

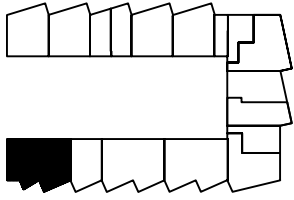
For Lease Industrial Space



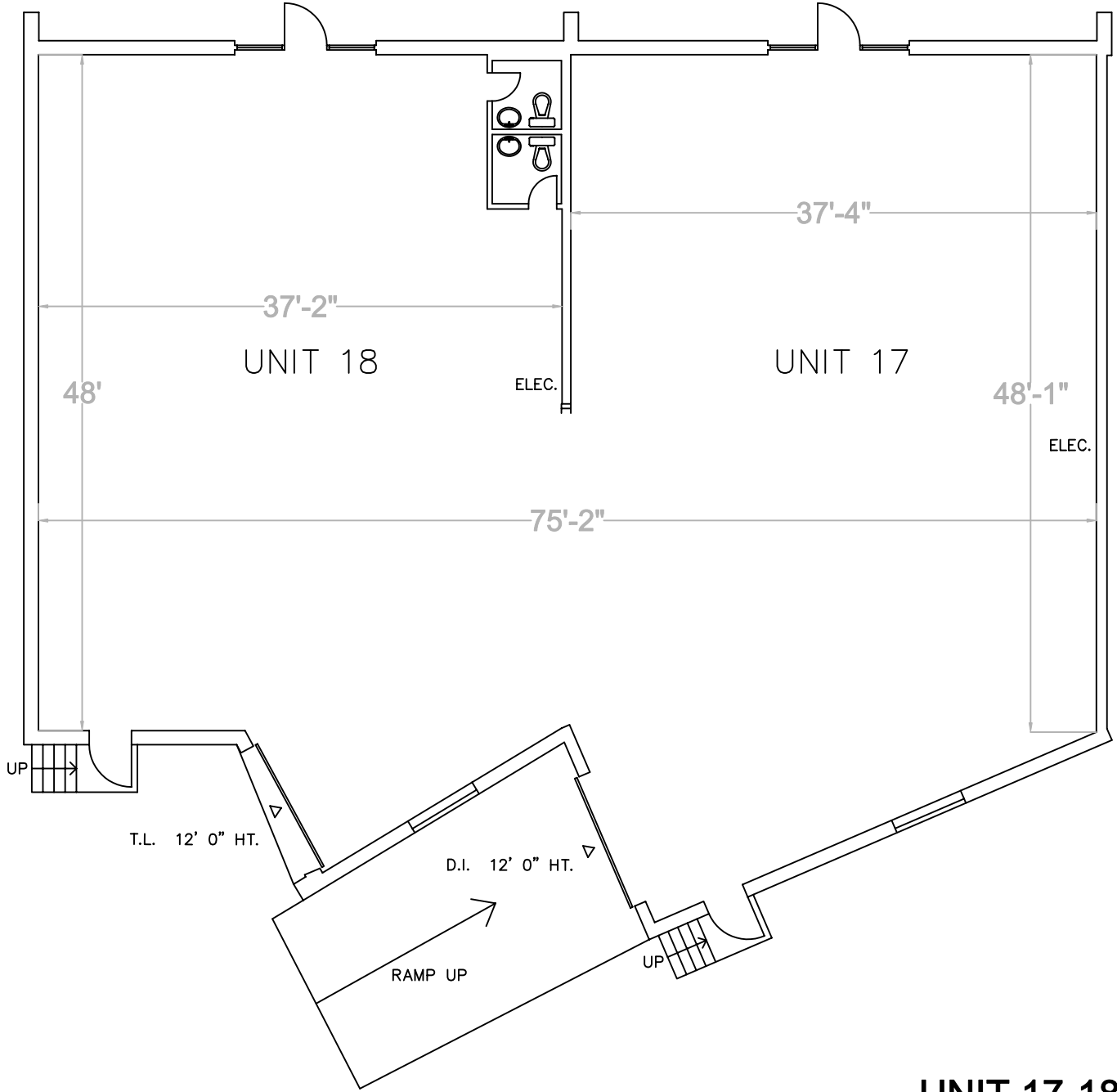
- LOCATION:** North of the major intersection of Hanlon Road (Hwy 6 North) and Woodlawn Road West (Hwy 7 West), Guelph
- ADDRESS:** **79 Regal Road, Unit 17 & 18**
- SITE AREA:** +/- 3 acres; Multi-tenant Industrial Mall
- SPACE AVAILABLE:** +/- **4,220 square feet** warehouse space
- ZONING:** B.4 according to City of Guelph By-Law (1997) – 15333
- CEILING HEIGHT:** +/- 16' 2" clear
- DOORS:** 1 truck level door 10' x 12'; 1 drive-in door 10" x 12'
- HEATING:** Suspended natural gas fired heaters
- PLUMBING:** 1 washrooms
- ELECTRICAL SERVICE:** 60 amps; 600 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:** Immediately
- 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 17-18
4,220 SQ.FT.

