



# 200 Mountain Road

COLLINGWOOD, ONTARIO



**FOR LEASE**



## PROPERTY SUMMARY

### INDUSTRIAL / MANUFACTURING FACILITY

Opportunity to lease industrial/manufacturing space in Collingwood, ON. 55,000 SF of space located in a 279,500 SF freestanding Industrial Facility, balance of the building is leased. Located within close proximity to Highway 124 and Highway 26. Both are connecting links to Highways 400, 401 and 427. 30 minute drive to Barrie.

Well maintained facility with clean manufacturing / warehouse space. Building constructed in 1968. Ample clear height allows for efficient racking / storage. Large lot size will permit effective shipping / receiving, and outdoor storage.

### For more information, please contact:

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### DISTANCE TO CANADIAN CITIES

Barrie	55 KM
Hamilton	176 KM
Montreal	673 KM
Ottawa	463 KM
Toronto , Pearson Int'l Airport	140 KM

### DISTANCE TO MAJOR US CENTRES

Boston, MA	1043 KM
Buffalo, NY	298 KM
Chicago, IL	943 KM
Detroit, MI	492 KM
New York, NY	956 KM
Atlanta, GA	1241 KM
Orlando, FLA	1776 KM
Austin, TX	2198 KM



### ZONING:

**M-5 By-Law 2010-40**

### SOME PERMITTED USES:

- Business Service Establishment
- Catering Service
- Commercial School
- Custom Workshop
- Garden Supply Outlet
- Machine Shop
- Machinery Dealership
- Manufacturing, Processing, Assembly Plant
- Micro Brewery
- Motor Vehicle Supply Outlet
- Repair Shop
- Storage, Outside Display and Sale
- Warehouse
- Wholesale Outlet
- As well as many others

Lot Size	± 66.72 Acres
Building Size	± 279,500 SF
Distance to Hwy 400	± 60 KM
Distance to Hwy 401	± 150 KM

Industrial / Manufacturing Area:	±55,000 Square Feet
Typical Bay Size:	66' x 30'
Clear Ceiling Height:	29' – 35'
Power:	6000 KVA / 600 Amps
Heating System:	Natural Gas / Forced Air
Dock Level Loading Doors:	Four (4)   8' x10'
Drive-in Loading Doors:	One (1)   10' x12'
Net Lease Rate:	<b>\$3.00/SF</b>
Est. Additional Rent:	<b>\$2.00/SF</b>

### LOCATION OVERVIEW

Collingwood has two major highways. County Road #124 and Highway 26. Both are connecting links to Highways 400, 401 and 427.

Collingwood lies in the centre of a larger economic region called the Georgian Triangle, stretching along the southern shore of Georgian Bay. Collingwood is a premier location in North America for Automotive production – located in close proximity to major automotive centers. Almost half of the labor pool live within 15 minutes from work, stating that proximity to friends and quality of life are major reasons of choosing to live and work in the Collingwood, Georgian Triangle region.

The site location advantages are inherent in Collingwood's proximity to Toronto and Ontario's major manufacturing centers. This combined with lower production costs plus Collingwood's lifestyle, is a definite attribute that sets this community apart from other competing locations in Ontario for recruiting and retaining key industries and employees.

### COLLINGWOOD'S TOP EMPLOYERS

1. Ainley Group/CC Tatham: 70 employees
2. Amaizingly Green: 80 employees
3. VOA: 90 employees
4. Shaw Woodworks: 100 employees
5. Maclean Engineering: 180 employees
6. Saunders Book Company: 200 employees
7. Town of Collingwood: 216 employees
8. E3 Community Services: 238 employees
9. Pilkington Canada Ltd.: 250 employees
10. General & Marine Hospital: 439 employees

