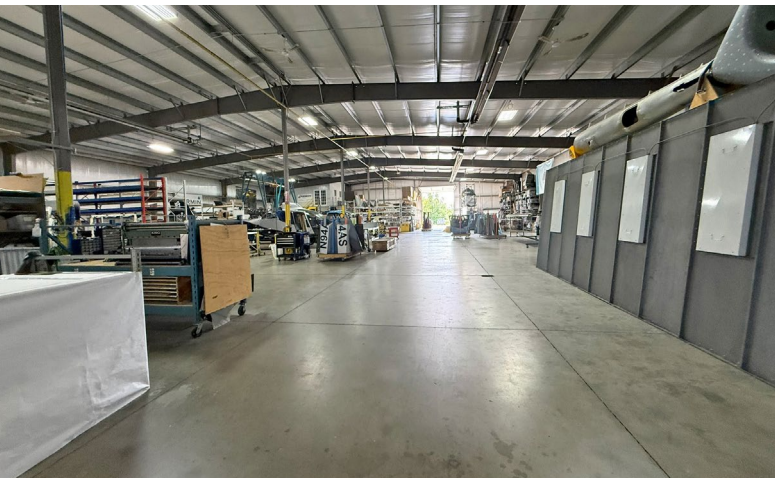
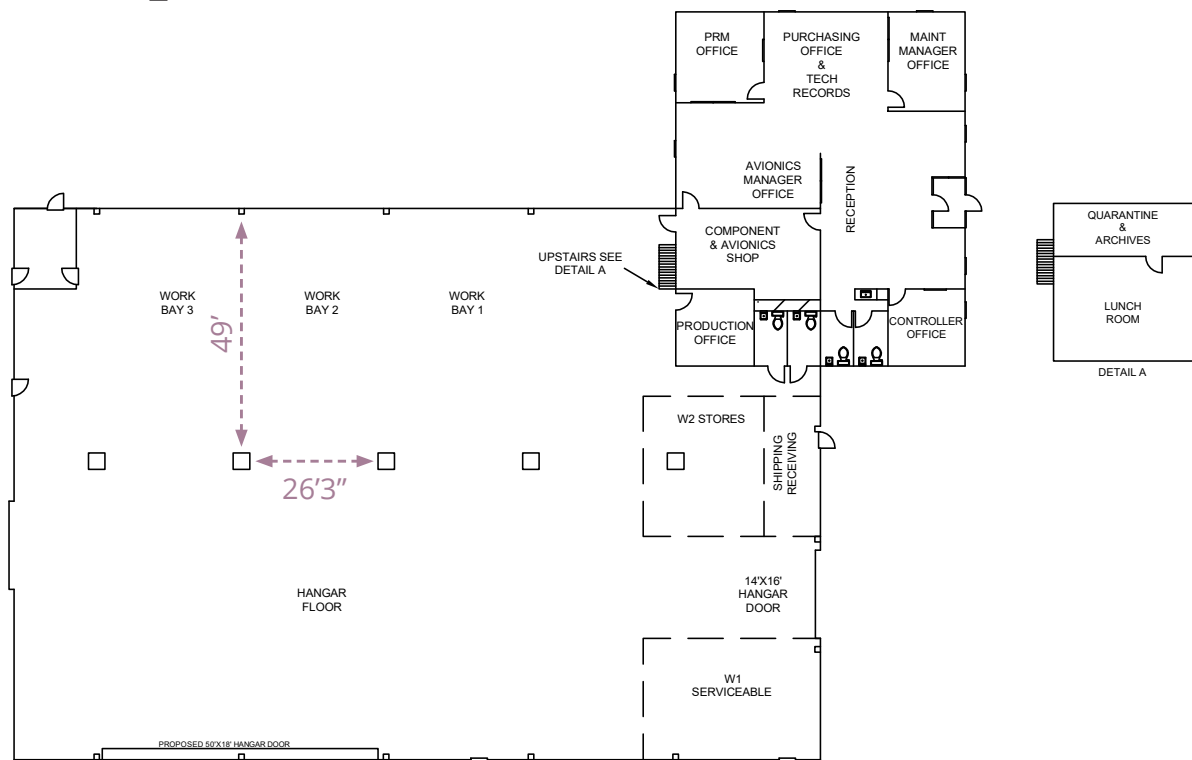
**\$2.47 psf**

Additional rent

*Taxes & insurance (tenant self-maintains)*



# Floor plan & interior photos







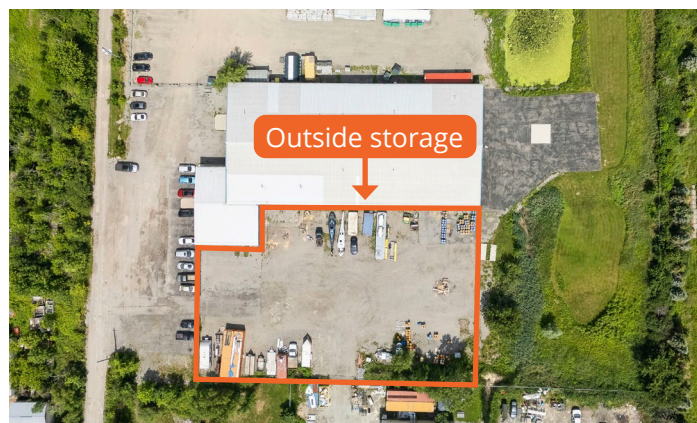
## E2 - Existing Rural Industrial zoning

