

For Lease: Industrial

6798 & 6806 Hiram Drive, Greely ON

7,202 SF Industrial Building on 2.161 acres of land

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6798 & 6806 Hiram Drive

6798 Hiram Drive
1.128-acre site

6806 Hiram Drive
1.033-acre site

Total: 2.161

Zoning
R3 - Rural General Industrial Zone
Permits outdoor storage.

Monthly Rent
$35,000 + HST

Listing Agents
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*Sales Representative

Main Building:

- The main building features four large drive-in doors and a dedicated wash bay. With a clear height of 18-20 feet, the space is ideal for high-end vehicle storage, showroom displays, and the restoration and rebuilding of luxury automobiles

Ancillary Buildings:

- The property includes six ancillary buildings totalling 15,120 SF (approx.), two of which are climate-controlled with both heating and air conditioning. The remaining buildings serve as cold storage, providing ample space for vehicle parts and other materials. Additionally, there is a large storage shed designated for parts and tires.

Site Features:

- The site is fully fenced, providing a secure environment, and is paved throughout, ensuring easy access and a professional, organized layout

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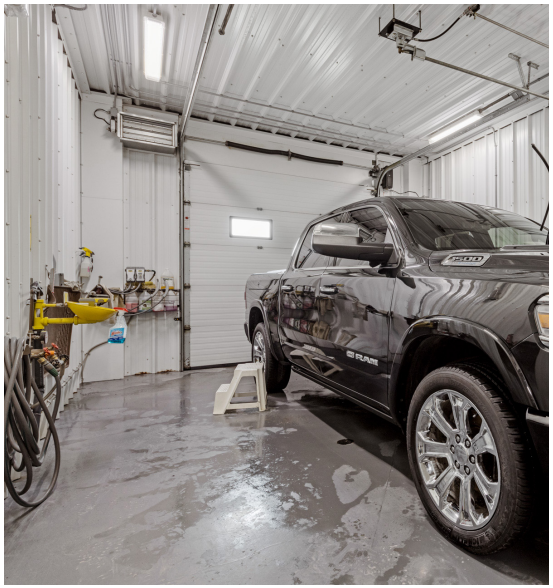
Legend

1	Main Building	7,202 SF	$20,000/ month
2	Ancillary Building (Heated)	3,300 SF	$4,000/ month
3	Ancillary Building	3,300 SF	$3,500/ month
4	Ancillary Building	2,400 SF	$3,000/ month
5	Ancillary Building	1,880 SF	$2,500/ month
6	Ancillary Building	1,680 SF	$2,500/ month
7	Ancillary Building (Heated)	2,560 SF	$3,000/ month

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Lennard:

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