637 The Queensway
Unit 17

$8.00
Per
Square Foot
Base Rent

Approximately 2,108 SF Industrial/Office Space in great location just east of The Parkway with easy access to Hwy 115. Located in Busy Commercial/Industrial Plaza in well established Industrial Park with ample on-site parking. Additional Rent estimated at $9.30/SF with utilities included.

- **MLS # 40024165**
- **M3.2 Zoning**
- **Natural Gas Heat**
- **Public Washrooms**

dnsrealestate.ca

David N Smith
Broker

207 Simcoe Street
Peterborough ON K9H 2H6

Phone: 705-749-1602
Toll Free: 1-800-461-6419
Fax: 705-749-1620
Email: dave@dnsrealestate.ca

637 The Queensway
Unit 17

$8.00
Per
Square Foot
Base Rent

	Square Feet	Rate	Yearly	Monthly
Base Rent	2,108	$8.00	$16,864.00	$1,405.33
Additional Rent	2,108	$9.30	$19,604.40	$1,633.70
Total	2,108	$17.30	$36,468.40	$3,039.03

$3,039.03 + $395.07 (HST) = $3,434.10

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SECTION 19

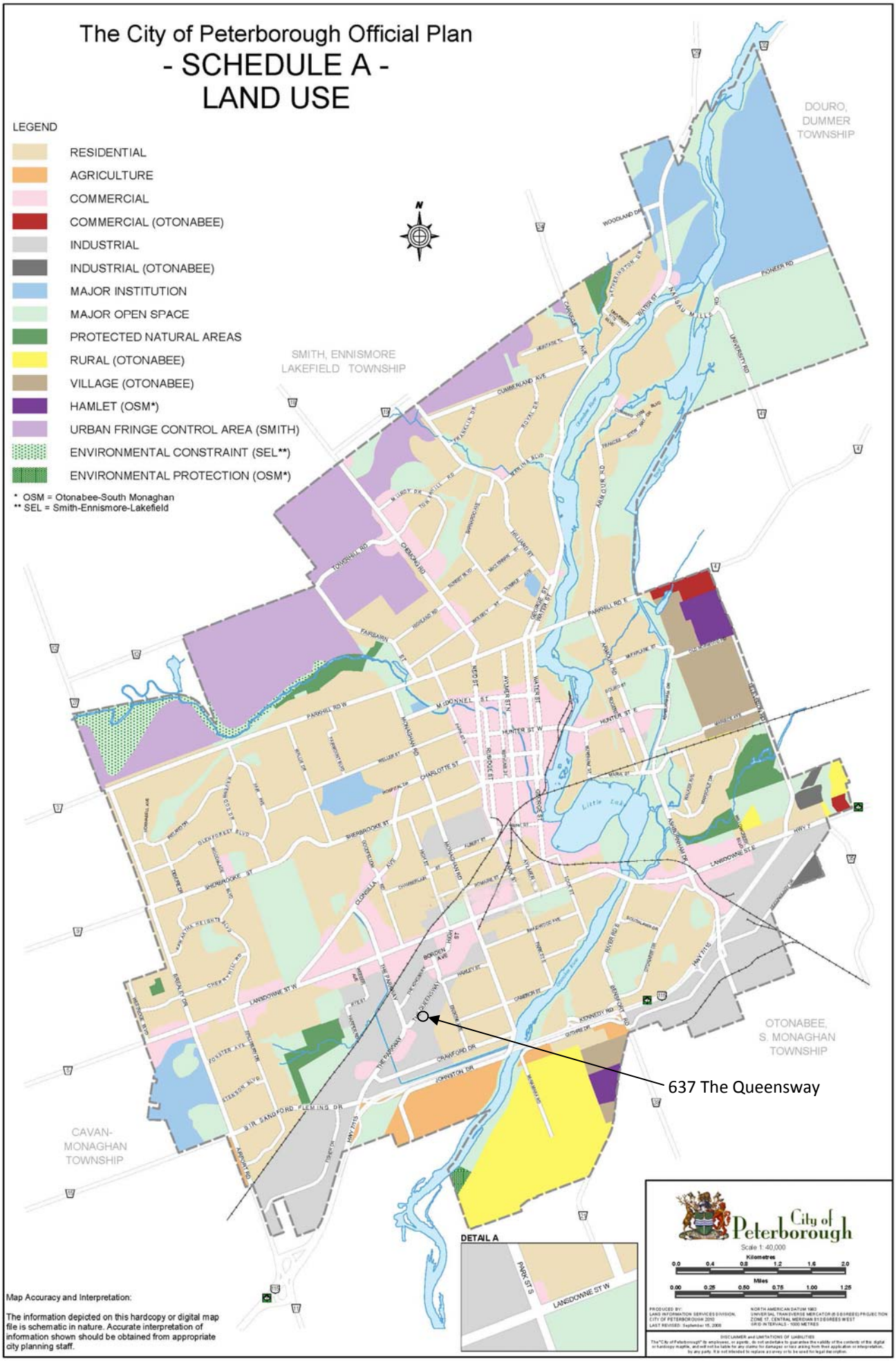
(13-127)

