

**FOR LEASE | ± 790 SF**  
**3056 SYDENHAM RD**  
UNIT 2 | ELGINBURG, ON

**Rockwell**  
COMMERCIAL

**LIGHT INDUSTRIAL / OFFICE**

**SCOTT BOTTING, B.COM**  
Broker | [scott.botting@rockwellcre.com](mailto:scott.botting@rockwellcre.com)



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## FLOOR PLAN

# PROPERTY DETAILS

### Available Space

UNIT 2  
± 790 sf

### Asking Rent

\$1,500.00/month

Above rent is gross, excluding Internet, Janitorial & Tenant Insurance

### Zoning

RI - Rural Industrial Zone

### Parking

Ample on-site

### Heating / Cooling

Forced air (propane)

### Occupancy

November 1<sup>st</sup>, 2023



## HIGHLIGHTS

Convenient commercial space in a rural setting, located less than 10 kilometers north of Highway 401 along busy Sydenham Road. Perfectly suited for a small workshop / office or storage space. Ample parking on site. The unit has front and rear man door access, open work space and a two-piece washroom.

## FOR MORE INFORMATION, CONTACT:

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