16' 2" CLEAR HEIGHT

PREPARED BY:

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

LOCATION:

79 REGAL ROAD
GUELPH, ONTARIO



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

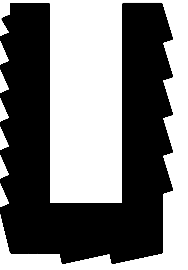
7 NOVEMBER, 2008

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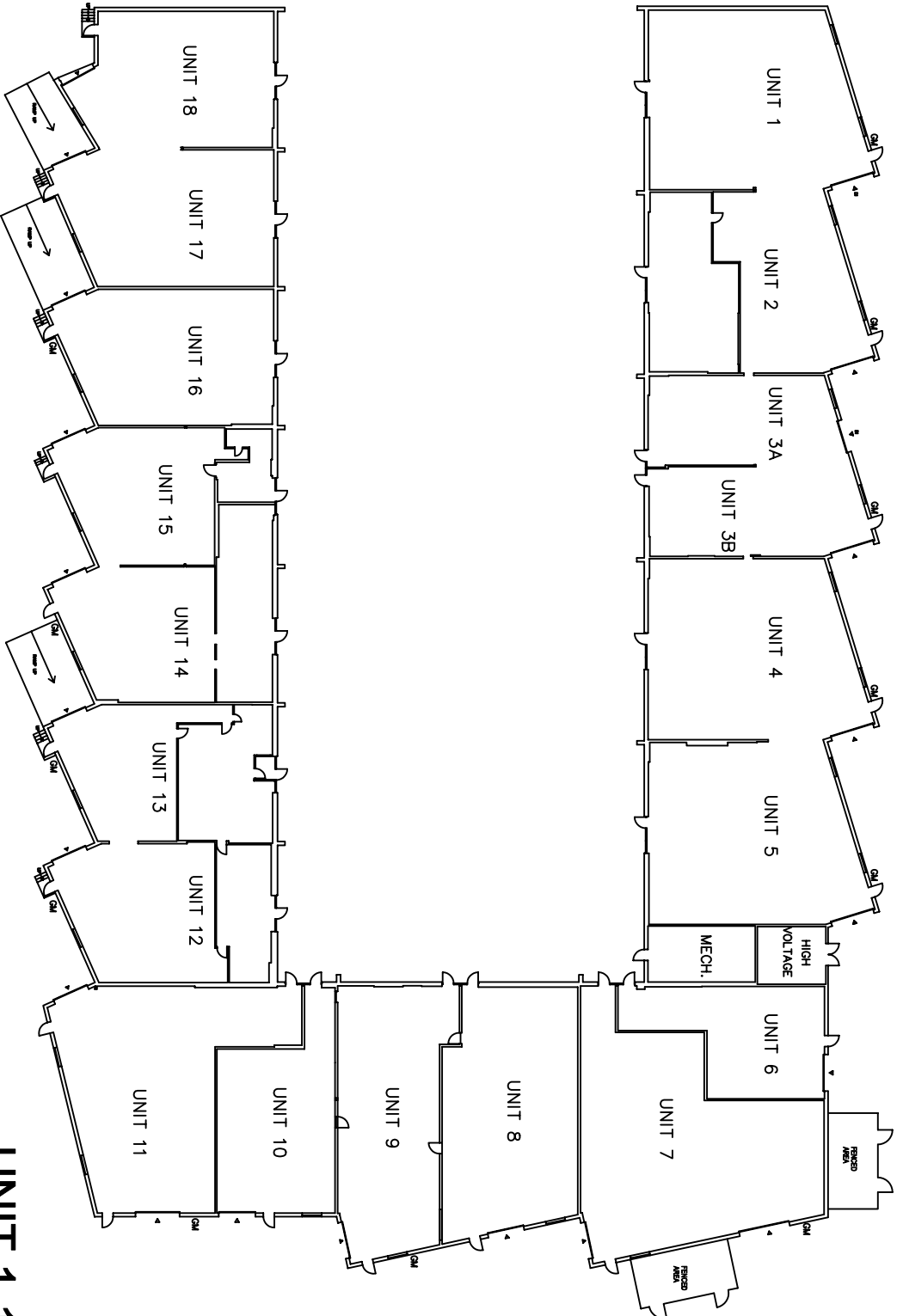
79REGAL.DWG

SCALE:

NOT TO SCALE



KEY MAP



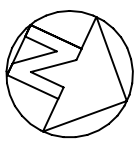
UNIT 1-18
44,360 SQ. FT.

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

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**

17187

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)

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

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: