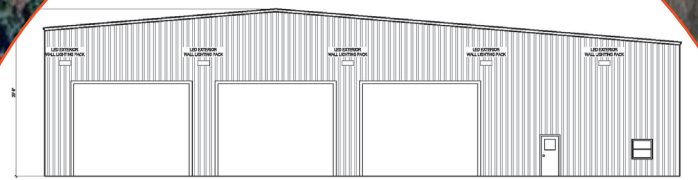
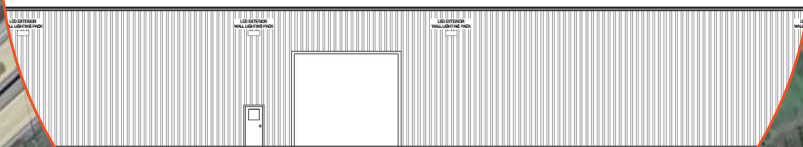




6.96 acres



1 FRONT ELEVATION
SCALE: 5/8" = 1'-0"



2 SIDE 1 ELEVATION
SCALE: 5/8" = 1'-0"

For Lease: Design Build - 16,500 SF

225-275 Development Drive
Prescott, ON

Lennard: Imagine the Possibilities.

lennard.com

225-275 Development Drive, Prescott

Design build industrial for lease.



Available Space
16,500 SF
Land Size
6.96 acres



Zoning
M1



Rent
\$17.50 PSF
Operating Costs & Taxes
\$5.00 PSF (estimated 2025)



Availability
Immediate



Listing Agent
Ian Shackell*
Partner
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ishackell@lennard.com

Matt Shackell*
Vice President
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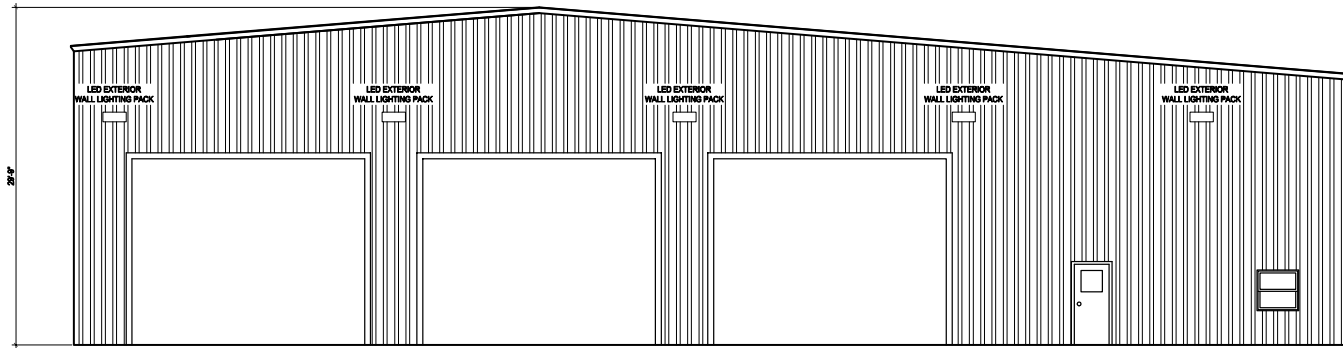
*Sales Representative

Property Highlights

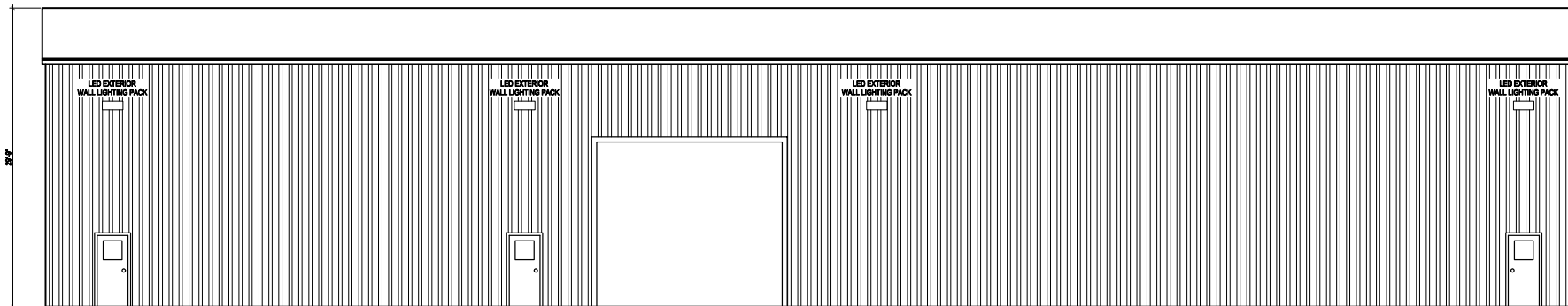
- 16,500 SF industrial warehouse shop space located in Prescott, ON right at Highway 401 Edwards Street exit
- Rural services, well and septic
- 7 drive in loading doors
- 26.5 ft clear height at middle section of building, 22ft on ends
- Ideal for trucking repairs, commercial truck tires and many other industrial uses
- Customize interior prior to construction. Steelway pre-engineered building design
- 18 months construction from lease signing

