



596202 Hwy 59, Zorra-Tavistock, ON N4S 7W1

17,702 SF with Yard Available and Potential for Build-to-Suit **For Lease**

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Prime Rural Industrial Space Available **For Immediate Lease**

High-visibility industrial opportunity featuring a 17,702 SF facility directly along Highway 59. This versatile space offers a 19-foot clear height (column free), 3 Phase power, 1 dock-level door, 2 drive-in doors, and expansive gravel yard ideal for fleet parking, outdoor storage and more. Zoned MG-3 (General Industrial), the site accommodates a wide array of uses, including industrial, logistics, manufacturing, and agri-businesses. Additional Rent for 2026 is competitively priced at \$2.00 per sq. ft. annually. The landlord is willing to upgrade the space to suit tenant's needs or "build-to-suit" additional square footage, subject to negotiated terms.

Accelerating success.

\$10.00

PSF NET



Along Hwy 59



Expansive gravel yard



Below Market Additional Rent



Potential for Build-to-Suit expansion

Lot Front 467.13 ft

Lot Depth 489 ft

Zoning MG-3



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Property **Key Features**

- 17,702 SF of clean, clear span industrial space available - perfect for light manufacturing, warehousing, logistics and agri-business uses.
- Graveled yard available for outside storage or parking
- Great visibility and access off of Hwy 59 North
- Below market Additional Rent at \$2.00 PSF for 2026
- Potential for Build-to-Suit expansion



