

# 26 French Drive

Mono, Ontario

For Sale

User/Investment | Industrial



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**Lennard:**








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Prime Industrial Property with Outside Storage Permitted

<p> <b>Main Building Area</b> <b>17,078 SF</b></p> <p>Office Area <b>3,500 SF</b></p> <p><b>Rear Building Area</b> <b>4,582 SF</b></p> <p>Office Area <b>336 SF</b></p> <p> Possesion (Flexible) <b>90 days minimum</b></p>	<p> <b>Price</b> <b>\$7,995,000</b></p> <p> <b>Total Lot Size/Zoning</b> <b>3.39 ac. / E2</b></p> <p> <b>Clear Height</b> <b>Main Building</b> <b>21'6"</b></p> <p><b>Rear Building</b> <b>14'3"</b></p>	<p> <b>Electrical Main Building</b> <b>600 Volts</b> <b>400 Amps</b></p> <p><b>Electrical Rear Building</b> <b>600 Volts</b> <b>200 Amps</b></p> <p> <b>Shipping:</b> <b>Main Building</b> <b>2 DL, 2 DI</b></p> <p><b>Rear Building</b> <b>2 DI</b></p>
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## Offering Details

- Main building has 5 ton crane (60' span and 90' run)
- Energy Efficiencies – in floor heating, upgraded insulation
- Excess Yard space for outdoor storage or further development
- Quick Access to Highways 9 & 10

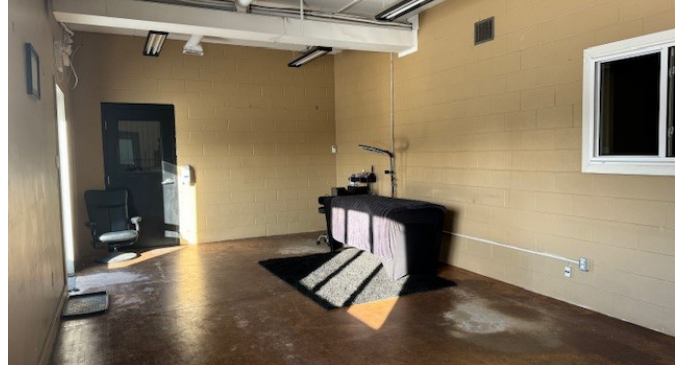
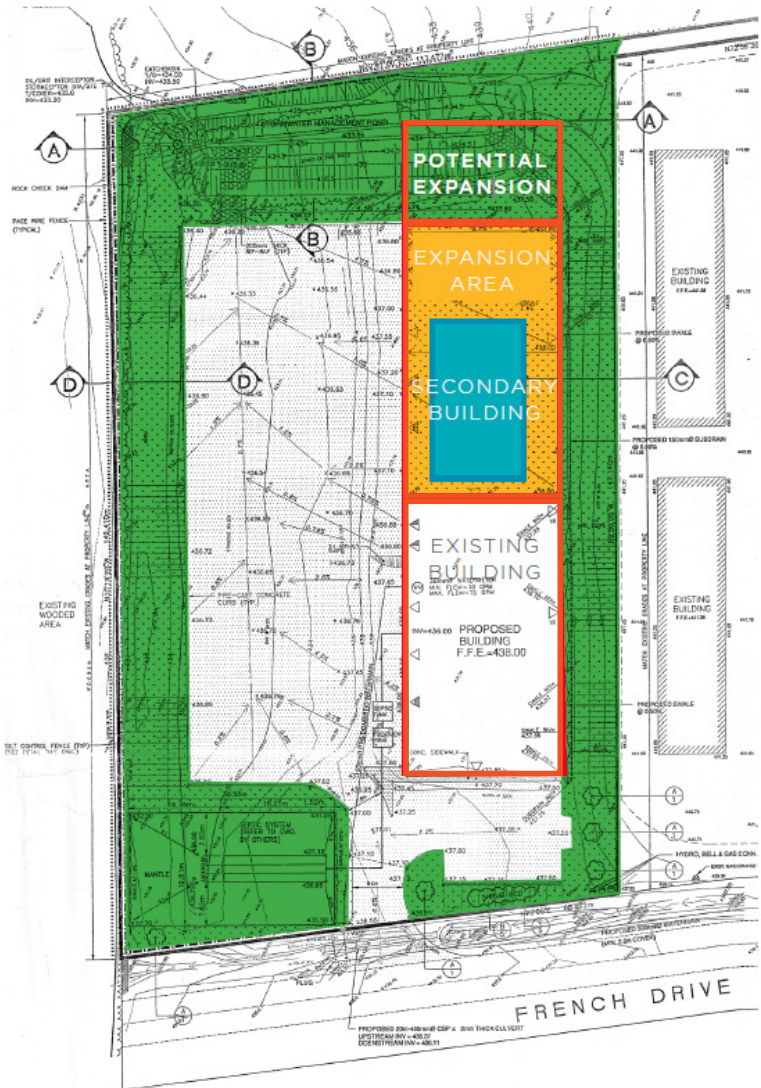
<p><b>Available User Space:</b></p>	<ul style="list-style-type: none"> <li>• Unit 1 (11,188 SF with 2,522 SF office)</li> </ul>
<p><b>Leased Space:</b></p>	<ul style="list-style-type: none"> <li>• Rear Building – 4,582 SF, expiry June 30, 2027</li> <li>• Unit 2 - 5,890 SF, expiry June 30, 2029</li> </ul> <p><i>Call Listing Agent for Details</i></p>