225-275 Development Drive

Elevation Plan



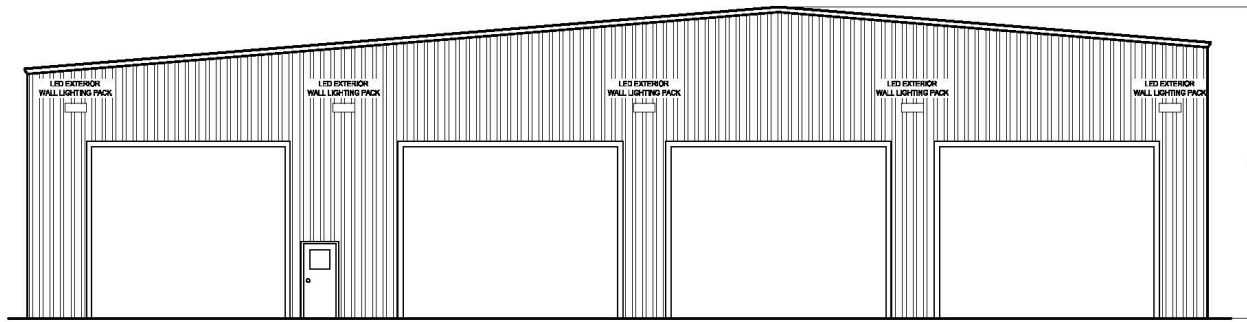
1
A-3 FRONT ELEVATION
SCALE: 5/64" = 1'-0"



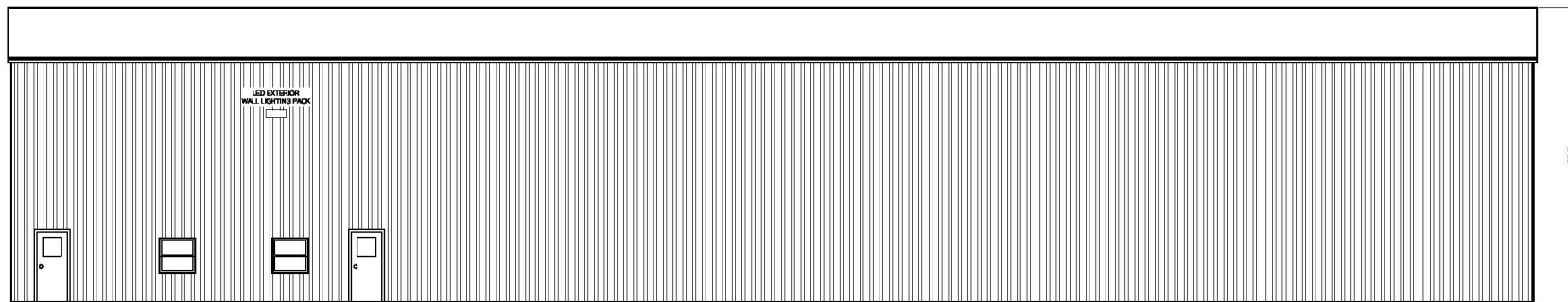
2
A-3 SIDE 1 ELEVATION
SCALE: 5/64" = 1'-0"

