

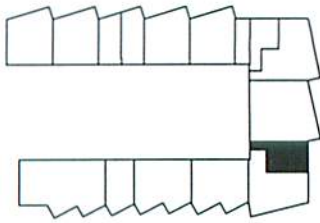
## For Lease Industrial Space



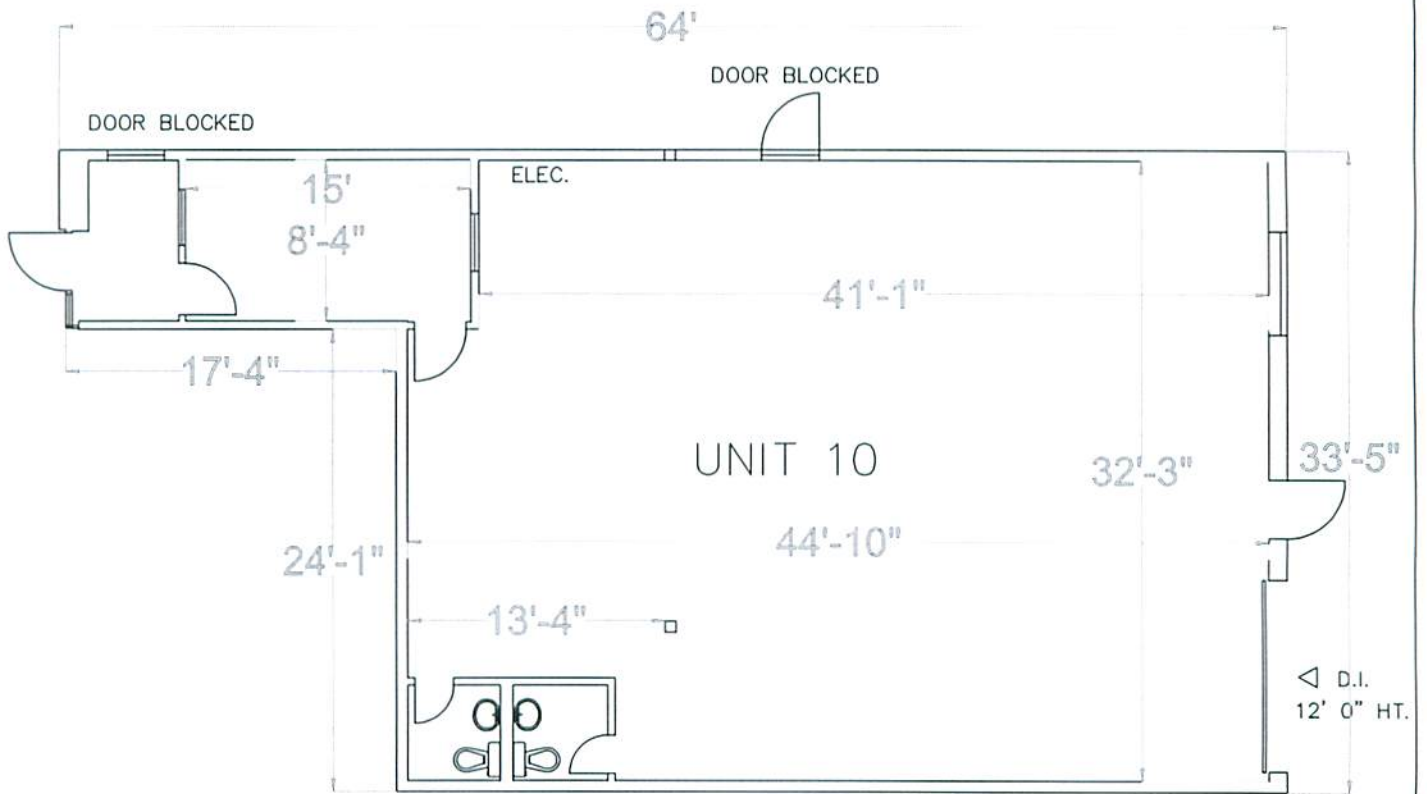
- LOCATION:** North of the major intersection of Hanlon Road (Hwy 6 North) and Woodlawn Road West (Hwy 7 West), Guelph
- ADDRESS:** **79 Regal Road, Unit 10**
- SITE AREA:** +/- 3 acres; Multi-tenant Industrial Mall
- SPACE AVAILABLE:** +/- **1,671 square feet** warehouse space
- ZONING:** B.4 according to City of Guelph By-Law (1997) – 15333
- CEILING HEIGHT:** +/- 16' clear
- DOORS:** 1 drive-in door 10' x 12'
- HEATING:** Suspended natural gas fired heaters
- PLUMBING:** 2 washrooms
- ELECTRICAL SERVICE:** 30 amps; 550 volts (to be confirmed)
- MINIMUM RENT:** **\$6.25** per square foot
- ADDITIONAL RENT:** Estimated at **\$3.17** per square foot for 2009. Includes Tenant's proportionate share of costs of property taxes, grounds maintenance, exterior building insurance, property management fees.
- POSSESSION:** **Immediate**
- LEASE:** Landlord's standard as negotiated