### Permitted uses

- Agriculture
- Abattoir agriculture processing establishment - stand alone
- Agriculture storage establishment farm product supply dealer
- Farm
- Uses existing at the date of passing the By-law

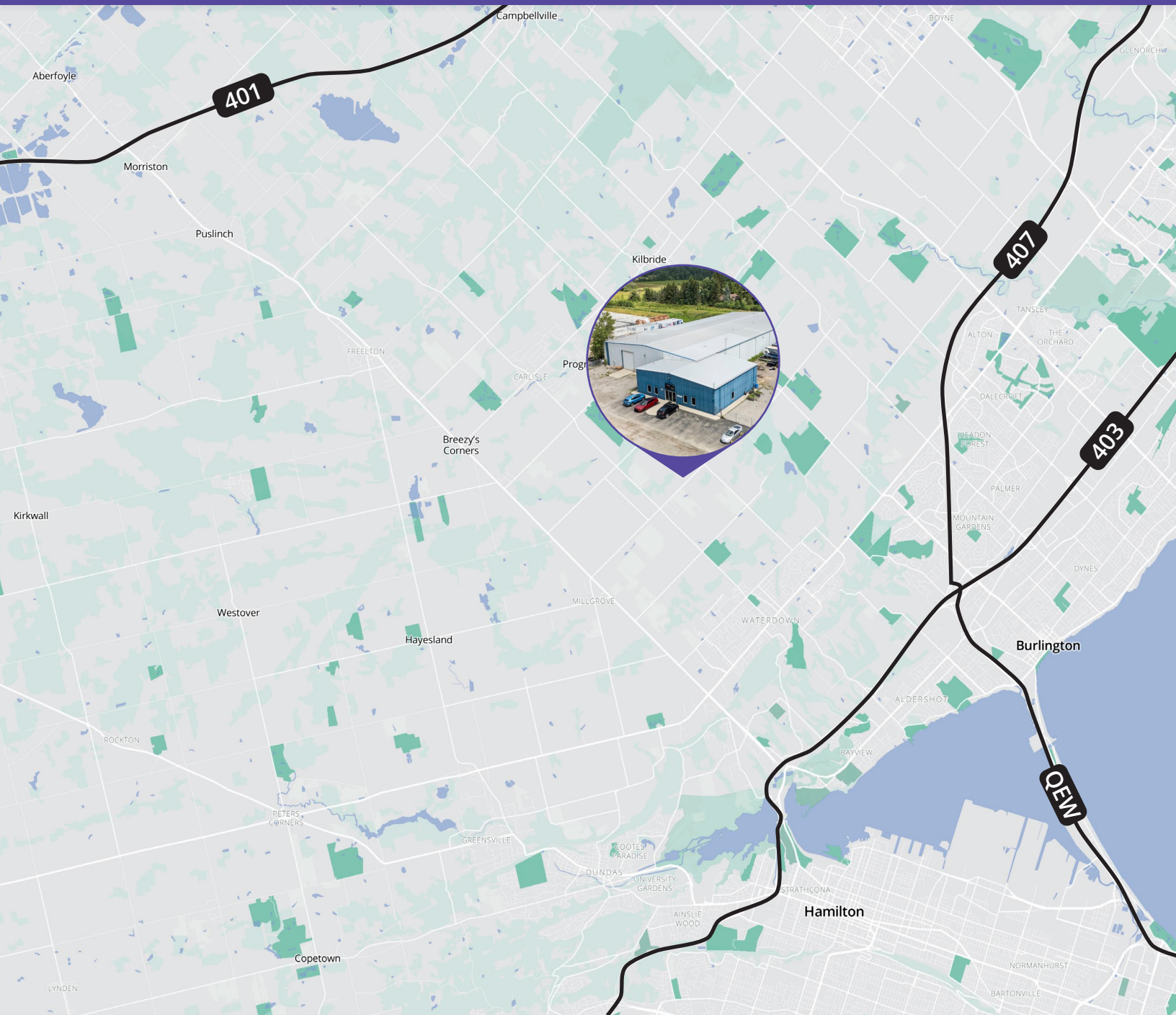
### Exception 127 uses also permitted:

- Aircraft maintenance and storage
- Building and lumber supply establishment
- Manufacturing
- Motor vehicle service station excluding the sale of fuel
- Office
- Tradesperson's shop
- Warehouse
- Water bottling plant





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