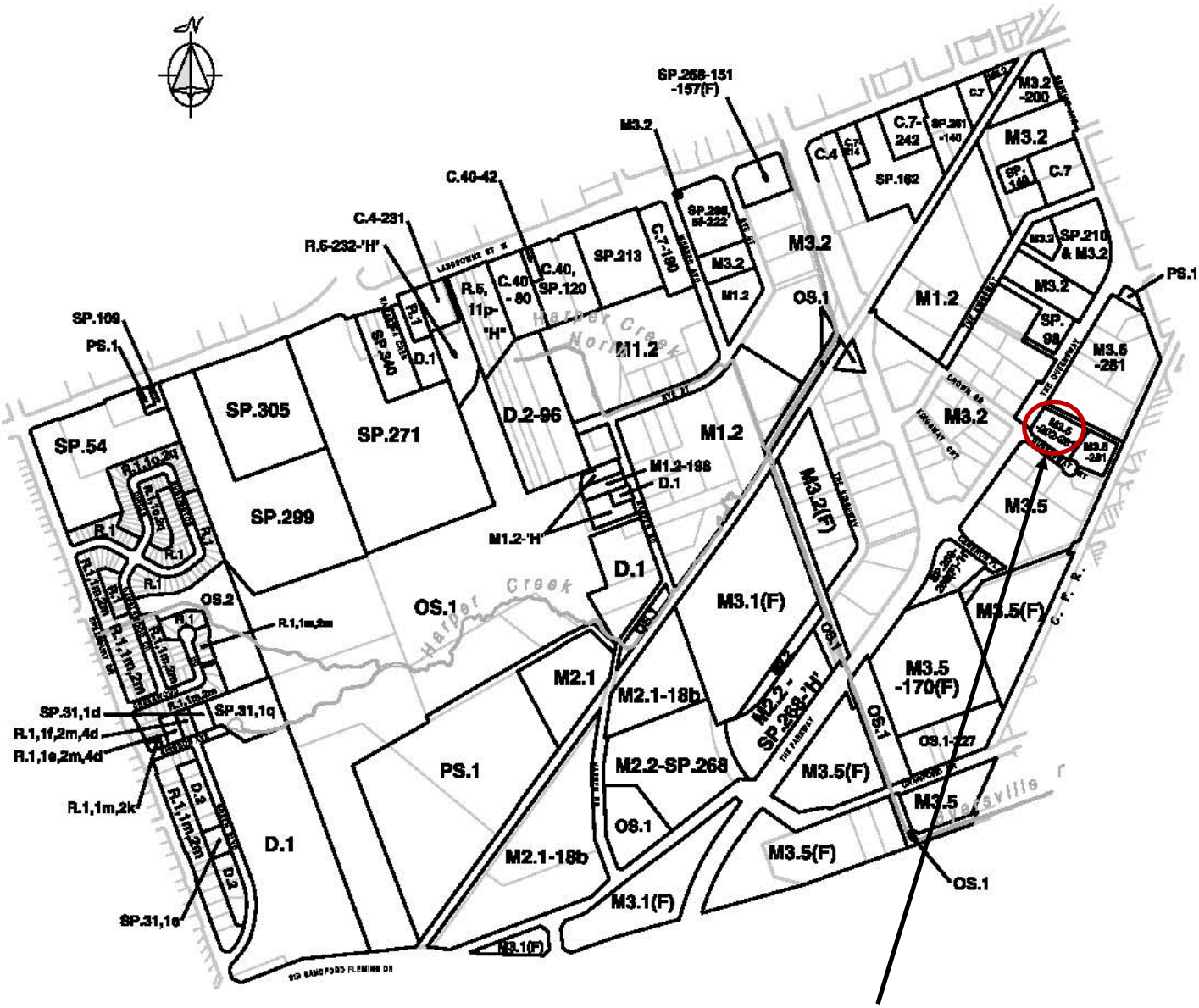
INDUSTRIAL DISTRICTS

19.1 No person shall within any Industrial District use any land or erect, alter or use any building of part thereof for any purpose other than those uses listed below.

ZONING DISTRICT	PERMITTED USES
M.1.1 Light Industrial	A warehouse; self-service storage establishment; wholesale establishment; contractor's establishment; tradesman's shop; vehicle repair establishment; car wash; transportation terminal; bottling establishment; woodworking shop; heavy truck and equipment sales and service; dog kennel; animal hospital; dry cleaning establishment Class 1; rental establishment excluding automobile and video rental; publishing and printing establishment; research & development laboratory; building products establishment; nursery/greenhouse; utility service installation; communications and broadcasting establishment.
M1.2 General Industrial	All M1.1 uses plus an assembly, processing or manufacturing plant excluding a plant used for specific industrial uses; a feed/flour mill; a fuel storage facility.
M2.1 Prestige Industrial	A warehouse; wholesale establishment; transportation terminal; publishing and printing establishment; research & development laboratory; utility service installation; communications & broadcasting establishment; architectural, engineering or technical service establishment; industrial office; chemical blending establishment; contained assembly, processing or manufacturing plant excluding a plant used for specific industrial uses.
M2.2 Business Park	All M2.1 uses plus a regional scale office facility
M2.3 Prestige and Service Industrial	All M2.1 uses plus business service establishment; heavy truck and equipment sales and service; rental establishment excluding automobile and video rental (08-151).
M3.1 Service Industrial	All M1.1 uses plus a business service establishment; a contained assembly, processing or manufacturing plant excluding a plant used for specific industrial use.
M3.2 Enhanced Service Industrial	All M3.1 uses plus a place of assembly; police station; fire hall; ambulance dispatch station ; school; day nursery; library; museum; art gallery; studio workshop.
M3.3 Service Node	All M3.1 and M3.2 uses plus a financial institution; restaurant
M3.4 Enhanced Service Industrial & Office	All M3.1 and M3.2 uses plus an office or a clinic within an existing building.

The City of Peterborough Official Plan
- SCHEDULE A -
LAND USE





637 The Queensway

Details

City of Peterborough

METRES

FEET

The City of Peterborough,
Planning and Development Services.

Map No. 21

This map is current to January 31, 2014

MAP ACCURACY AND INTERPRETATION

The information depicted on this hardcopy or digital map file is schematic in nature.
Accurate interpretation of information shown, should be obtained from appropriate City staff.