The information in this submission is provided to you subject to prior sale, change in price, change to any other information or terms and withdrawals without notice. The information contained in this submission has been obtained to the best of our efforts from the owners of from other sources deemed to be reliable. We have no reason to doubt its accuracy, but regret we cannot guarantee it.

The information in this submission does not constitute an offer. Prospective Purchasers / Tenants should not construe the information in this submission as a substitute for legal or tax advice. Prospective Purchasers / Tenants should consult their own counsel for legal or tax advice and accountants or other advisers on matters related to this submission. 02/09



KEY MAP



**UNIT 10**  
**1,671 SQ. FT.**

PREPARED BY:

**MEASUREX**  
 (905) 628-1818  
 FAX: (905) 627-4154

LOCATION:

**79 REGAL ROAD**  
**GUELPH, ONTARIO**



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

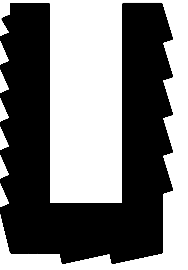
25 OCTOBER, 2008

FILE:

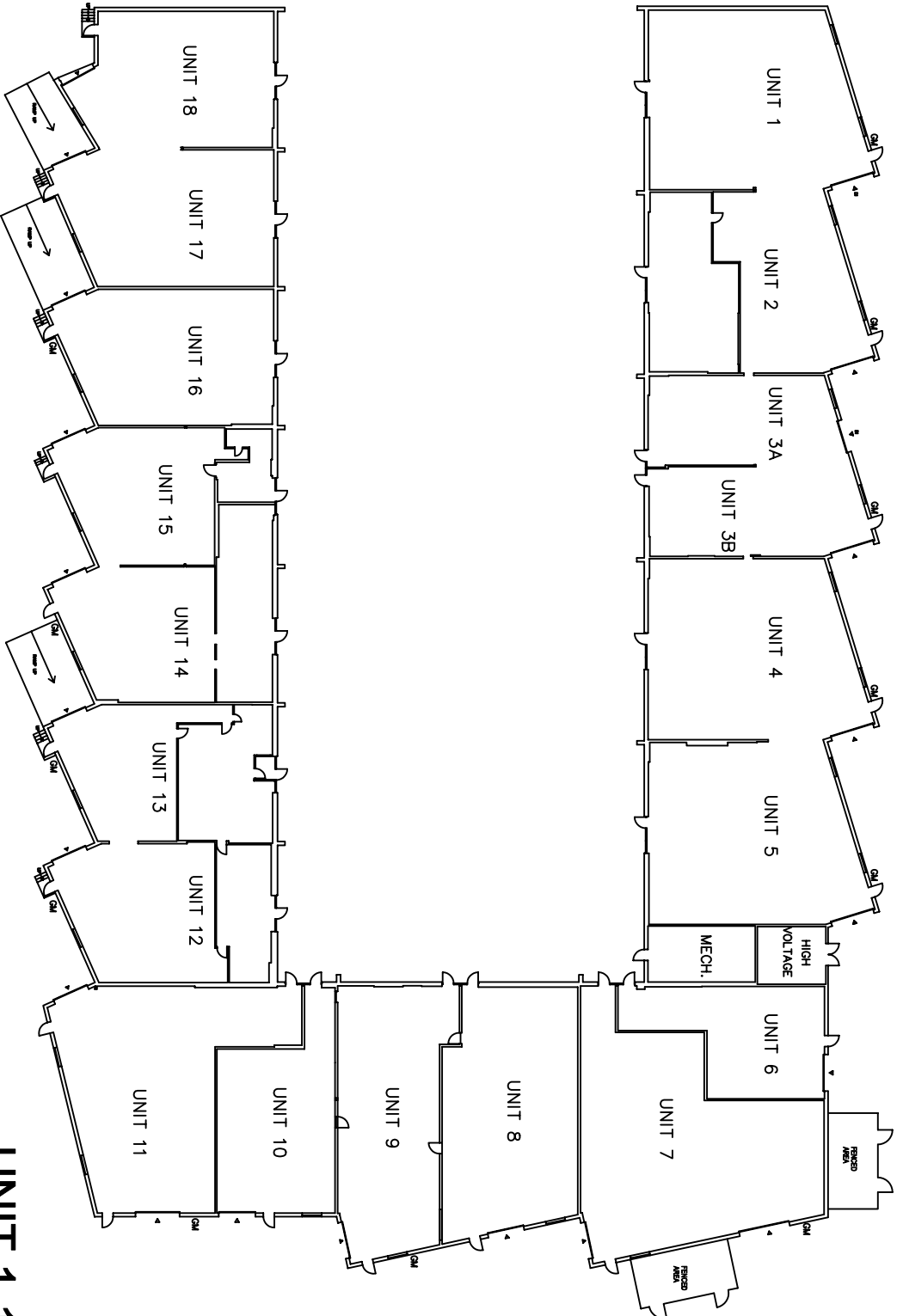
79REGAL.DWG

SCALE:

NOT TO SCALE



KEY MAP



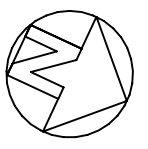
**UNIT 1-18**  
**44,360 SQ. FT.**

PREPARED BY:

**MEASUREX**  
(905) 628-1818  
FAX: (905) 627-4154

LOCATION:

**79 REGAL ROAD**  
**GUELPH, ONTARIO**



PREPARED FOR:

**BALNAR MANAGEMENT LTD.**

DATE:

**10 NOVEMBER, 2008**

FILE:

**79REGAL.DWG**

SCALE:

**NOT TO SCALE**



Malls

All *Uses* listed in Section 7.1.2 and the following:

- Catering Service*
- Cleaning Establishment*
- Commercial Entertainment/Recreation Centre* (excluding movie theatres, bowling alleys and roller rinks)
- Commercial School*
- Computer Establishment*
- Financial Establishment*
- Industrial or construction equipment rental or sales firm
- Office*
- Office Supply*
- Personal Service Establishment*
- Photofinishing Place*
- Print Shop*
- Repair Service*
- Research Establishment*
- Restaurant*
- Tradesperson's Shop*
- Vehicle Specialty Repair Shop*

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7.1.3

\* Industrial B.4 Zone

- Catering Service*
- Cleaning Establishment*
- Contractor's Yard*
- Manufacturing*
- Repair Service*
- Towing Establishment*
- Tradesperson's Shop*
- Trucking Operation*
- Veterinary Service*
- Warehouse*

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7.1.3.1

