

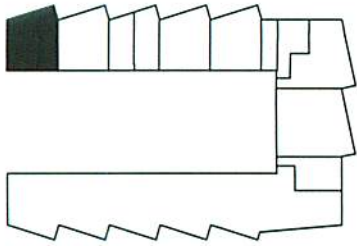
For Lease Industrial Space



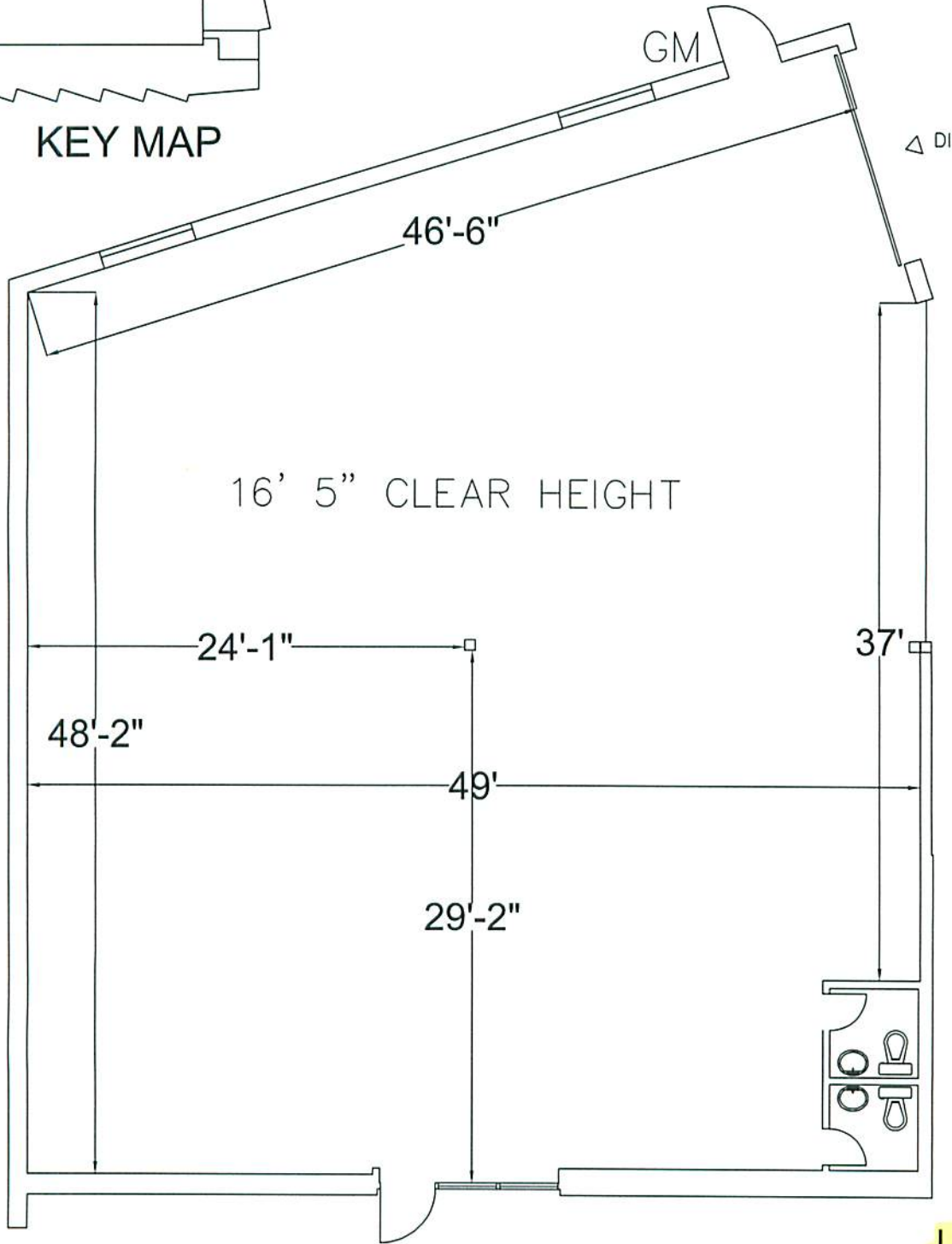
- LOCATION:** North of the major intersection of Hanlon Road (Hwy 6 North) and Woodlawn Road West (Hwy 7 West), Guelph
- ADDRESS:** **79 Regal Road, Units 1,2,3 & 4**
- SITE AREA:** +/- 3 acres; Multi-tenant Industrial Mall
- SPACE AVAILABLE:** +/- **11,457 square feet** warehouse space
Units can be sub-divided as per attached.
- ZONING:** B.4 according to City of Guelph By-Law (1997) – 15333
- CEILING HEIGHT:** +/- 16'3" clear
- DOORS:** 5 drive-in doors 10" x 12'
- HEATING:** Suspended natural gas fired heaters
- PLUMBING:** 8 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:** **May 1, 2009. Earlier possession may be possible.**
- 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 1
2,877 SQ. FT.