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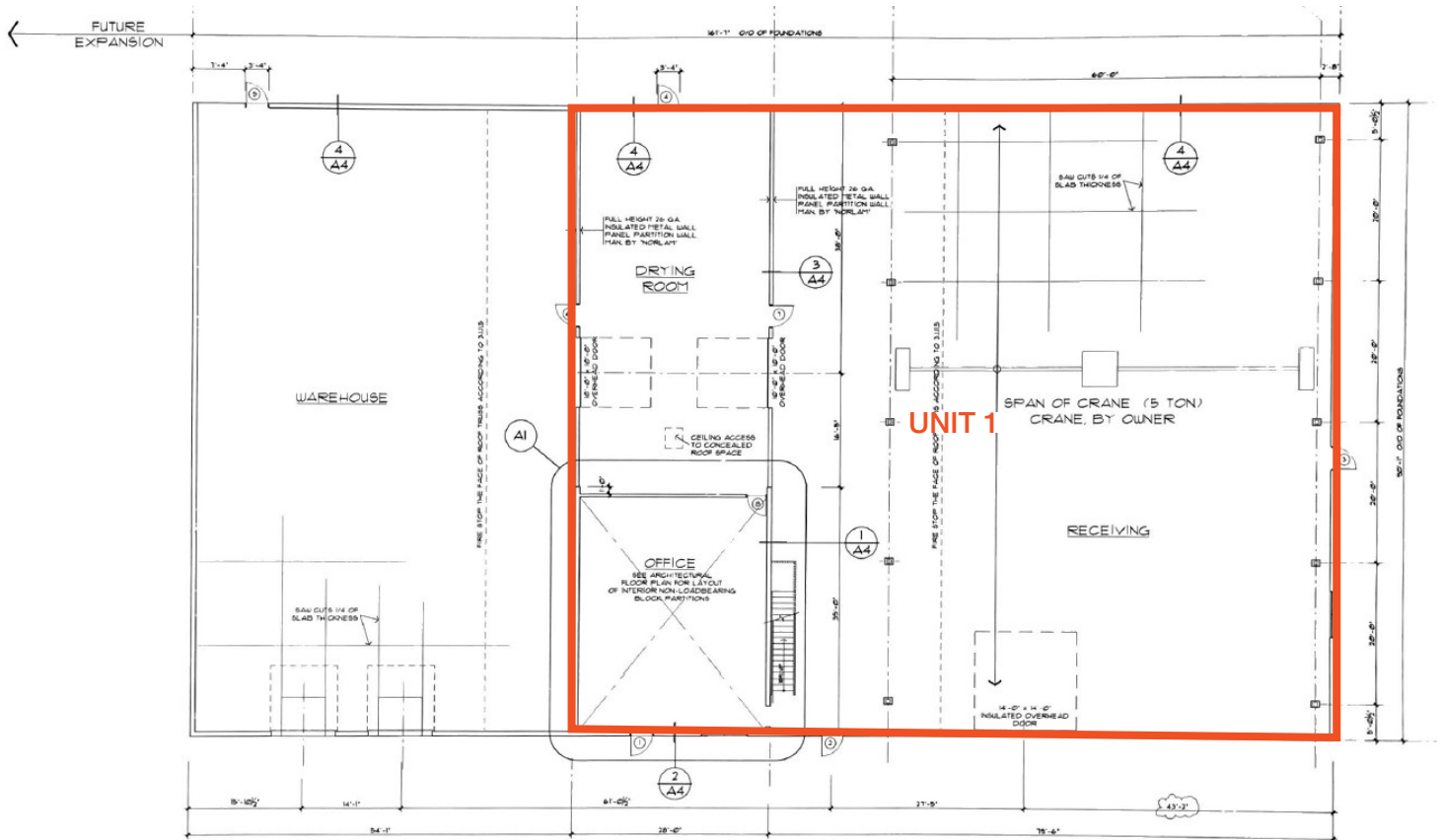
## Lot Plan



