

For Lease

Modern Warehouse with Trailer Storage



101 Brock Road South, Puslinch, ON

Up to ±585,500 Sq. Ft. Available
HEAVY POWER

EVAN S. WHITE*

Vice Chairman

416 798 6232

evan.white@cbre.com

CORBY ROLIN*, SIOR

Senior Vice President

416 798 6262

corby.rolin@cbre.com

EVAN T. WHITE*

Vice President

905 234 0377

evan.white2@cbre.com

CBRE

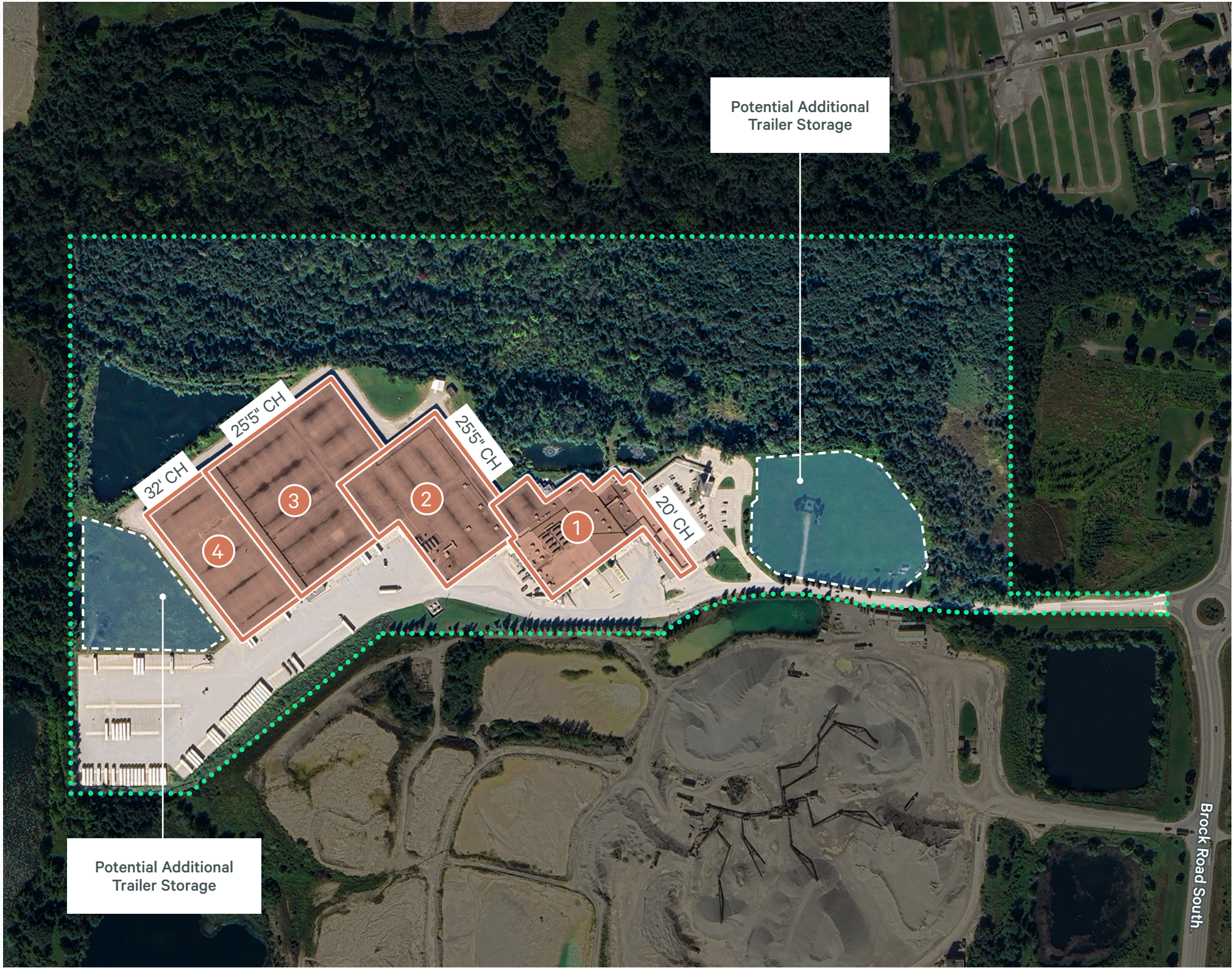
*Sales Representative

Asset Overview - Entire Building

TOTAL SIZE	±585,500 Sq. Ft. (±3% Office, ±97% Warehouse) Divisible options available, please see next page
LOT SIZE	Approx. 42 Acres Net Usable
ASKING RATE	\$13.00 Per Sq Ft. Net
T.M.I. (EST. 2025)	CAM: \$0.55 Per Sq. Ft. Management Fee: \$0.35 Per Sq. Ft. Insurance: \$0.25 Per Sq. Ft. CAPEX: \$0.60 Per Sq. Ft. Realty Taxes: \$1.38 Per Sq. Ft. Total: \$3.13 Per Sq. Ft.
SHIPPING	46 Truck Level Doors, 4 Drive-In Doors
TRAILER PARKING	±160 Stalls (Up to an additional 10 acres available for trailer parking, potentially to add significantly more spots)
CAR PARKING	±257 Stalls
CLEAR HEIGHT	20' - 32'
POSSESSION	Immediate
POWER	±18,000 Amps
ZONING	IND + NE (Part Industrial + Part Natural Environment – Environmentally Protected)
COMMENTS	— Potential to get existing flow through racking, please speak with Listing Agents — Currently serviced by well and waste water treatment and pumped out disposal — Portion of roof completed in the last five years — Modern shipping and trailer storage areas with gated yard — LED motion sensor lighting in most of the warehouse — Hydraulic locks and truck restraints — Food grade facility — Conveniently located in an upcoming industrial area west of Milton



Divisible Options Available | Up to ±585,500 Sq. Ft.