225-275 Development Drive

Elevation Plan



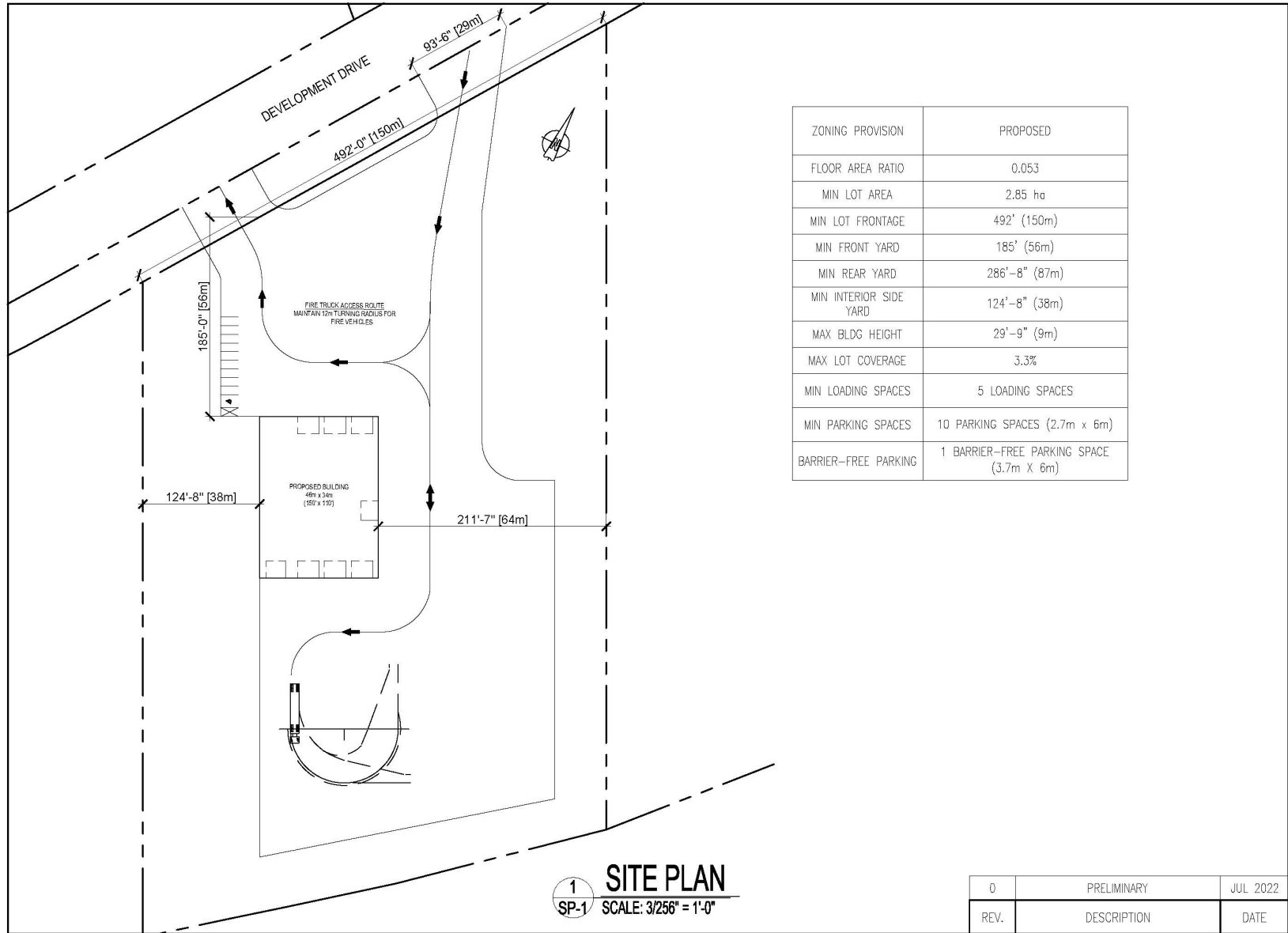
1 REAR ELEVATION
A-4 SCALE: 5/64" = 1'-0"



2 SIDE 2 ELEVATION
A-4 SCALE: 5/64" = 1'-0"

225-275 Development Drive

Site Plan



225-275 Development Drive

Location Map



6.96 acres

HWY 401

Independent

CANADIAN TIRE

Ultramar

McDonald's

BURGER KING

Tim Hortons

GIANT TIGER

HWY 401

51-minutes to Cornwall
50-minutes to Ottawa
1-hour to Kingston

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2024.