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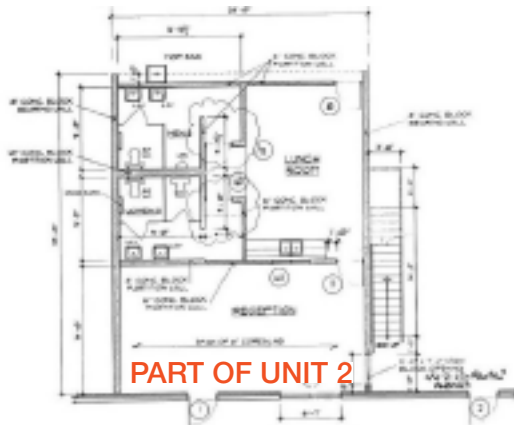


Unit 1 in the Main Building is available as "Vacant Possession"

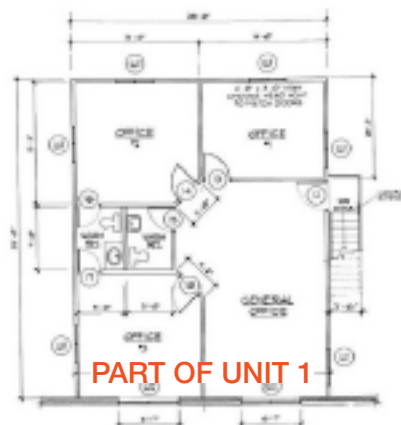


Office Plan

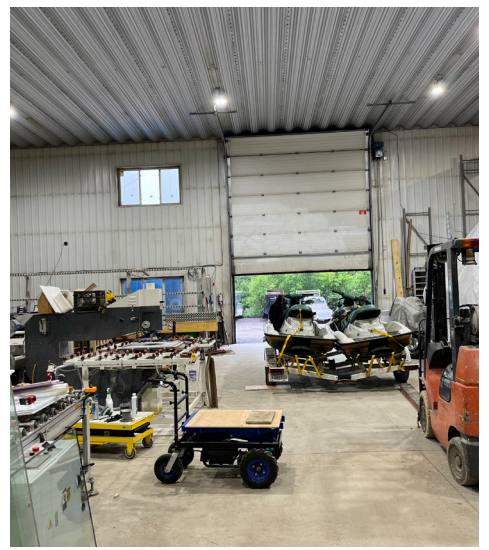
GROUND FLOOR



SECOND FLOOR



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## COMMERCIAL-LIGHT INDUSTRIAL ZONE (CM):

### CM Permitted Uses Include:

No person shall within any CM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CM uses, namely:

#### (a) RESIDENTIAL USES

- An accessory dwelling unit

#### (b) NON-RESIDENTIAL USES

- an auctioneer's establishment
- a banquet facility
- a building supply yard
- a business office
- a clinic
- a commercial garage
- a display area for nurseries, greenhouses and automobile sales establishments and open storage areas for building supply yards and automobile sales establishments
- an equipment rental business
- a farm produce outlet
- a farm supply dealer
- a financial institution
- a manufacturing or assembling plant
- a merchandise service shop
- a funeral home
- a motel or hotel
- a nursery or greenhouse
- a printing or publishing facility
- a private club
- a public use
- a recreational establishment
- a restaurant
- a retail store
- a retail outlet accessory to a permitted CM use
- a variety or convenience store
- a warehouse
- a wholesale use accessory to a permitted CM use



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## Amenities & Transit Map



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