Site Access



Highway 401

17 minutes
15.3 km

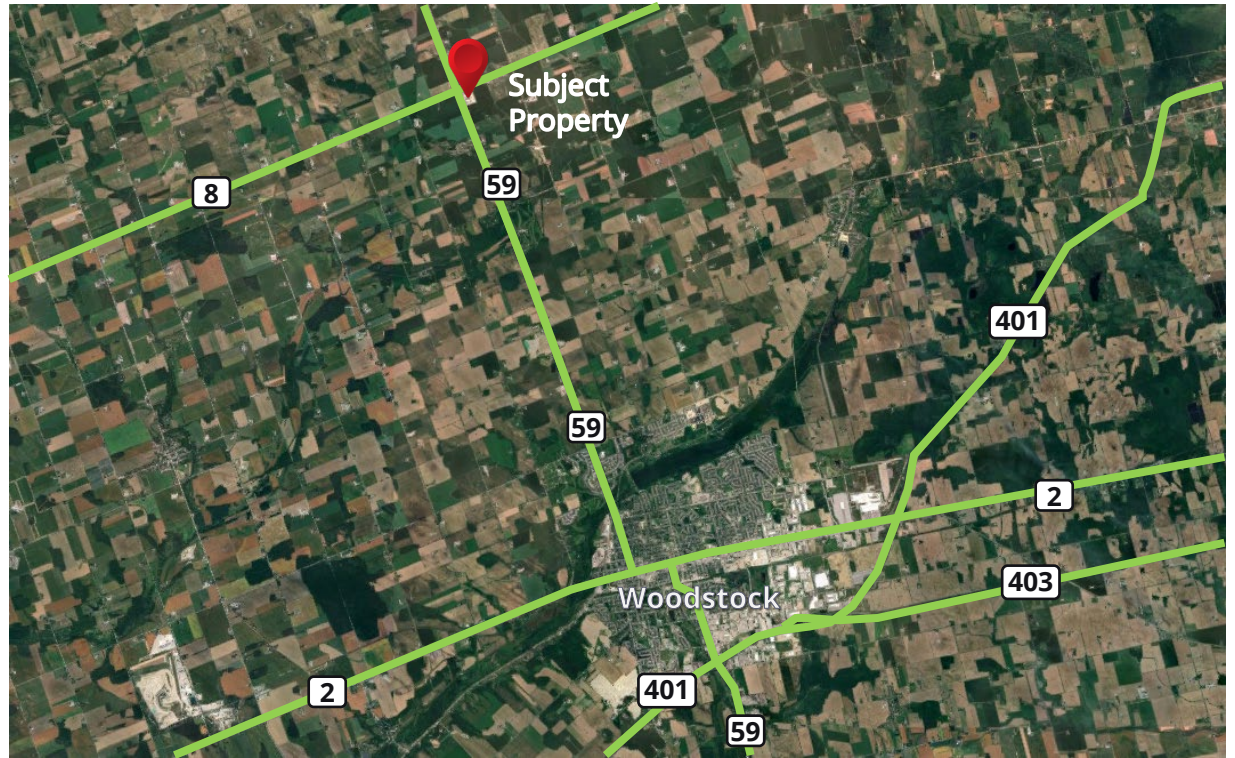
Highway 403

22 minutes
22.4 km



Downtown Woodstock

15 minutes
13.3 km



Toronto
147 KM

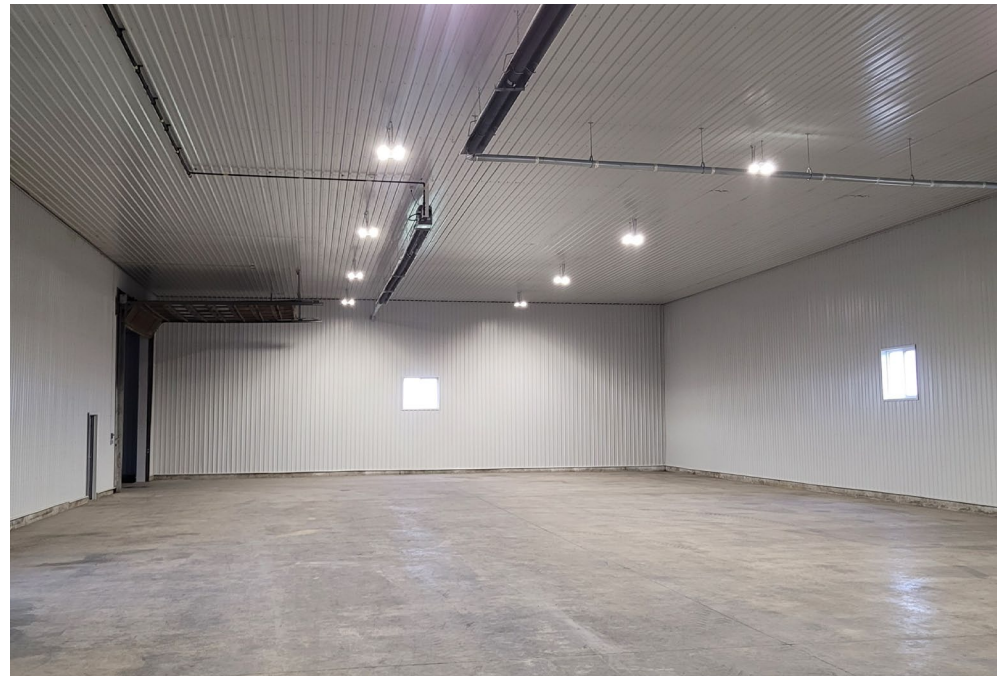
London
54 KM

Kitchener-Waterloo
50 KM

Sarnia
142 KM

Windsor
242 KM

Site Photos





MG: General Industrial (Section 19.1)

- a) an asphalt or concrete batching plant;
- b) a feedmill;
- c) a fuel storage tank or supply yard;
- d) a grain elevator;
- e) a lumber yard;
- f) open storage of goods or materials;
- g) a public use, in accordance with the provisions of Section 5.22 of this Zoning By-Law;
- h) a recycling depot;
- i) a retail outlet, a wholesale outlet or a business office accessory to a permitted use;
- j) a sawmill;
- k) a truck transport terminal;
- l) any use permitted in an MR zone;
- m) a wayside sand or gravel pit or stone quarry, outside of a designated settlement, in accordance with the provisions of Section 5.33 of this Zoning By-Law.

MR: Restricted Industrial

- a) an assembly plant;
- b) a communications establishment;
- c) a contractor's shop or yard;
- d) a fabricating plant;
- e) an industrial mall;
- f) a manufacturing plant;
- g) a packaging plant;
- h) a parking lot;
- i) a printing plant;
- j) a processing plant;
- k) a public garage;
- l) a public use, in accordance with the provisions of Section 5.22 of this Zoning By-Law;
- m) a retail outlet, a wholesale outlet or a business office accessory to a permitted use;
- n) a service shop;
- o) a warehouse.
- p) a wayside sand or gravel pit, outside of a designated settlement, in accordance with the provisions of Section 5.33 of this Zoning By-Law.

MG-3: General Industrial

- a) all uses permitted in Section 19.1 of this By-law;
- b) a coffee and donut shop;
- c) a repair garage for servicing farm vehicles and farm equipment;
- d) a retail farmers market; and
- e) a retail store

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