



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
70 PROGRESS DRIVE
ST THOMAS
\$15.00 / SQ FT

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
earl-taylor@coldwellbanker.ca



FEATURES OF THIS FINE PROPERTY:

- The business is not for sale - business is thriving. Only a portion of this building is For Lease.
- Are you looking for Warehouse space, a small Manufacturing site or an Auto Body, Construction, Warehousing, Mechanic or Woodworking Shop? Then look no further.
- Located at the rear of this building, this concrete block unit features 2625 sq ft of space that is split equally into 2 bays.
- The East bay is heated with a ceiling mounted gas radiant heater and includes one entrance door, a 10' wide x 14' high grade level roll-up door, an 8' x 36' mezzanine and a 2 piece washroom.
- The West bay is heated with a ceiling mounted gas radiant heater and includes one entrance door and a 10' wide x 14' high grade level roll-up door - a washroom will be installed if only leasing this unit.
- Normal usage of gas, hydro and water included, Tenant must provide suitable tenancy insurance.
- Use of a portion of the fenced compound can also be negotiated if required.
- All showings preferred Monday to Friday 9am - 4pm with 24 hours notice
- Zoning - EL Employment Lands Zone

For more information on this property please call **EARL TAYLOR** direct at **519-670-9223** today
Visit my website at **www.RealEstateinStThomas.ca** or email me at **earl-taylor@coldwellbanker.ca**

Each office is independently owned and operated E&O E