

FOR LEASE

700 Wallrich, Cornwall
Ontario



110,000 SF AVAILABLE

IDEAL LOCATION FOR WAREHOUSING
& LOGISTICS WITH OUTDOOR STORAGE

WAREHOUSE EXTERIOR STORAGE AVAILABLE

leasing@groupe Dumont.com

514-447-9358



PROPERTY HIGHLIGHTS



Total Building Area 154 000 SF
Total Available space: 110,000 SF
Parking: 30
Clear Height: +- 22ft
Power: 4000A @ 277/480V
Zoning: EAG
Base rent: Contact us
Additional Rent: 2.25\$/SF

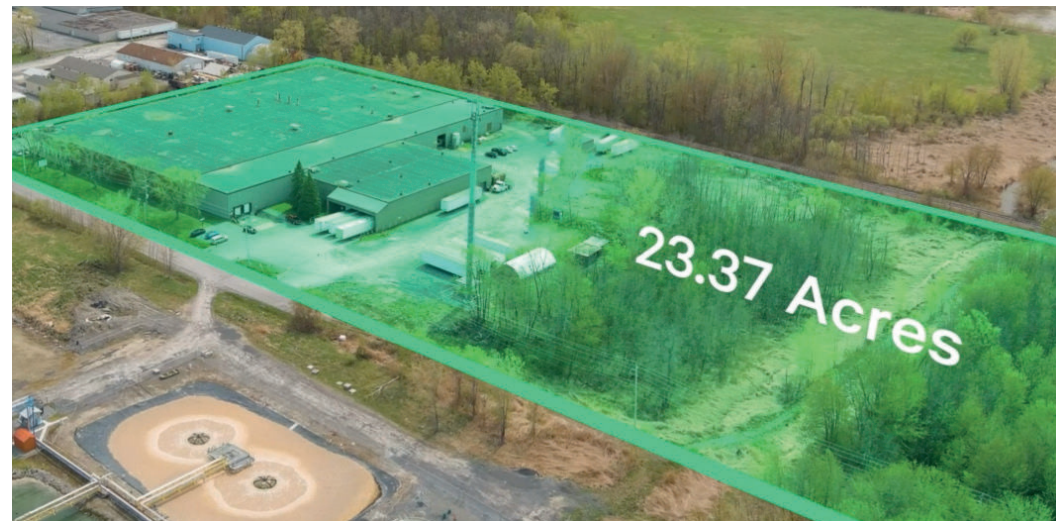


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PROPERTY PHOTOGRAPHY



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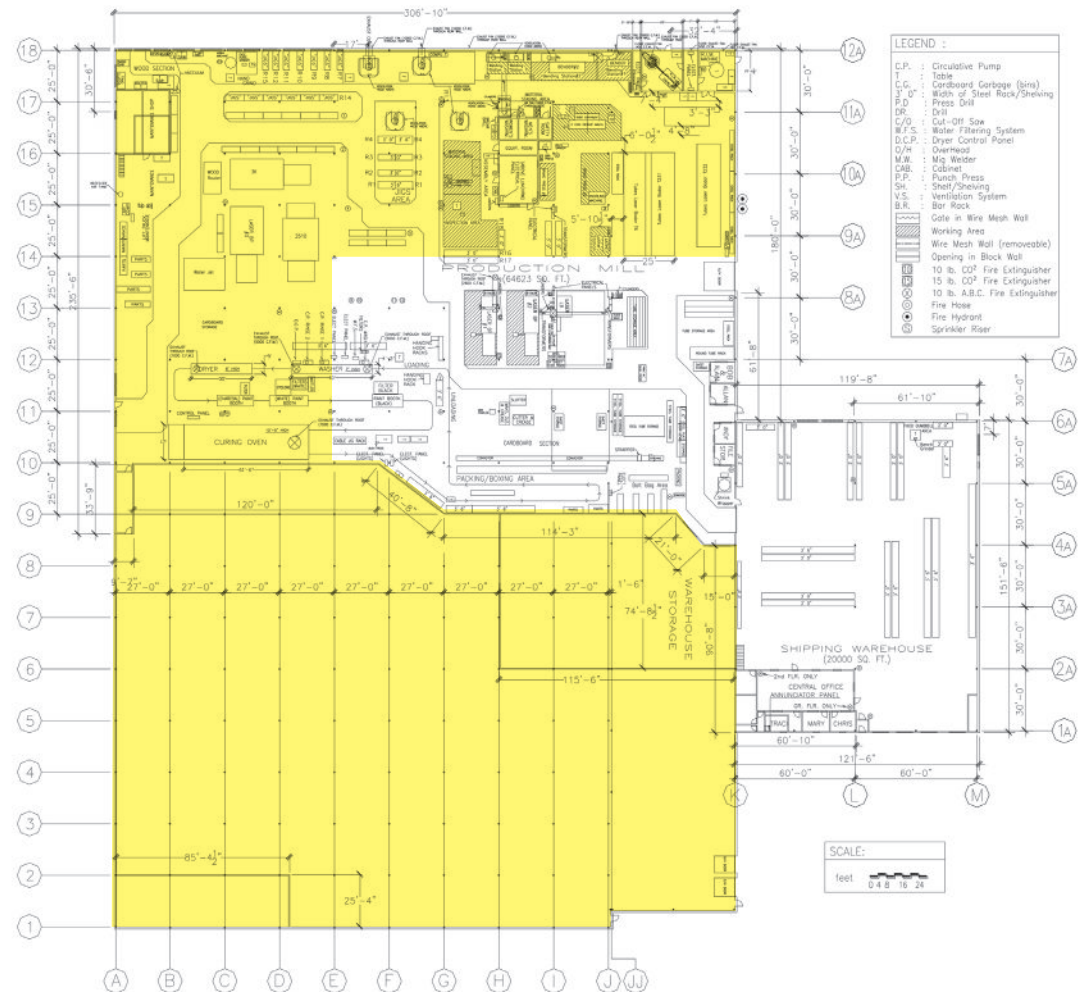
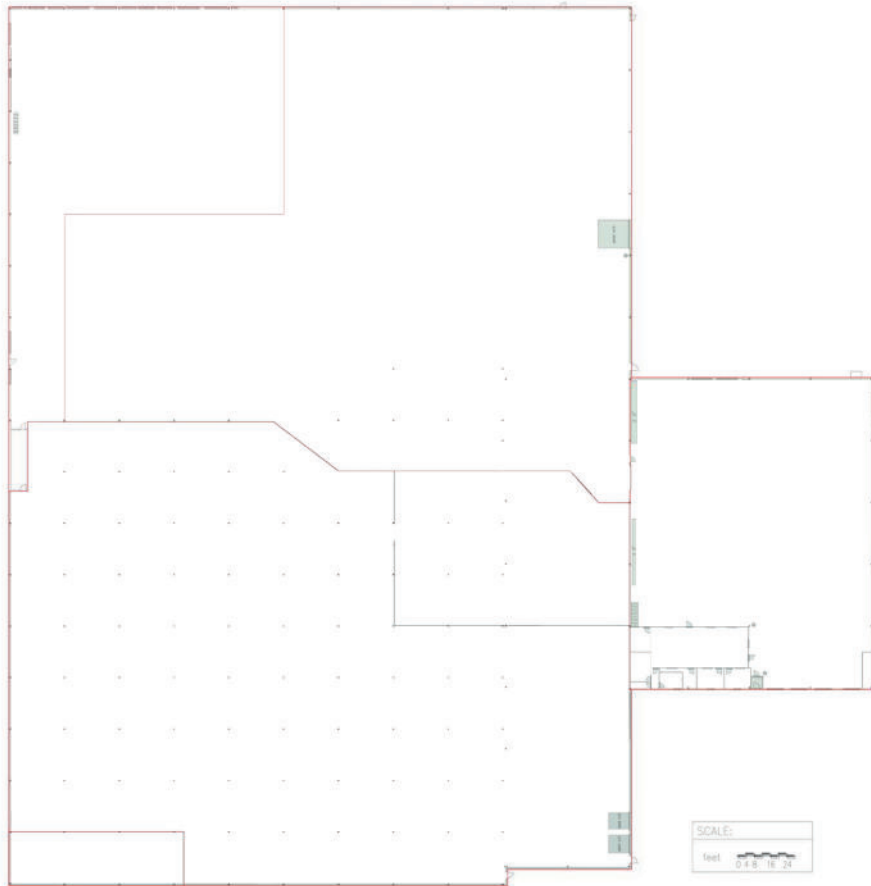


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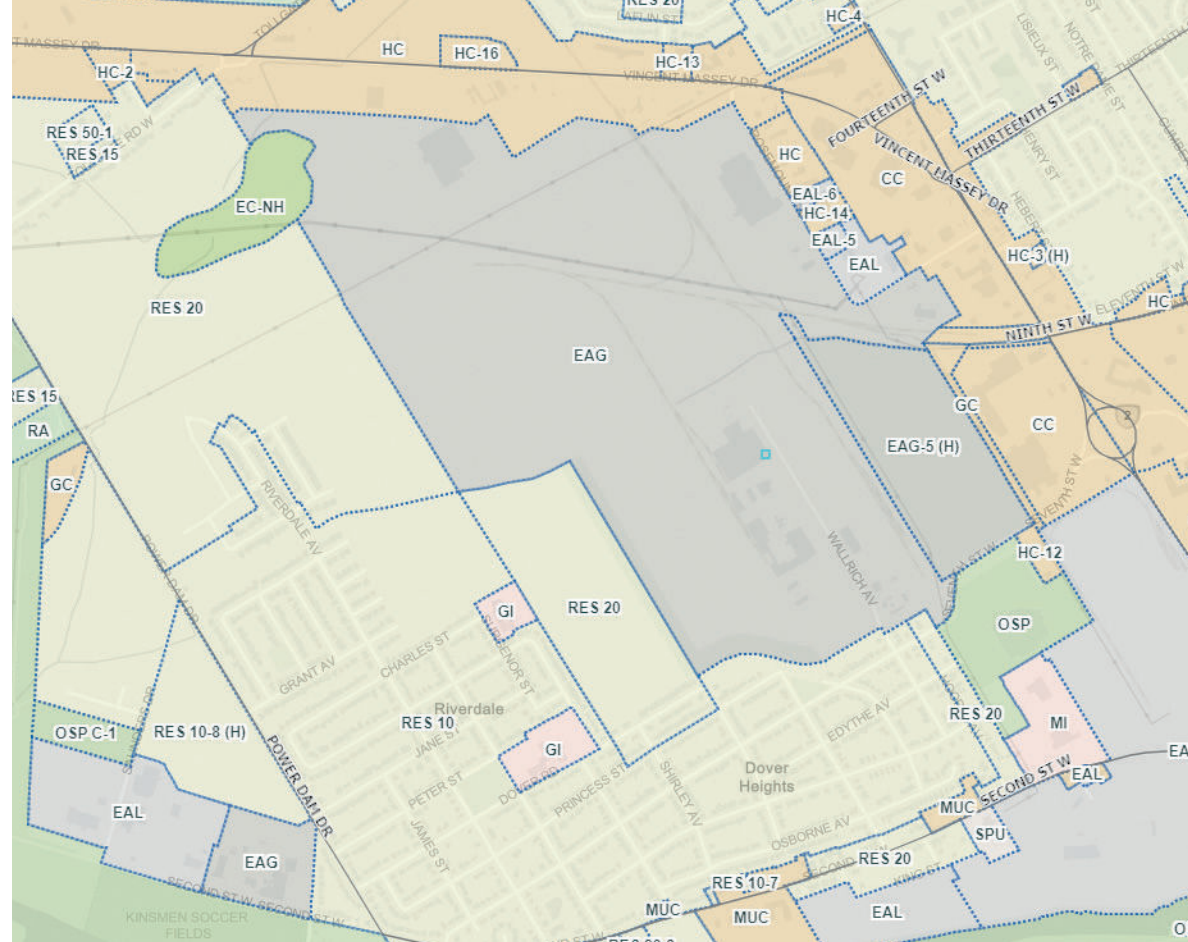
PROPERTY AVAILABLE SPACE



ZONING EMPLOYMENT AREA GENERAL (EAG) ZONE

PERMITTED USES

- Assembly operation
- Brewpub
- Business accelerator/ incubator
- Cannabis production and processing facility
- Commercial storage
- Commercial vehicle and equipment sales and servicing
- Contact centre
- Co-working space
- Data centre
- Food processing
- Health club
- Hotel
- Light industrial uses
- Logistics/distribution centre
- Manufacturing



- Medium industrial uses
- Research and development facility
- Restaurant
- Small-scale brewery
- Small-scale distillery
- Small-scale urban horticulture

NEARBY AMENITIES

DISTANCE FROM:

Highway 401:
5,5km | 8 mins

US Border:
6km | 12 mins

Ottawa:
150km | 65mins

Montreal:
115km | 1hr 15mins

Air Cargo Mirabel:
139km | 1hr 44mins





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