*Office, Factory Sales Outlet*, fleet servicing area and other *Accessory Uses* are permitted provided that such *Use* is subordinate, incidental and exclusively devoted to a permitted *Use* listed in Section 7.1.3 and provided that such *Use* complies with Section 4.23.

Temporary *Uses* including *Agriculture (Vegetation Based)*, *Outdoor Sportsfield Facilities*, and driving range.

\* Malls

All *Uses* listed in Section 7.1.3 and the following:

- Commercial Entertainment/Recreation Centre* (excluding theatres, bowling alleys and roller rinks)

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\* **Commercial School**  
**Computer Establishment**

Display and retail sales of appliances, furniture and other household furnishings, hardware, and home improvement materials

**Financial Establishment**

Industrial or construction equipment rental or sales firm

**Office**

**Office Supply**

**Personal Service Establishment**

**Photofinishing Place**

**Print Shop**

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**Research Establishment**

**Restaurant**

**Vehicle Specialty Repair**

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7.2

PROHIBITED USES

Within the Industrial (B) **Zones**, any trade, business, manufacturer and related uses deemed offensive or noxious by the Environmental Protection Act R.S.O. 1990, Chapter E.19, as amended from time to time or any successor thereof, shall be prohibited.

7.3

REGULATIONS

Within the Industrial (B) **Zones**, no land shall be *Used* and no *Building* or *Structure* shall be erected or *Used* except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 7.3 and the following:

7.3.1

Minimum Side and Rear Yards

Despite Row 4 and 5 of Table 7.3, when any Industrial **Zone** abuts a Residential, Urban Reserve, or Park **Zone** the minimum *Side* or *Rear Yard* shall be 10 metres or one-half the *Building Height*, whichever is greater.

Where an Industrial **Zone** abuts a rail spur right-of-way, no *Side* or *Rear Yard* is required.

7.3.2

Accessory Uses

Despite Row 6 of Table 7.3, within the B.2 **Zone**, the maximum area for an *Accessory Use* in a *Mall* shall be determined on the basis of the *Gross Floor Area* of each individual unit in the *Mall* and not the *Gross Floor Area* of the entire *Building*.

7.3.3

Off-Street Loading Space Requirements - B.1 and B.2 Zones