

# Workshop

460 Melair Drive, Ayr ON NoB 1E0

Lease



## Excellent Workshop Space

|   |   |
|---|---|
| LOCATION:                                   | Ayr Industrial Park   |
| CONFIGURATION:                              | Detached Building<br>Industrial Space with Separate Offices |
| TOTAL AREA OF BUILDING:                     | ± 2,400 sq ft   |
| OFFICE AREA                                 | ± 400 sq ft   |
| AVAILABLE PLANT/WAREHOUSE AREA              | ± 2,000 sq ft   |
| PLANT/WAREHOUSE HEADROOM                    | 14' Clearance   |
| ROLL UP DOORS                               | Two 14' x 12' doors & One 12' x 12'                         |
| ZONING:                                     | Z9 – Light Industrial                                       |
| TYPE OF CONSTRUCTION:                       | One storey building with steel siding walls                 |
| OUTSIDE STORAGE:                            | ± 1.67 acres  |
| ELECTRICAL:                                 | 600 V, 200 amp service                                      |
| WASHROOM FACILITIES:                        | Yes   |
| HEATING:                                    | Gas radiant heating   |
| LIGHTING:                                   | Fluorescent   |
| \$ PER SQUARE FOOT PER MONTH                | negotiable depending on length of lease*                    |
| TMI (REALTY TAXES, MAINTENANCE & INSURANCE) | \$2.95 sq ft*   |

\* Rates may vary

January 7, 2019



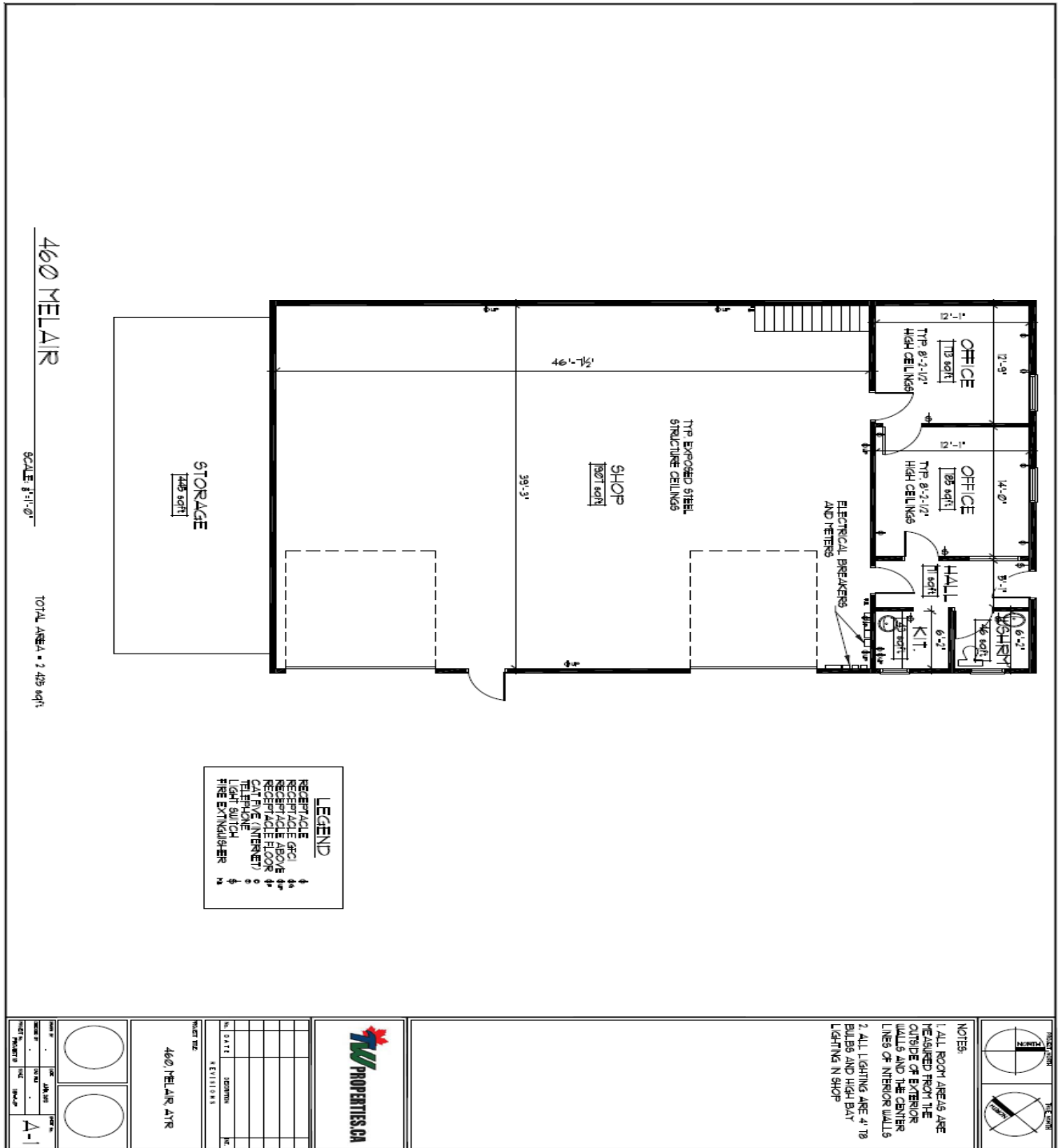
**For more information:**

**519-623-3440 email: [info@twproperties.ca](mailto:info@twproperties.ca)**

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