CUSHMAN & WAKEFIELD
Southwestern Ontario

# FOR LEASE

# 1130 WELLINGTON STREET

*Dresden, ON*






## PRIME INDUSTRIAL/WAREHOUSE/MANUFACTURING/LOGISTIC SPACE

| ASKING RENT | ADDITIONAL RENT | AVAILABLE SPACE |
|---|---|---|
| $6.00 PSF NET | $2.00 PSF (Est.) | 32,000 SF |


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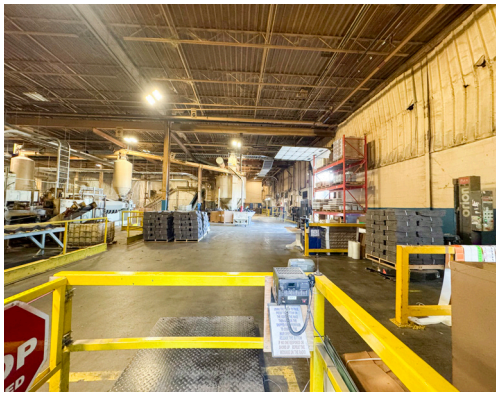
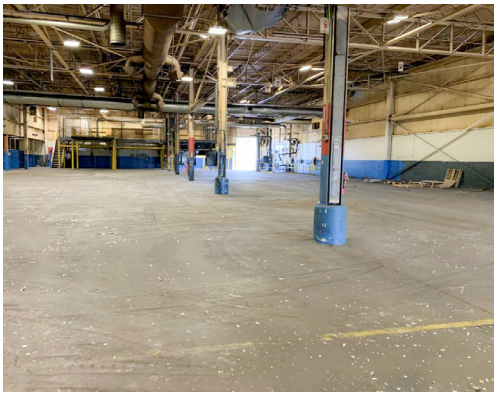
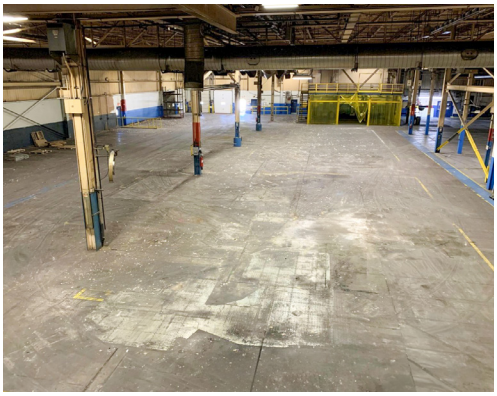
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# ABOUT THE PROPERTY

Prime industrial/warehouse/manufacturing/logistic space available for lease. Located directly on Wellington Street in the southeast area of Dresden Ontario.

- **Additional Rent includes the tenant's share of the property tax, building Insurance, Common area maintenance and light utility usage**
- **Available Space:** 32,000 SF
  - » **Office Space:** 2,000 SF
  - » **Industrial/warehouse/manufacturing Space:** 30,000 SF
- **Zoning:** M1 - permits a wide range of uses
- **Parking:** Plenty of on-site surface space for vehicles, trucks and trailers
- **Power:**
  - » 3 Phase
  - » 600 Volts
  - » 400 Amps
- **Clear Height:** Approx. 20'-22'
- **Dock Loading Doors:** 2 (12'-16')
- **Grade Loading Doors:** 2 (10'-12')
- Very well maintained property and building
- Fresh air exchanger is installed in the building
- Building is sprinklered
- For any heavy manufacturing uses, the Utility cost/ Additional Rent will have to be increased and adjusted accordingly
- The building is centrally located between London and Windsor
- Property in located 31Km to Hwy. 401 and 52 Km to Hwy. 402
- The landlord is able to provide freight/pallet/lift truck unloading/loading services to any potential tenant for an additional fee