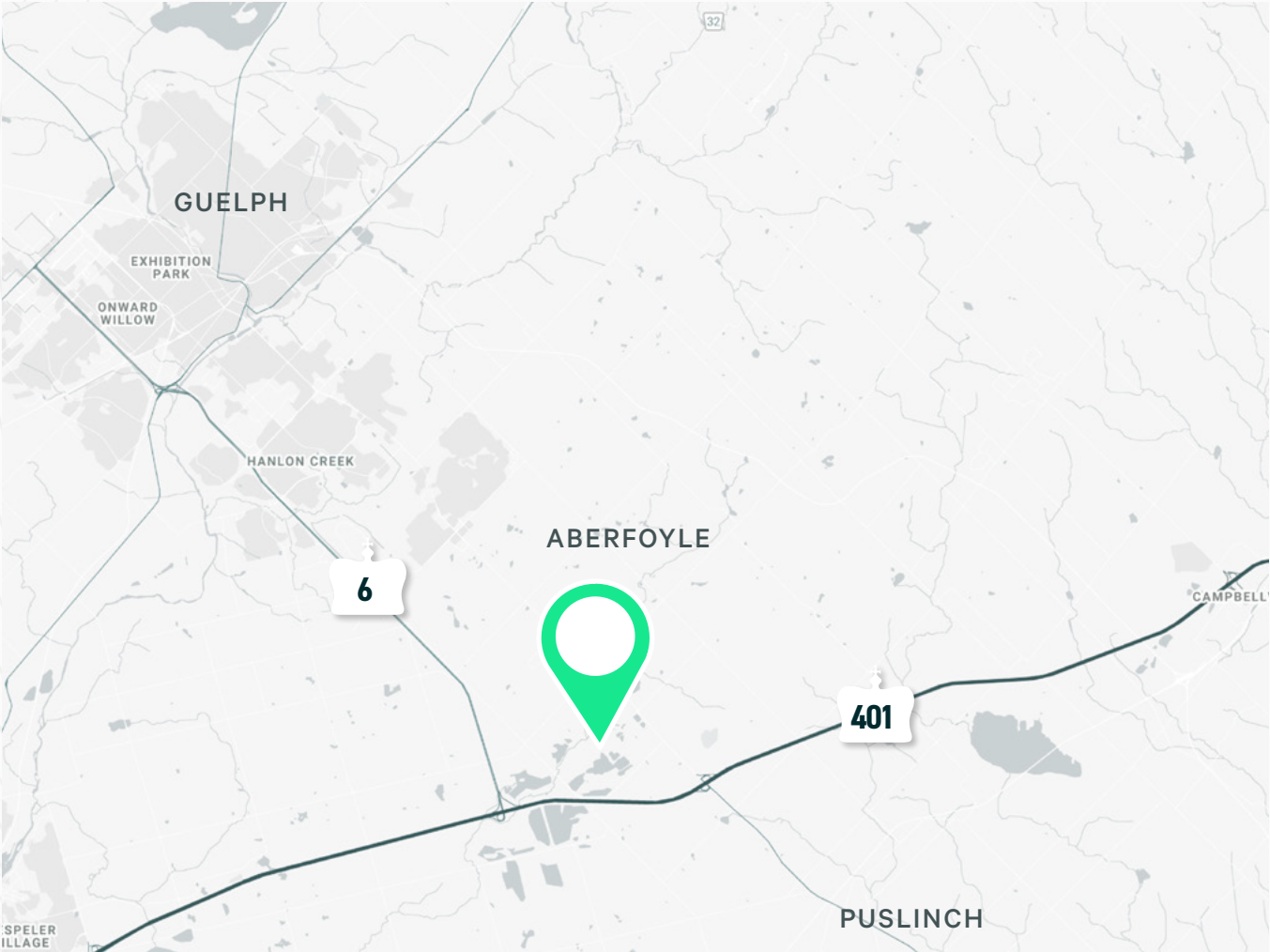


1 OPTION #1	Size ¹ : ±113,500 Sq. Ft. Office ¹ : ±5% Existing Shipping: 10 Truck Level Doors, 2 Drive-in (Potential to add additional shipping doors) Clear Height: 20' Asking Lease Rate: \$12.00 Per Sq. Ft. Net
2 OPTION #2	Size ¹ : ±152,000 Sq. Ft. Office ¹ : ±3% Shipper's Office Existing Shipping: 6 Truck Level Doors, 1 Drive-in (Potential to add additional shipping doors) Clear Height: 25'5" Asking Lease Rate: \$12.00 Per Sq. Ft. Net
3 OPTION #3	Size ¹ : ±203,000 Sq. Ft. Office ¹ : ±2,000 Sq. Ft. Receiver's Office Existing Shipping: 16 Truck Level Doors, 1 Drive-in (Potential to add additional shipping doors) Clear Height: 25'5" Asking Lease Rate: \$12.00 Per Sq. Ft. Net
4 OPTION #4	Size ¹ : ±117,000 Sq. Ft. Office ¹ : ±3% Shipper's Office could be made available Existing Shipping: 14 Truck Level Doors (Potential to add additional shipping doors) Clear Height: 32' Asking Lease Rate: \$13.00 Per Sq. Ft. Net

¹All sizes are approximate.

Location

[Click to View Amenities Map](#)