PREPARED BY:

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

LOCATION:

79 REGAL ROAD
 GUELPH, ONTARIO



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

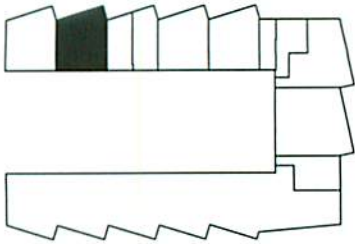
16 OCTOBER, 2008

FILE:

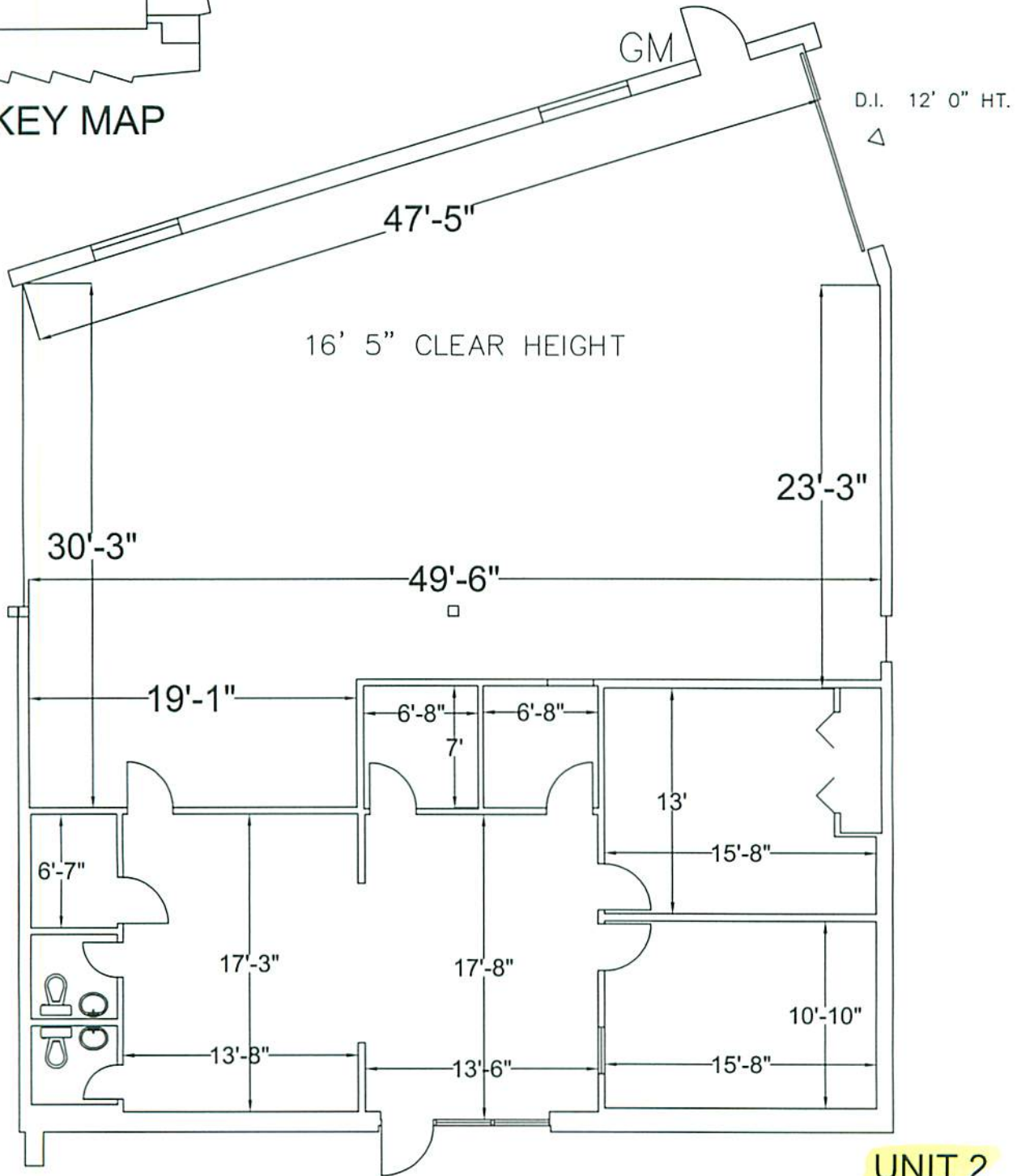
79REGAL.DWG

SCALE:

NOT TO SCALE