## *Warehouse Area*



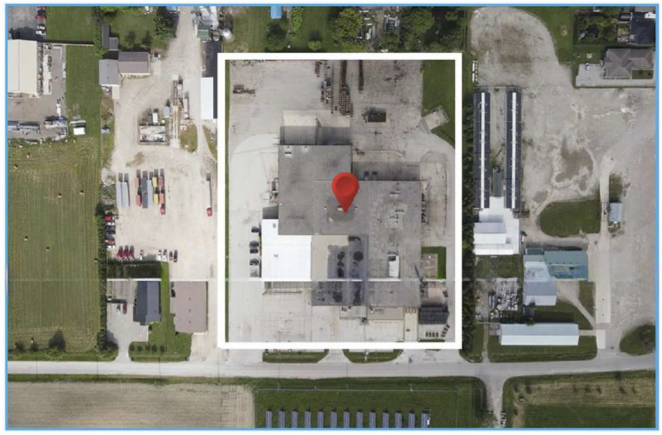

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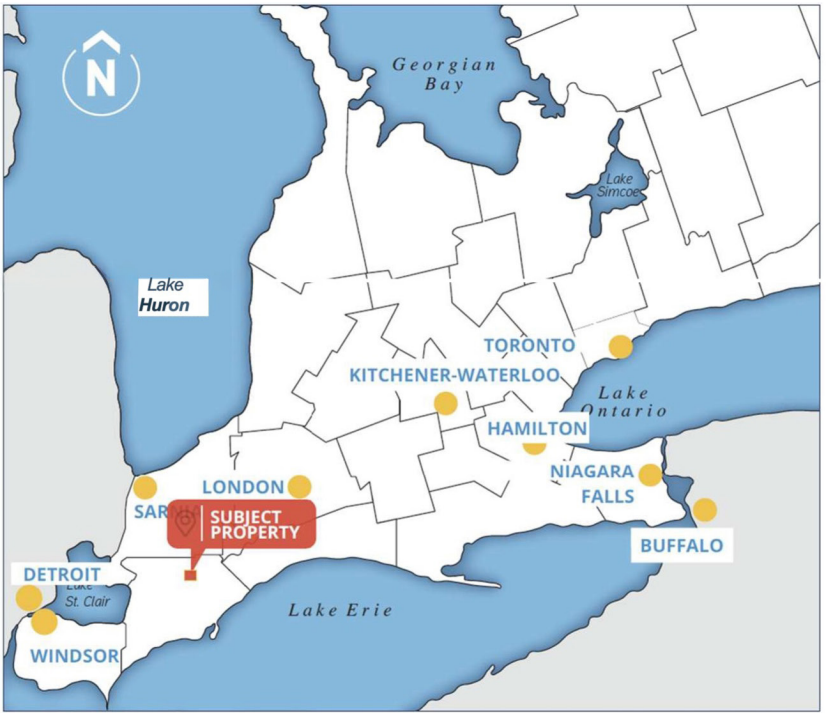
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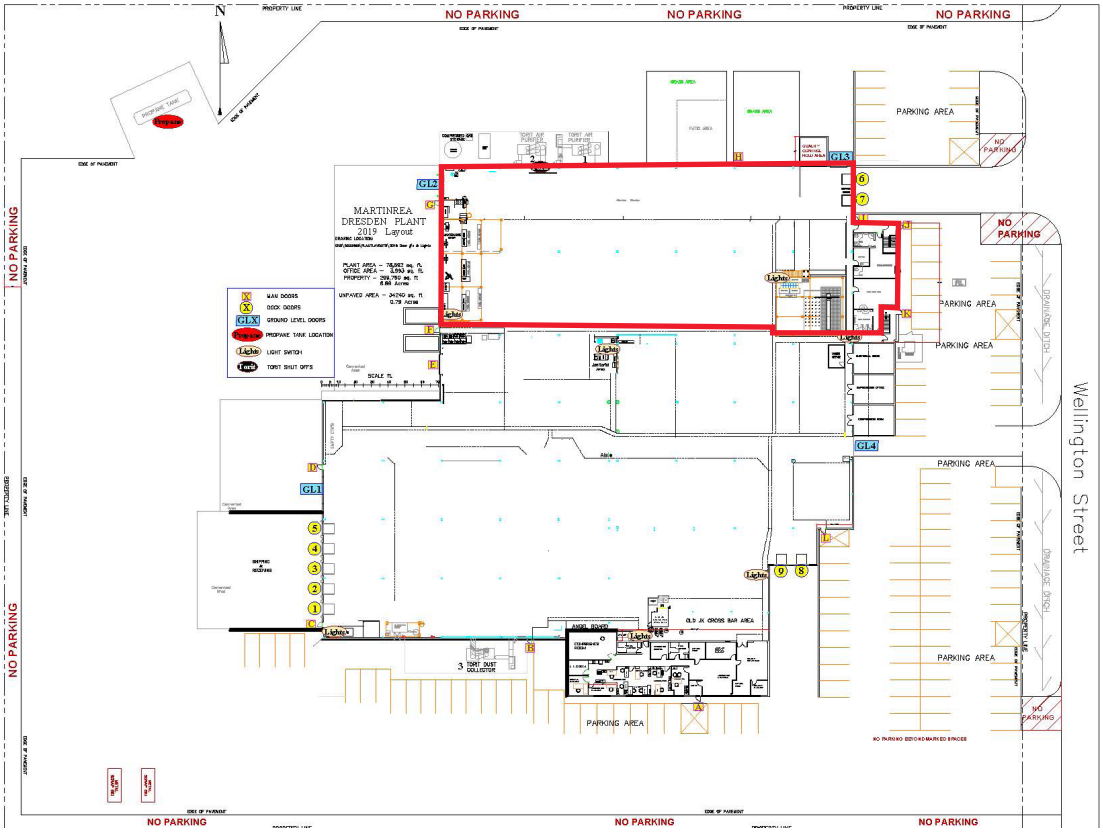
# PROPERTY LOCATION | SITE PLAN