Population

±147,931

Labour

±85,641

Median Age

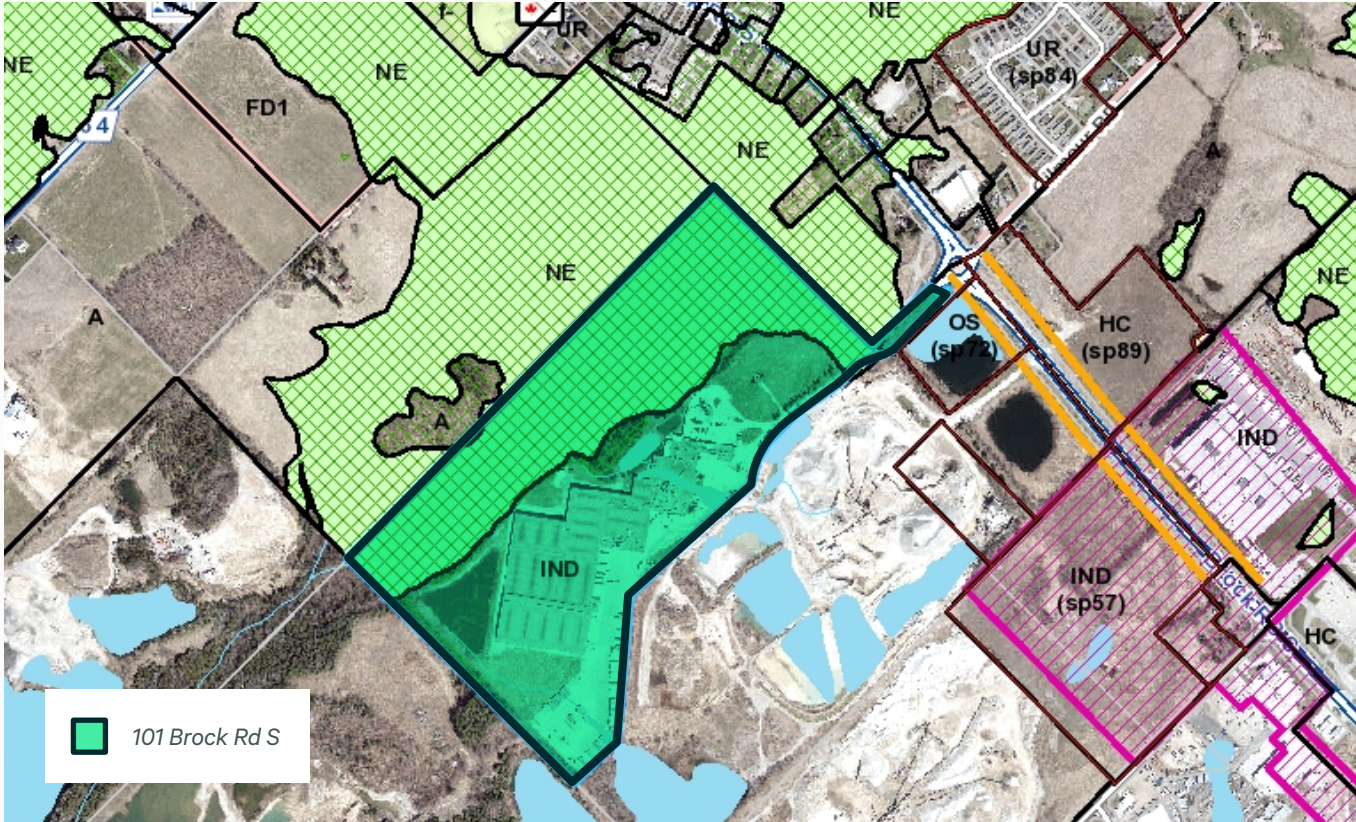
37.9 yrs

TO HIGHWAY 401	8 MIN / 4.8 KM
TO HIGHWAY 6	8 MIN / 4.7 KM
TO DOWNTOWN GUELPH	21 MIN / 16.7 KM
TO DOWNTOWN CAMBRIDGE	28 MIN / 23.6 KM
TO DOWNTOWN TORONTO	1 HR 8 MIN / 83.7 KM

Zoning - *IND + NE*

[Click Here For Additional Info](#)

