

FOR LEASE

WHITNEY
Commercial Real Estate Services

135 MINTO RD, PALMERSTON



10,477 SF INDUSTRIAL BUILDING FOR LEASE IN PALMERSTON

Well-appointed industrial building available for lease in Palmerston's industrial park.

The building features updated office space, 2 drive-in doors, 3 dock level doors, 20' clear height, 3-phase power and room for outdoor storage.

M1 zoning allows for a wide variety of industrial uses.

Please note that the space is available roughly 10 months following the Landlord's lease being fully executed.

BUILDING AREA | 10,477 SF

ZONING | M1

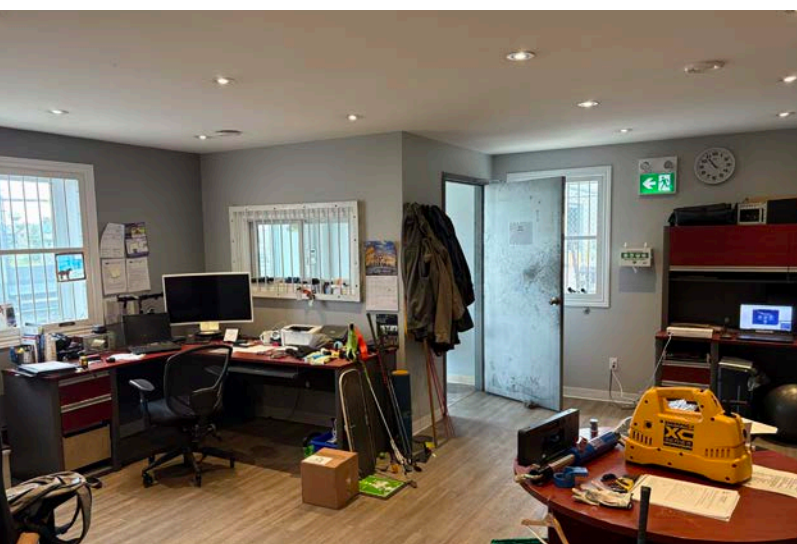
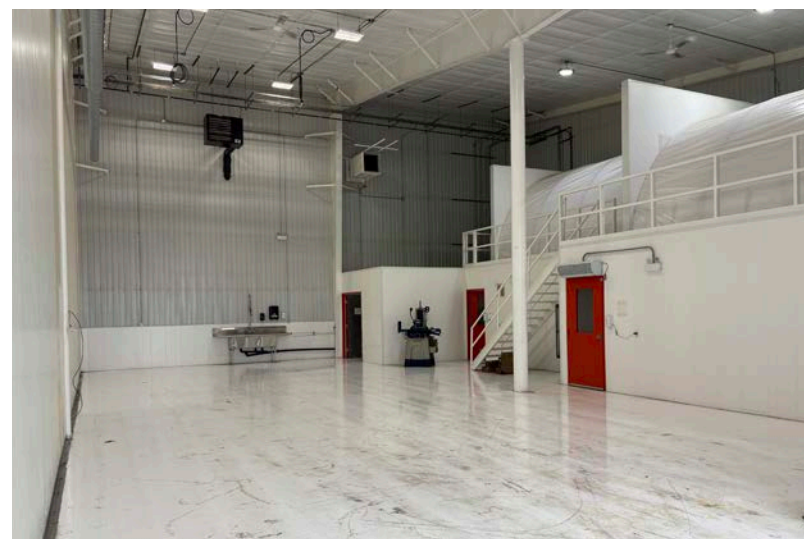
DRIVE-IN DOORS | 2 (14' x 10')

DOCK-LEVEL DOORS | 3

CLEAR HEIGHT | 20'

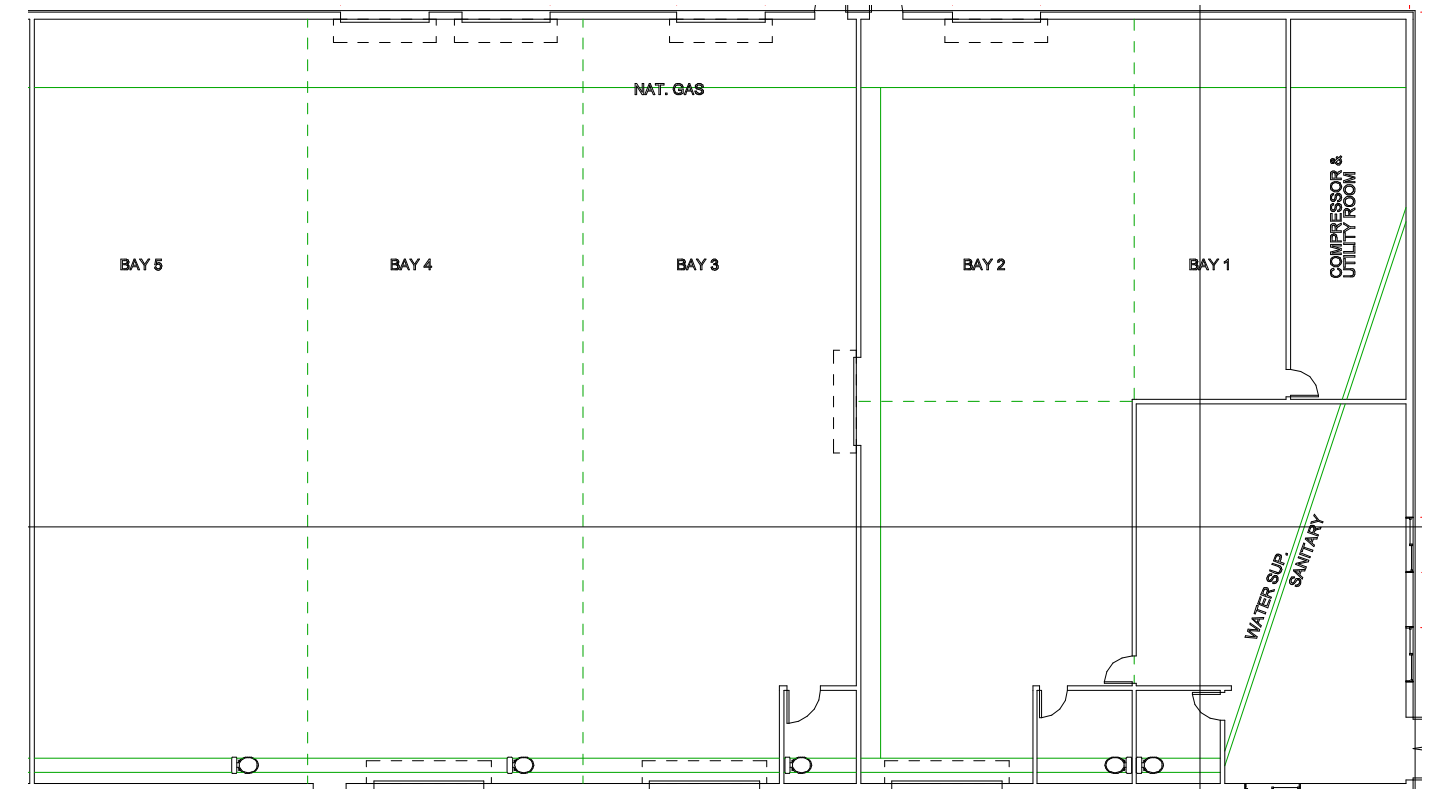
LEASE RATE | \$12.00 / SF Net

ADDITIONAL RENT | \$3.05 / SF



FLOOR PLAN

10,477 SF



600 Amps
600 Volts



HWY
Access



Ample
Parking



20'
Clear Height



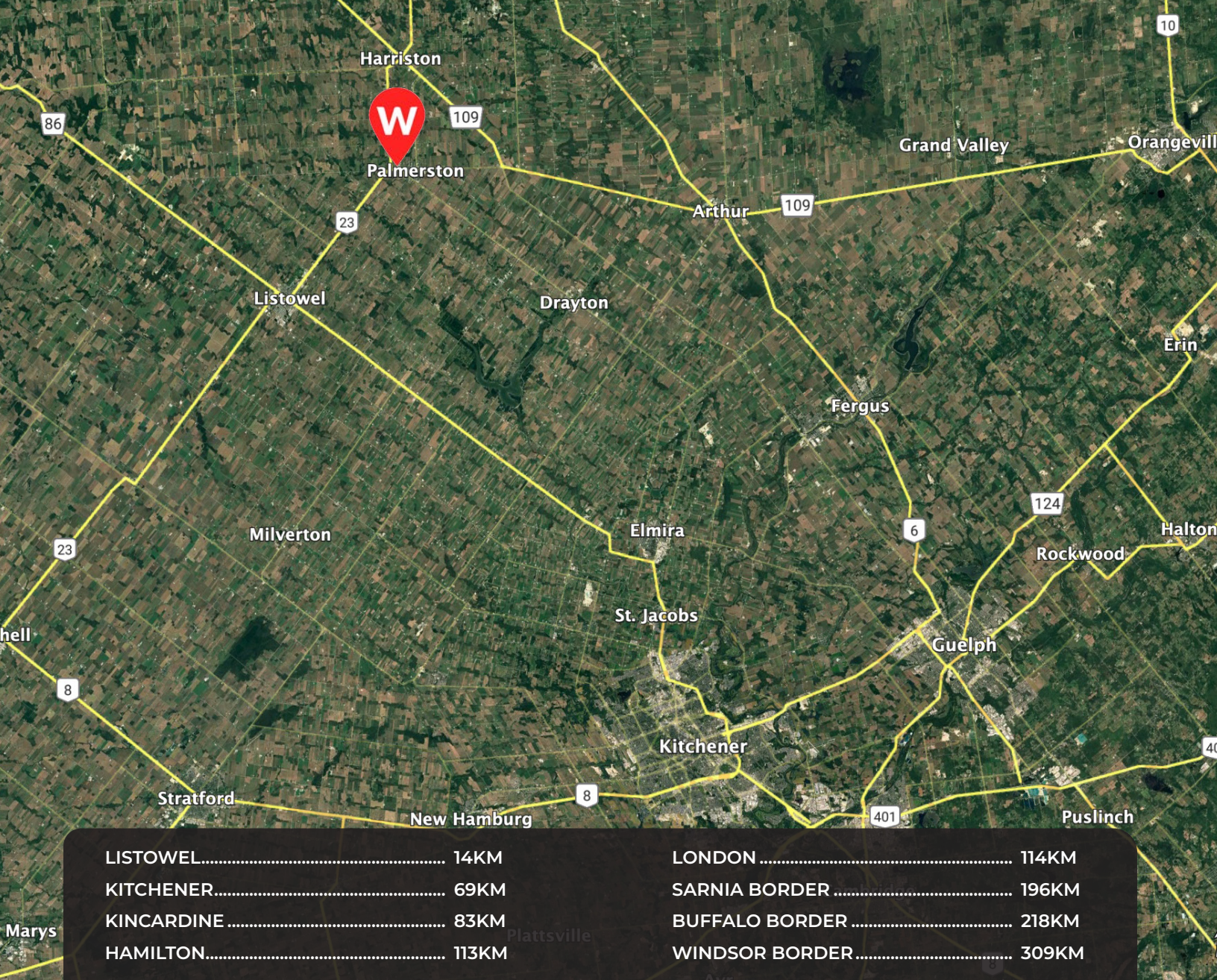
Industrial
Park



Amenities
Nearby

PERMITTED USES (Complete list available upon request)

- Assembly
- Builder or Contractor's Yard
- Building Supply Outlet
- Bulk Fuel Depot
- Custom Workshop
- Heavy Equipment Sales and Rental
- Manufacturing
- Mini-Storage Facility
- Printing Establishment
- Public Works Yard
- Transport Establishment
- Warehousing



Contact us for more information



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**Broker *Sales Representative