



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**  
**566 RIVERVIEW DRIVE**  
**UNIT 101 & 102**  
*Chatham, ON*



## INDUSTRIAL UNITS

### ASKING RENT

**\$8.50**  
PSF NET

### ADDITIONAL RENT

**\$3.50**  
PSF (Est.)

### AVAILABLE SPACE

**49,218**  
SF

#### JAMESON LAKE

*Sales Representative*

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#### BRENT RUDELL

*Broker of Record*

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# ABOUT THE PROPERTY

Two industrial units are available for lease, unit 102 features finished office space, and enclosed loading docks. Both units feature heavy power and sprinklers. Outdoor storage is available if needed.

- **Available Space:** 49,218 SF
  - » **Unit 101:** 30,000 SF (100% warehouse)
  - » **Unit 102:** 19,218 SF
- **Zoning:** M1-1312
- **Clear Height:** 24'
- **Grade Level Doors:** 2
- **Dock Level Doors:** 4

## PERMITTED USES | GENERAL INDUSTRIAL ZONE M1-1312

The permitted uses in the M1-1312 Zone shall also include a Cannabis Production Facility

## PERMITTED USES | GENERAL INDUSTRIAL ZONE (M1)

Agricultural Implements Sales and Service Establishment	Animal Grooming	Asphalt and Concrete Batching Plant	Assembly Hall	Automobile Body Shop
Automobile Repair Shop	Automobile Sales and Service Establishment	Automobile Service Station	Builder's Supply Yard	Bulk Fuel Storage
Call Centre	Car Wash, Automatic	Car Wash, Manual	Commercial Entertainment and Recreational Establishment	Commercial School
Construction/Industrial Equipment Sales and Service Establishment	Contractor's Yard	Courier Service	Dry Cleaning Establishment	Eating Establishment
Eating Establishment - Drive-in	Eating Establishment - Take-out	Factory Outlet	Garage, Public	Gas Bar
Grain Elevator or other Storage Facility for Farm Produce	Industrial Mall	Industrial Use, which is not noxious	Laboratory or Scientific Research Facility	Nursery
Office	Public Storage	Rental Establishment	Service or Repair Shop	Service Trade Establishment
Taxi Establishment	Towing Establishment	Train Depot	Truck Terminal	Warehouse

Wholesale Business with Accessories Retail Business

<https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%20216-2009.pdf#search=Zoning%20bylaw>

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