



For Sublease: Industrial

Unit 2 - 42 Arrow Road, Guelph


8,476 SF Industrial Unit Available for Sublease in Guelph's Northwest Industrial Park.


Lennard: Here is where your business will *grow*.

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Unit 2 - 42 Arrow Road, Guelph



 Available Area
8,476 SF

 Net Rent
\$13.95 PSF

CAM & Taxes
\$5.00 PSF (Est. 2024)

 Availability
Immediate

 Term
June 30, 2027

 Zoning
B.4

 Shipping
1 Drive-In Door

 Clear Height
11'10" - 16'

 Power
**200 Amps
600 Volts**

 Listing Agents
Darren Shaw, SIOR
Broker, Partner

519.514.3370
dshaw@lennard.com

Austin Randall*
Associate Vice President
519.514.3371
arandall@lennard.com

Keith Saulnier
Sales Representative
519.514.3368
ksaulnier@lennard.com

Property Highlights

- Attractive, well maintained multi-tenant building
- Divisible to 5,300 SF
- Minutes from downtown Guelph, quick access to Hwys 6 & 7
- Fully air-conditioned and well lit
- Suitable for a wide range of uses including office, research, R&D, advanced tech and light manufacturing...

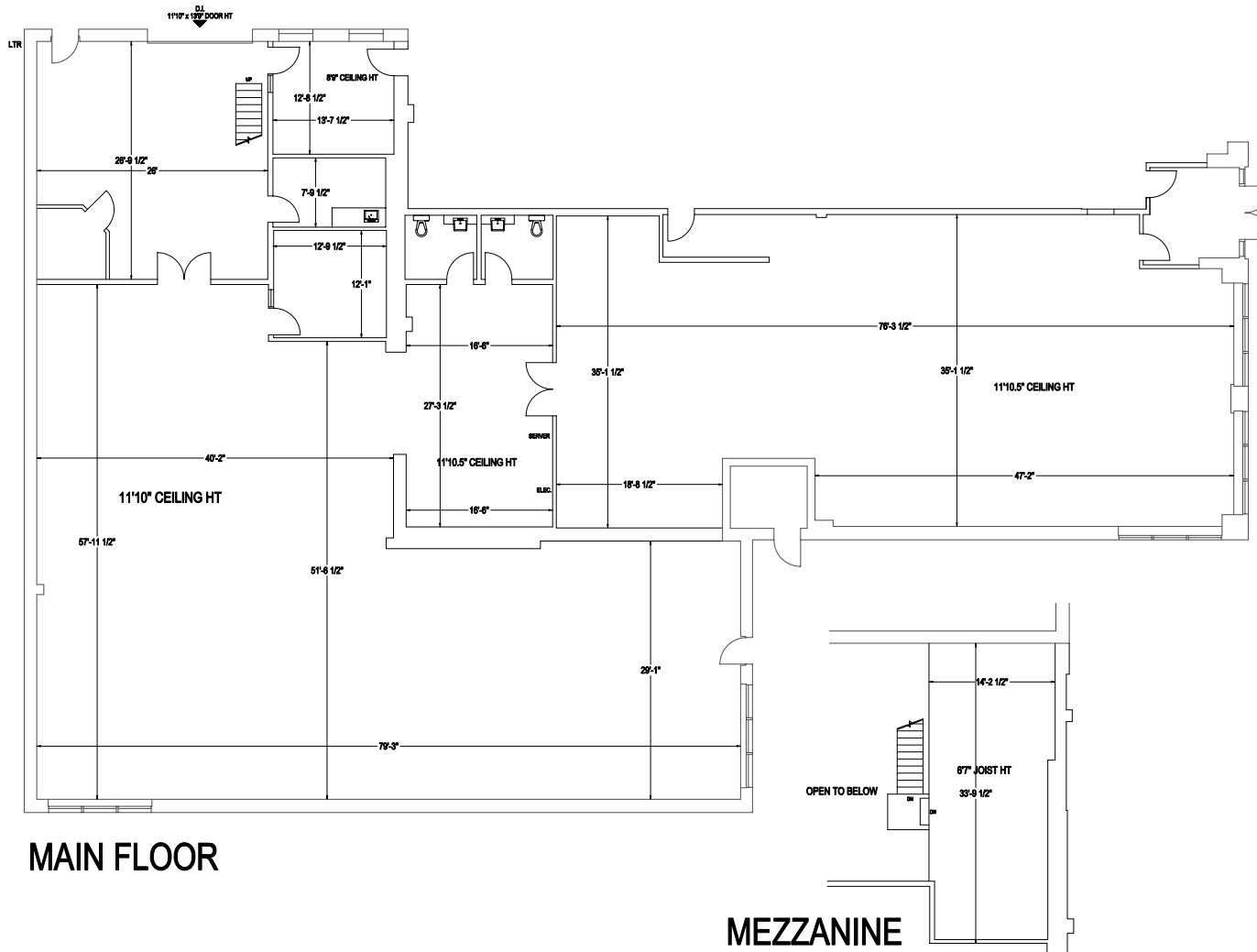
Lennard:

*Sales Representative

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Floor Plan



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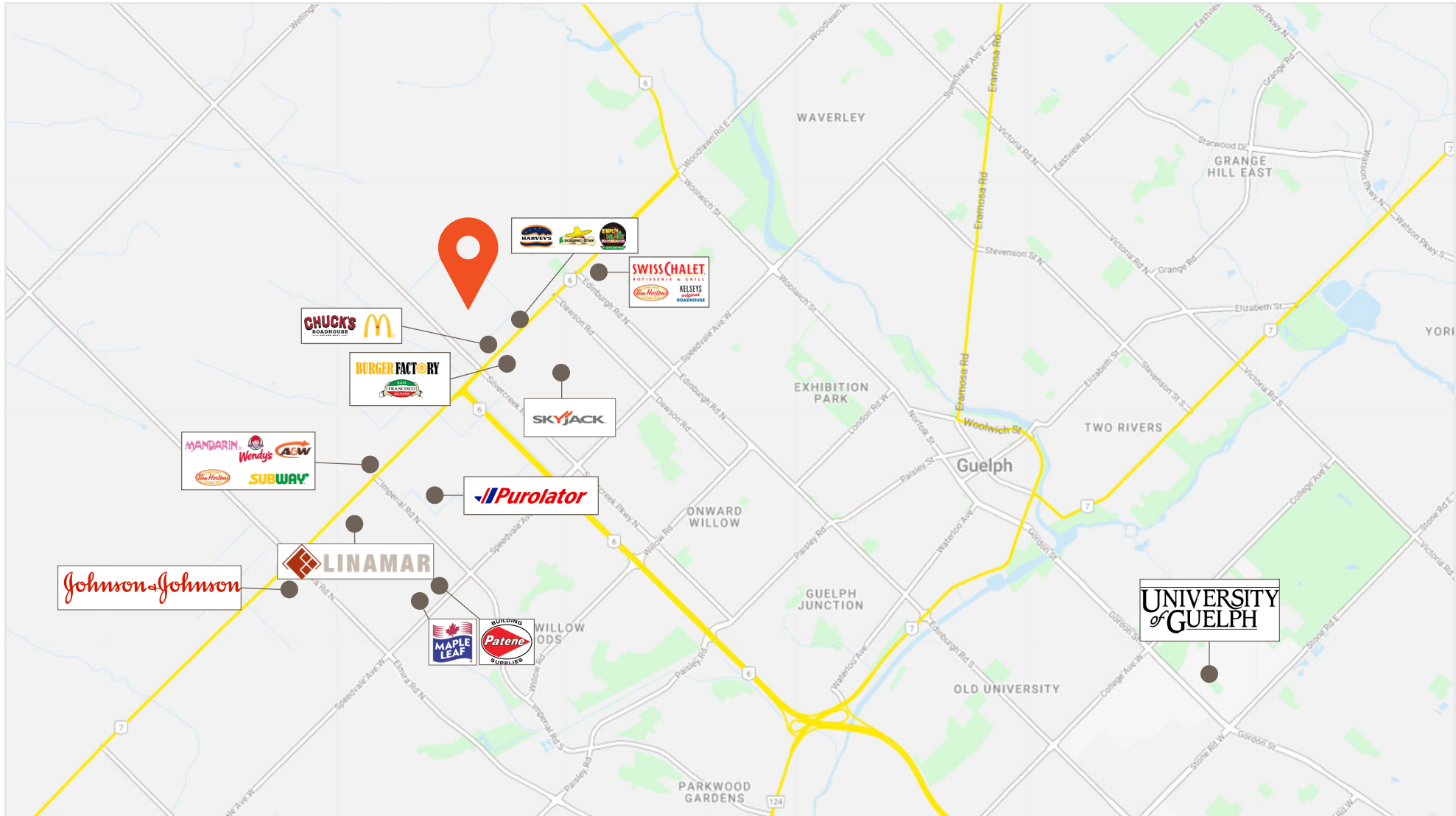


Photos



Unit 2- 42 Arrow Road, Guelph

Map



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519.514.3371
arandall@lennard.com

Keith Saulnier
Sales Representative
705.774.6799
ksaulnier@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com

southwestern ontario
INDUSTRIAL
www.swoindustrial.com

*Sales Representative
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