Part Industrial + Part Natural Environment - Environmentally Protected

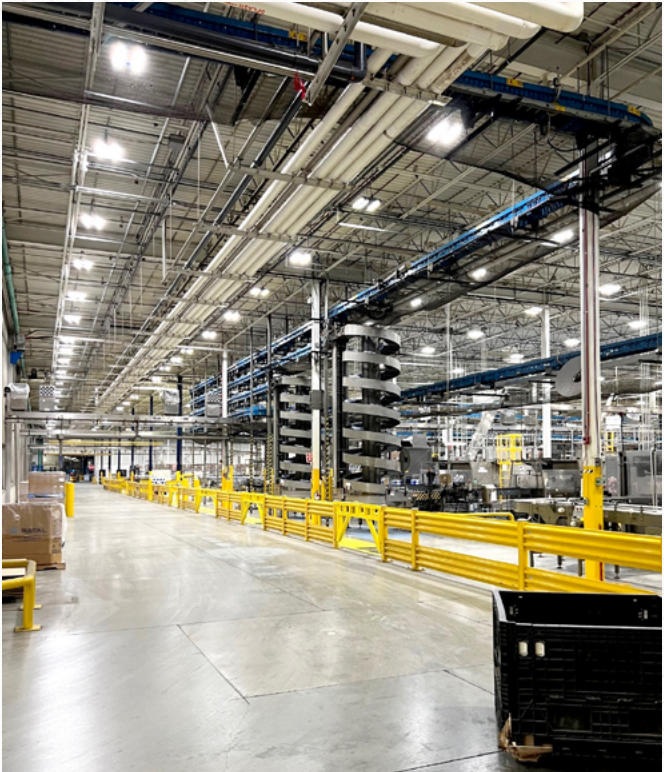
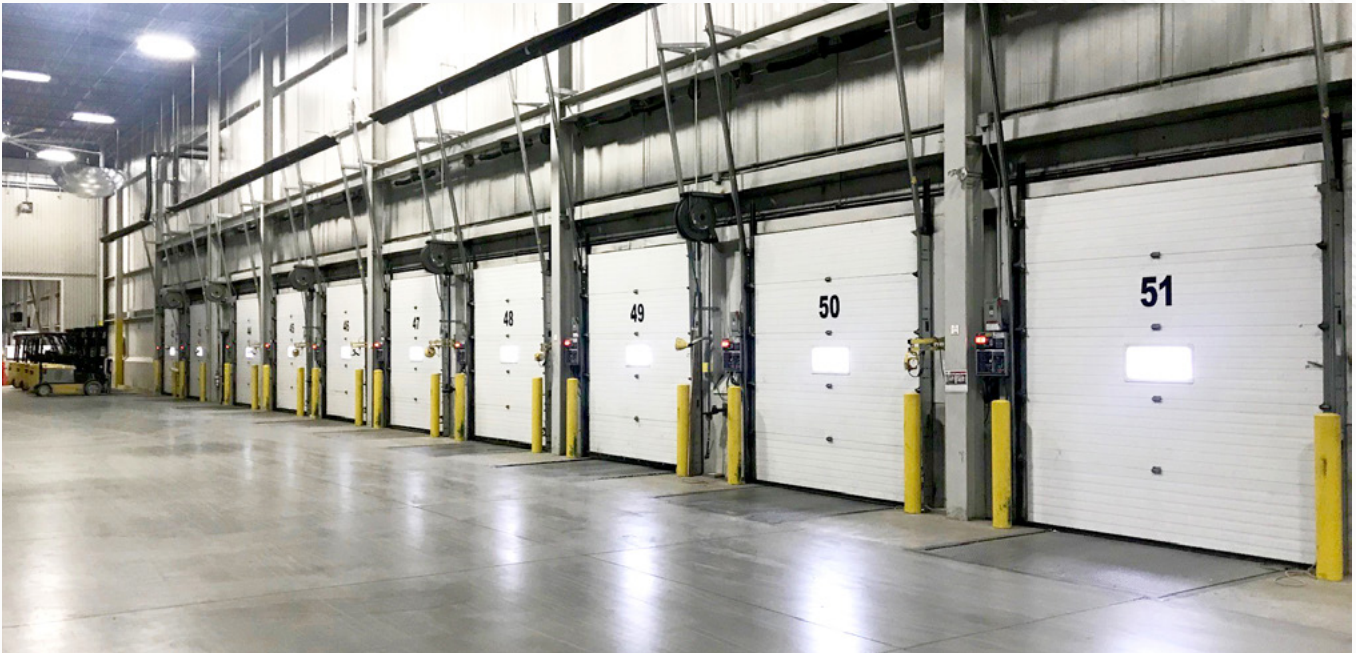
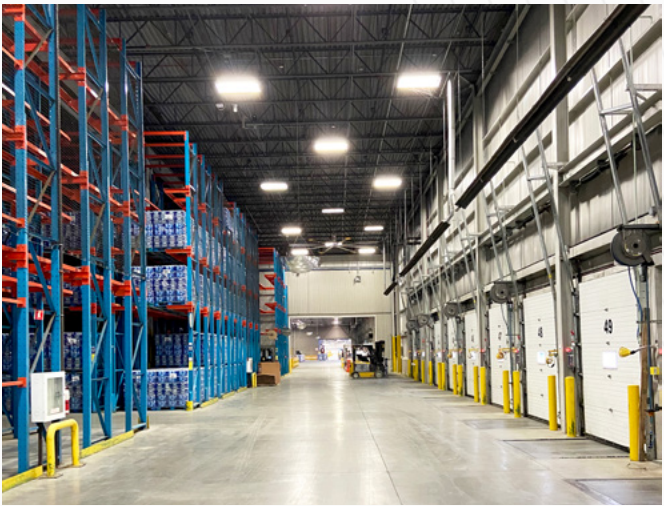
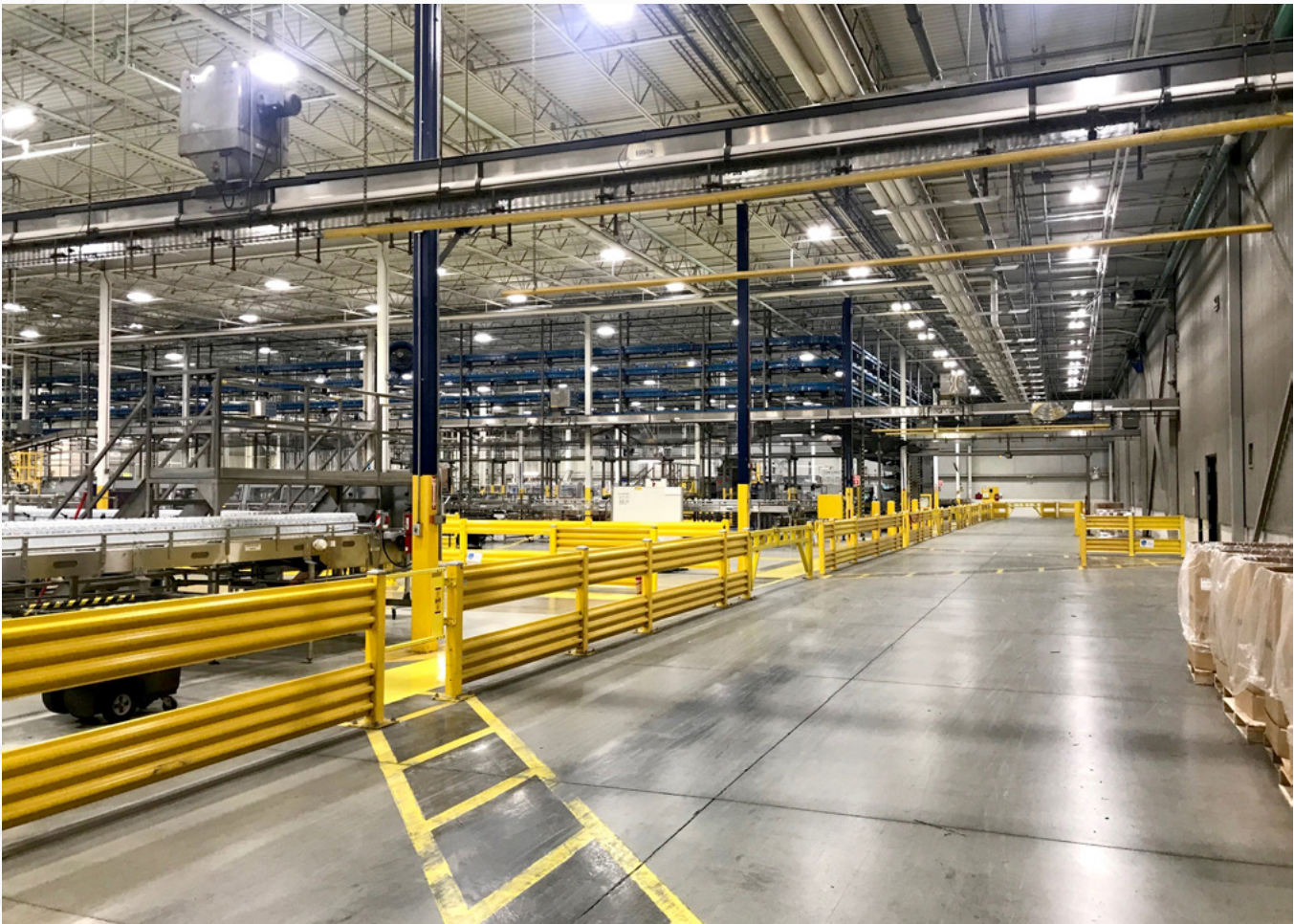