KEY MAP



UNIT 2
2,862 SQ. FT.

PREPARED BY:

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

LOCATION:

79 REGAL ROAD
GUELPH, ONTARIO



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

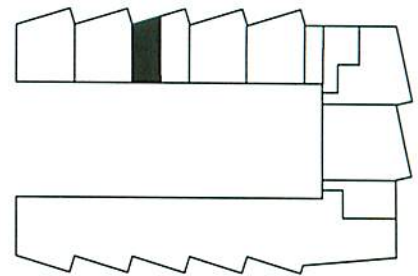
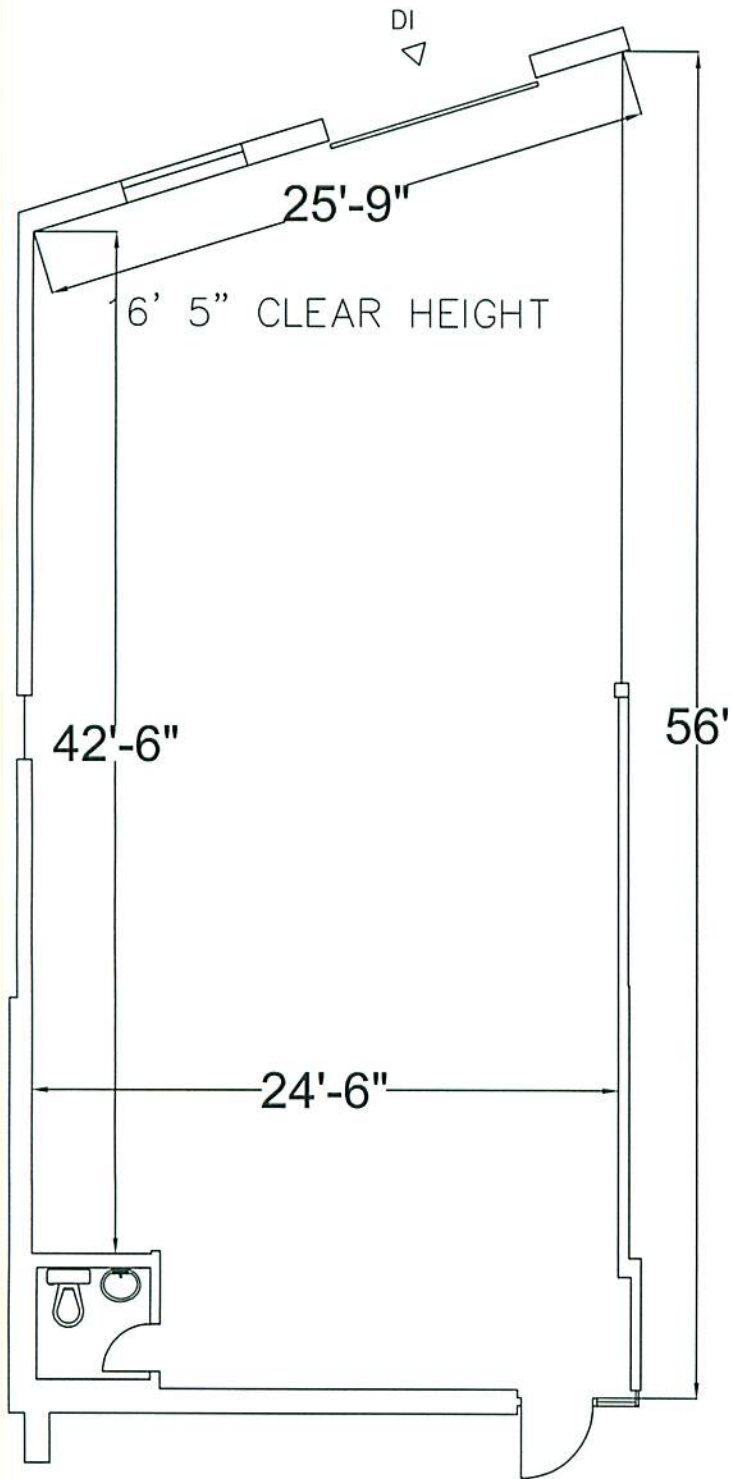
16 OCTOBER, 2008

FILE:

79REGAL.DWG

SCALE:

NOT TO SCALE



KEY MAP

UNIT 3A
1,355 SQ. FT.

PREPARED BY:

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

LOCATION:

79 REGAL ROAD
 GUELPH, ONTARIO



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

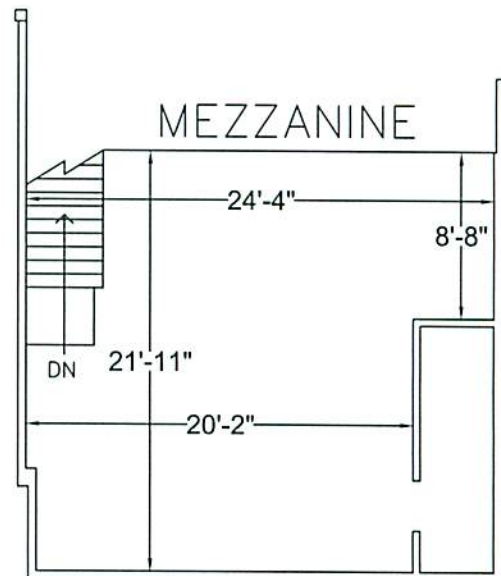
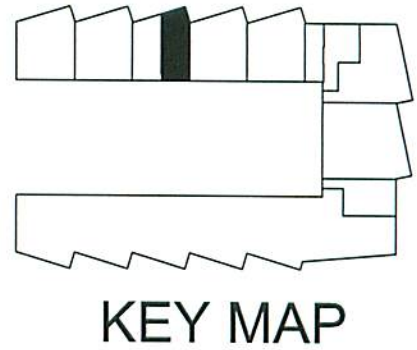
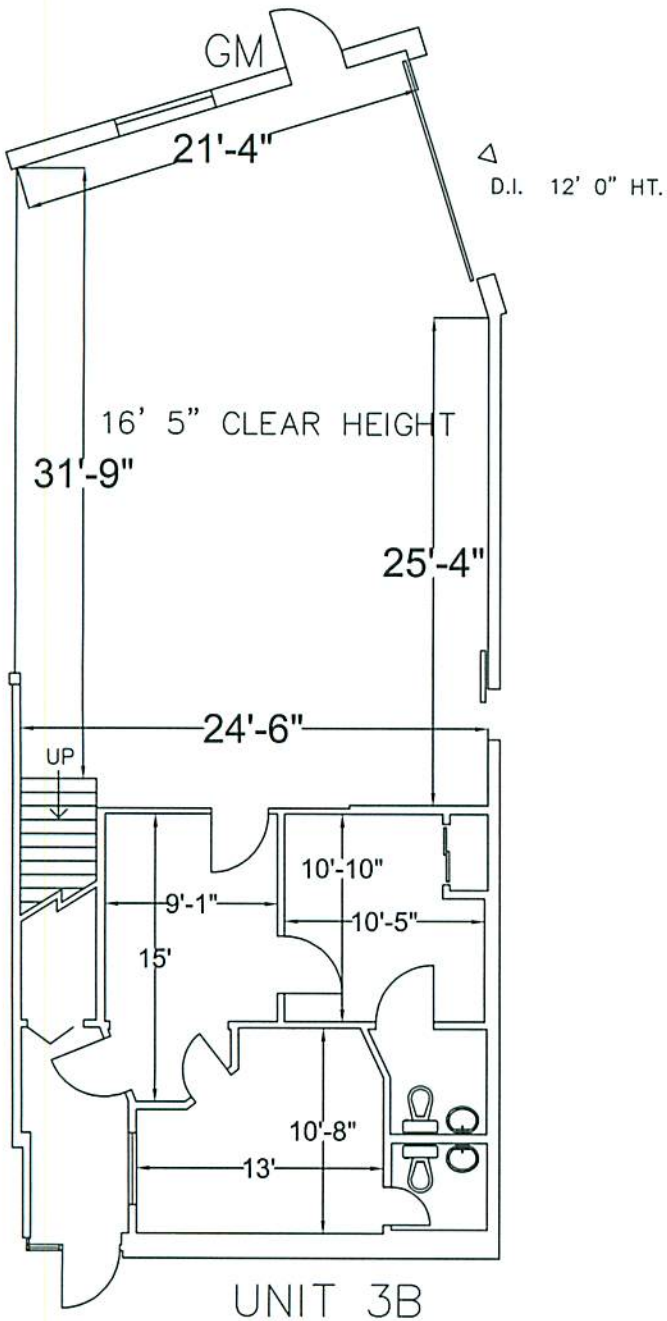
16 OCTOBER, 2008

FILE:

79REGAL.DWG

SCALE:

NOT TO SCALE



UNIT 3B
1,505 SQ. FT.

536 SQ. FT. MEZZANINE
NOT INCLUDED

PREPARED BY:

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

LOCATION:

79 REGAL ROAD
GUELPH, ONTARIO



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

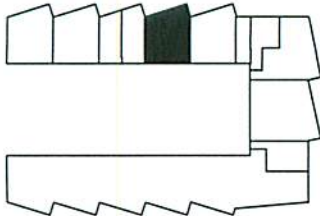
16 OCTOBER, 2008

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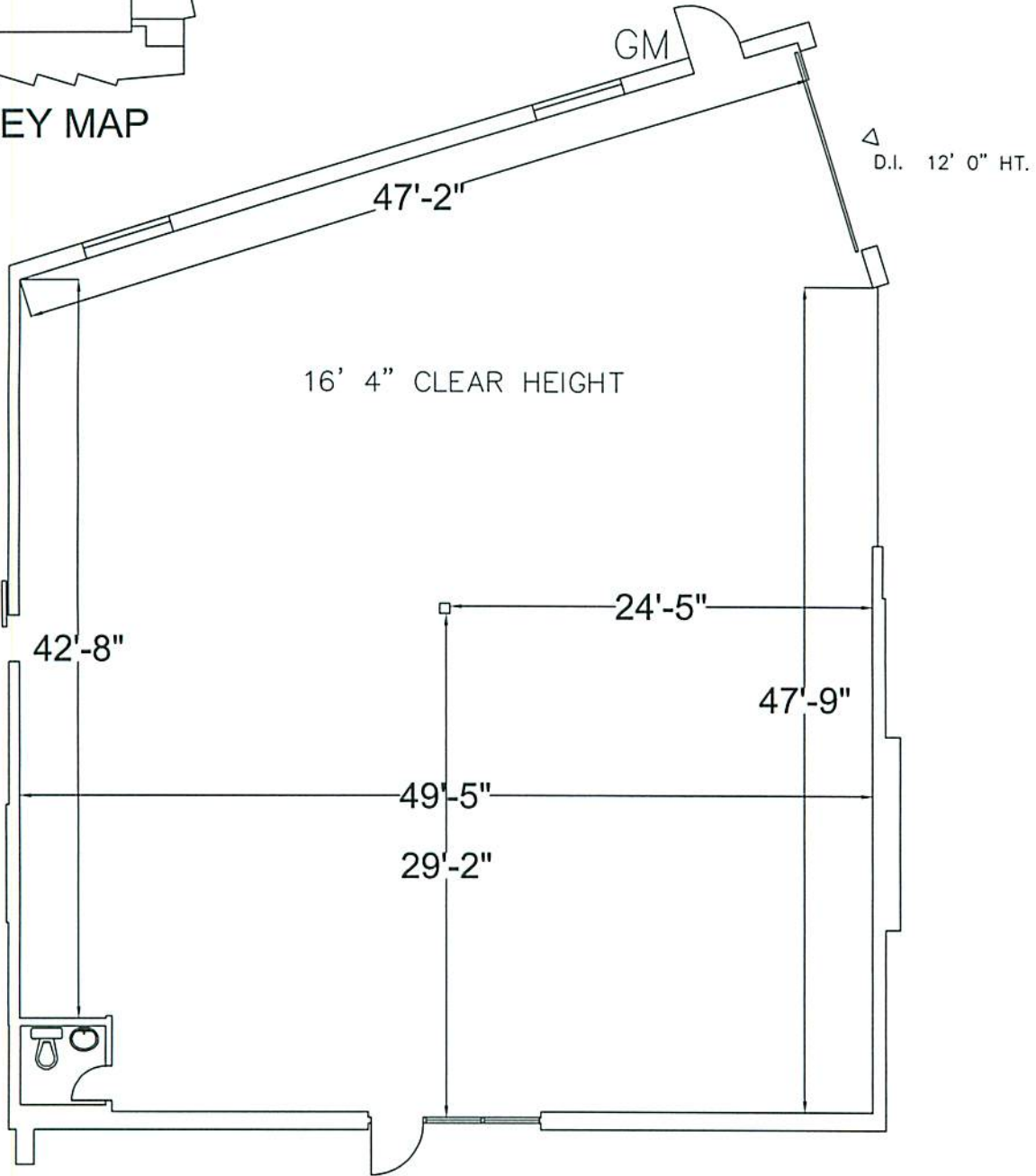
79REGAL.DWG

SCALE:

NOT TO SCALE



KEY MAP



UNIT 4
2,858 SQ. FT.

PREPARED BY:

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

LOCATION:

79 REGAL ROAD
 GUELPH, ONTARIO



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

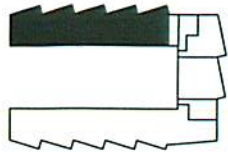
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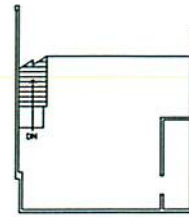
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SCALE:

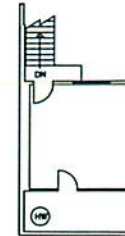
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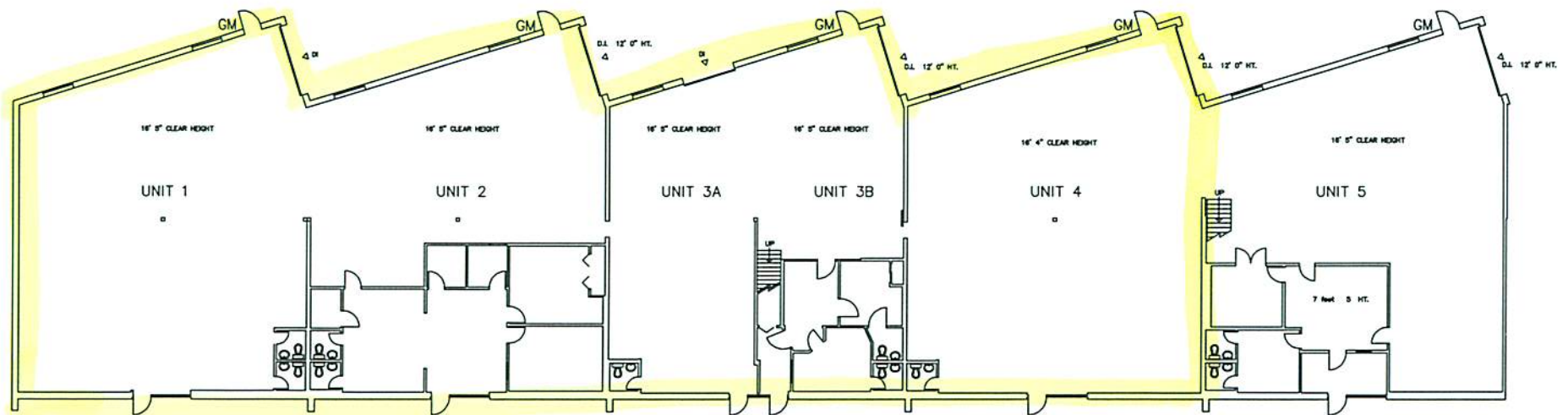
KEY MAP



MEZZANINE
536 SF



MEZZANINE
386 SF



UNIT 1-4
11,457 SQ. FT.
MEZZANINES NOT INCLUDED

PREPARED BY:

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

LOCATION:

79 REGAL ROAD
GUELPH, ONTARIO



PREPARED FOR:

BALNAR MANAGEMENT LTD.

DATE:

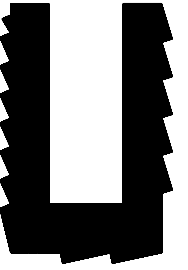
16 OCTOBER, 2008

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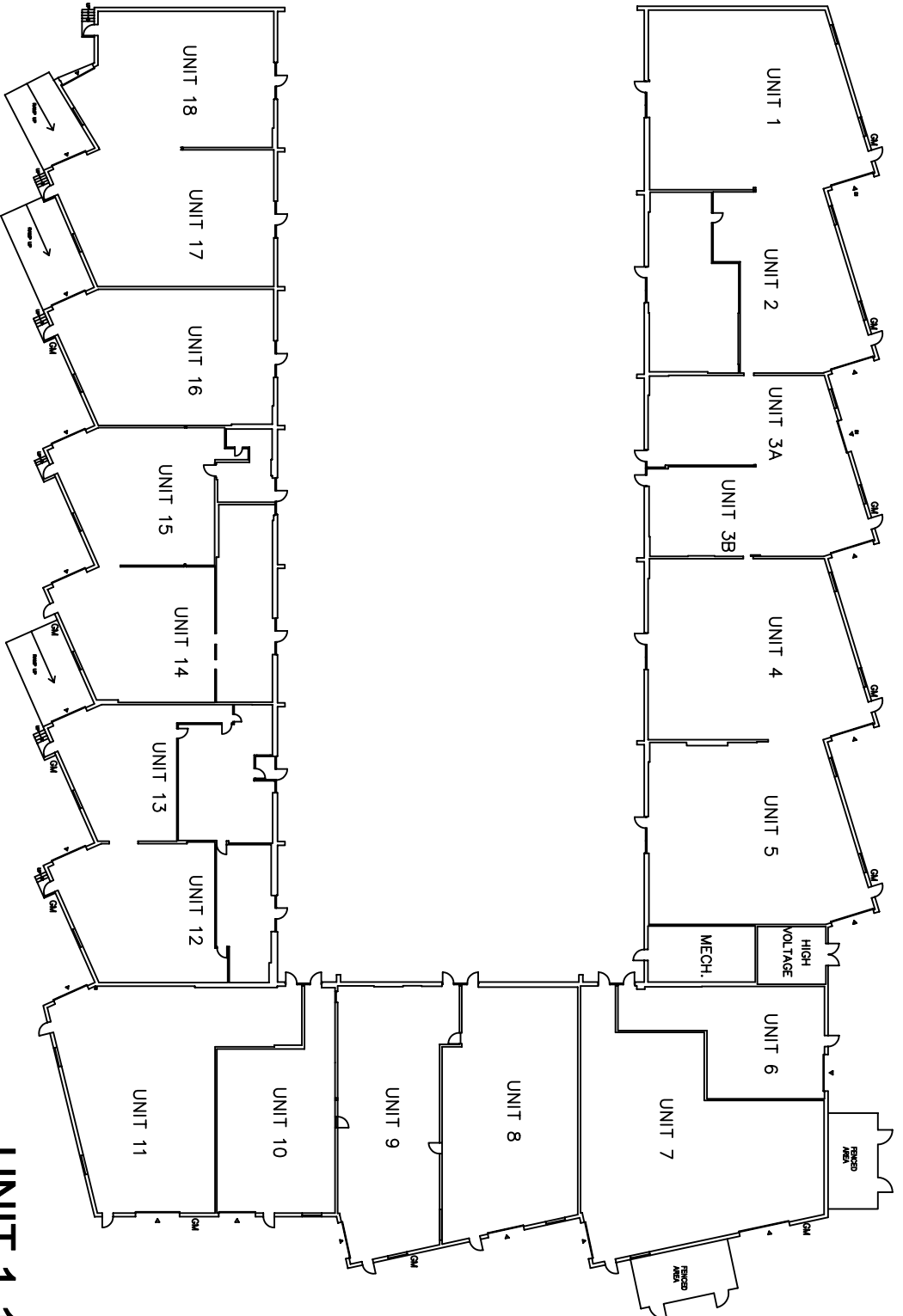
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SCALE:

NOT TO SCALE



KEY MAP



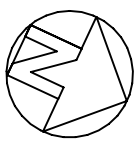
UNIT 1-18
44,360 SQ. FT.

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

Service Requirements for 79 Regal Rd.
Invoice # 3423

Unit # 1

Main service- 100A 600V 30
Secondary service- 100A 208/120 – 24 circuit FPE

Unit #2

Main service- 30A 600V
Secondary service- 100A 208/120 – 24 circuit FPE

Unit #3a

Main Service- 60A 600V 30
Secondary service- 100A 120V/208 – 24 circuit FPE

Unit #3b

Main service- 60A 600V
Secondary service- 100A 120V/208 – 24 circuit FPE

Unit #4

Main service- 100A 600V
Secondary service- 100A 120V/208 – 24 circuit FPE

Unit #5

Main service- 100A 600V
Secondary service- 100A 120V/208 – 24 circuit FPE

Unit #6

Main service- 30A 600V
Secondary service- 100A 120V/208 – 24 circuit FPE

Unit #7

Main service- 200A 600V
Secondary service- 100A 120V/208 – 24 circuit FPE

Unit #8

Main service- 200A 600V
Secondary service- 100A 120V/208 – 24 circuit FPE

Unit #9

Main service- 100A 600V
Secondary service(1)- 100A 120/208V – 24 circuit FPE
Secondary service(2)- 100A 120/208V – 24 circuit FPE

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)

15378

Commercial School

15378

Computer Establishment

Financial Establishment

Industrial or construction equipment rental or sales firm

Office

Office Supply

Personal Service Establishment

Photofinishing Place

Print Shop

Repair Service

15378

Research Establishment

Restaurant

Tradesperson's Shop

Vehicle Specialty Repair Shop

7.1.3

* Industrial B.4 Zone

Catering Service

Cleaning Establishment

Contractor's Yard

Manufacturing

Repair Service

17187

Towing Establishment

Tradesperson's Shop

Trucking Operation

Veterinary Service

Warehouse

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)

15375

* **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

15378

Research Establishment

Restaurant

Vehicle Specialty Repair

17187

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