

6,000-30,000 Sq. Ft. Variable Sized Industrial & Warehouse Space for Lease



**FOR LEASE: 129 Hagar St.
Expandable Unit 6,000-30,000 Sq. Ft.
\$7.95 per Sq. Ft. TMI Included**

This 6,000-30,000 Sq.ft. unit at the Cotton Mill Complex is ideal for manufacturing, warehousing, and distribution for both growing and established small to mid-sized operations. Ideally suited and located for a Pick and Pack operation. The location provides quick access to Hwy 406, QEW, and bridge to the USA.

The unit features business and shipping offices available (at extra cost), four truck-level docks with a large staging area, 12 ft. to ceiling joists, and 14ft. to deck and ample hydro, (600V 3 Phase Power with 400 AMP service available). The unit includes the use of lunchroom and restroom facilities.

Great area with a skilled workforce, close to public transit, housing, and amenities. Fully sprinklered with building-wide CCTV monitoring and onsite property management. Property is zoned for numerous industrial and related uses.

The Cotton Mill Complex is a highly versatile building, giving tenants the ability to start in a smaller section and increase space as required

Please contact the Cotton Mill for more information.

**Keith – 905-380-5445
Heather – 905-401-9393**

No Cannabis calls please.

The Prime Way Group
COMMERCIAL • INDUSTRIAL • RESIDENTIAL DEVELOPER