| TRAVEL DISTANCES | | | |
|---|---|---|---|
| To London Centre | 114km | To Sarnia | 53km |
| To Kitchener -Waterloo | 207km | To Buffalo | 330km |
| To Hamilton | 227km | To Ambassador Bridge | 112km |
| To Toronto | 294km | To Detroit | 112km |

## *Plant Layout*





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# ZONING

| *Permitted Uses \| General Industrial Zone (M1)* | | | |
|---|---|---|---|
| Agricultural Implements Sales and Service Establishment | Car Wash, Manual | Gas Bar | Towing Establishment |
| Animal Grooming | Commercial Entertainment and Recreational Establishment | Grain Elevator or other Storage Facility for Farm Produce | Train Depot |
| Asphalt and Concrete Batching Plant | Commercial School | Industrial Mall | Truck Terminal |
| Assembly Hall | Construction/Industrial Equipment Sales and Service Establishment | Industrial Use, which is not noxious | Warehouse |
| Automobile Body Shop | Contractor's Yard | Laboratory or Scientific Research Facility | Wholesale Business with Accessories Retail Business |
| Automobile Repair Shop | Courier Service | Nursery | |
| Automobile Sales and Service Establishment | Dry Cleaning Establishment | Office | |
| Automobile Service Station | Eating Establishment | Public Storage | |
| Builder's Supply Yard | Eating Establishment - Drive-in | Rental Establishment | |
| Bulk Fuel Storage | Eating Establishment - Take-out | Service or Repair Shop | |
| Call Centre | Factory Outlet | Service Trade Establishment | |
| Car Wash, Automatic | Garage, Public | Taxi Establishment | |
| https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%20216-2009.pdf#search=zoning | | | |

| *5.14.2 Regulations:* |
|---|
| Each use permitted in a General Industrial Zone (MI) is subject to: |
| the regulations in Section 4; |
| the regulations detailed in the following Performance Standard Chart applicable to the zone; and |
| any exceptions referred to in Schedule "B" applicable to the land, building or structure. |



| Permitted Uses | Lot Area Minimum | Lot Frontage Minimum | Front Yard Depth Minimum | Interior Side Yard Width Minimum | Exterior Side Yard Width Minimum | Rear Yard Depth Minimum | Lot Coverage Maximum | Maximum Density per Lot | Landscaped Open Space Minimum | Maximum Building Height | Other Provisions |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **M1 General Industrial - See Section 5.14 of this By-law** | | | | | | | | | | | |
| Uses permitted in a M1 Zone | N/A | 30 m | 9 m | 3 m or 7.6 m if abutting a Residential Zone | 3 m or 7.6 m if abutting a Residential Zone | 7.6 m or 15 m if abutting a Residential Zone | 60% | N/A | 10% | N/A | Open storage: 15%of lot area<br><br>On site retail: 20% of gross floor area for retail sale of products manufactured and/or warehoused on premises |


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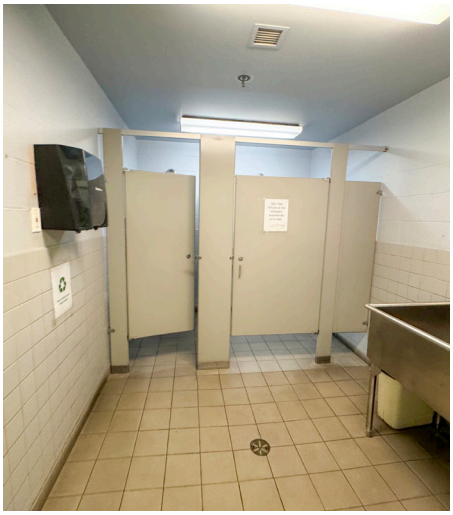
# PROPERTY IMAGES

*Office Area/Locker Room*














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# PROPERTY IMAGES

*Exterior photos*












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