

FOR LEASE

215 GILBERT STREET, WEST LORNE, ONTARIO

PROPERTY FEATURES:

E&E McLAUGHLIN
LTD
WAREHOUSING

Move-In Ready Industrial Facility with Outstanding Logistics Infrastructure

Building Size	50,000 sq ft + Warehouse / 1,600 sq ft + Office Space
Year Built	1980 with recent updates
Clear Height	14'3" - Beam / 16'2" - Roof Deck
Shipping	3 Loading Docks / 1 Ground Level Door
Zoning	M1 (General Industrial)
Comfort	Radiant Tube Heating / A/C in Office Area
Electric	1200 amps / 600 volts
Property Tax	\$25,000 /yr

LOCATION:

Ease of access to Southwestern Ontario as well as U.S. Borders

For Lease by: E&E McLaughlin Ltd.

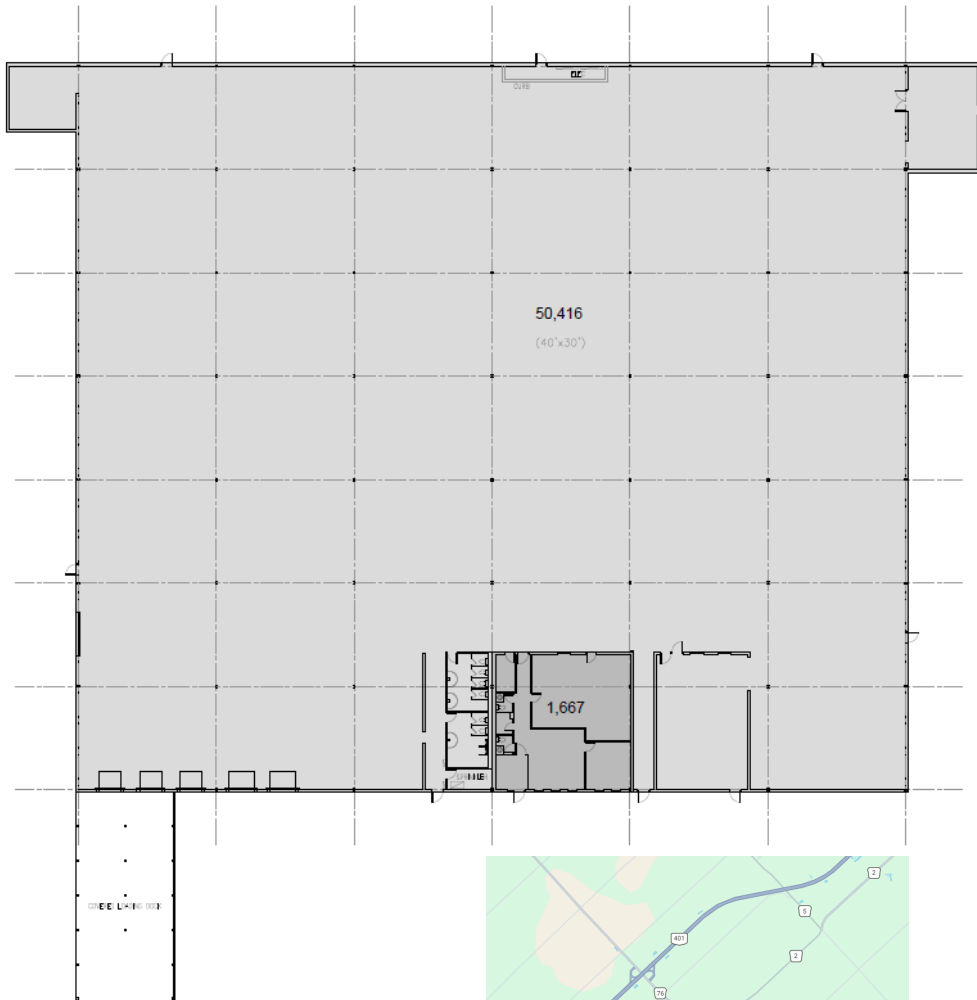


Kassandra Way 519-808-6525
Kassandra@eemclaughlin.com

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Permitted Uses:

- bulk sales establishment
- *cannabis cultivation and processing
- car wash
- contractor's yard or shop
- crematorium
- dry cleaning establishment
- industrial use machine shop
- mini-storage warehouse
- propane transfer facility
- public garage
- *outside storage
- *retail store as an accessory use
- salvage yard
- service shop
- truck terminal
- warehouse

*with special use regulations



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