PERMITTED USES

- Agricultural service and supply establishments
 - Motor vehicle body shop
 - Building supply store
 - Business or professional office
 - Caterer's establishment
 - Commercial fitness centre
 - Commercial self-storage facility
 - Contractor's yard
 - Dry cleaning plant
 - Factory outlet (2)
 - Fuel depot
- Grain storing, weighing and drying operation
 - Industrial use (1)
 - Industrial equipment rental establishment
 - Medical marihuana production facility
 - **Outdoor storage area** or accessory processing area
 - **Outdoor storage use**
 - Postal or courier outlet
 - Recycling facility
 - Equipment rental establishment
 - Restaurant
- Sawmill
 - Service or repair establishment
 - Trade service establishment
 - Transport terminal
 - Warehouse

NE PERMITTED USES

- Agricultural use
- Boat house, boat dock
- Conservation use
- Public park





101 Brock Road South

PUSLINCH, ON

For Lease / Modern Warehouse with Trailer Storage

Contact Us

EVAN S. WHITE*

Vice Chairman

416 798 6232

evan.white@cbre.com

CORBY ROLIN*, SIOR

Senior Vice President

416 798 6262

corby.rolin@cbre.com

EVAN T. WHITE*

Vice President

905 234 0377

evan.white2@cbre.com

*Sales Representative

CBRE Limited, Real Estate Brokerage | Toronto West | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("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