

# 11.14 Acre lot with outside storage & turnkey truck service building

425 MELAIR DRIVE | AYR, ON



13,328 sf



Z-9 zoning



18' clear heights







FOR SALE

## Property details

### LOT SIZE

11.14 acres

### BUILDING SIZE

13,324 sf

### CLEAR HEIGHT

18'

### SHIPPING

9 drive-in doors (14' x 12')

### ZONING

Z-9

### PARKING

Graded, secured

### SIGNAGE

Building

### ASKING PRICE

\$10,999,950

## Property details

11.14 acres of outside storage land ideal for truck and trailer storage with a turnkey repair building. Ideally located within minutes to Highway 401 giving quick access to the Waterloo Region and beyond.

- Majority of lot is secured and fenced with mechanical gates at entrance
- Fueling station and weigh scale are other improvements that make it suitable for a trucking operation
- Z9 zoning permits many uses



## Exterior Photos



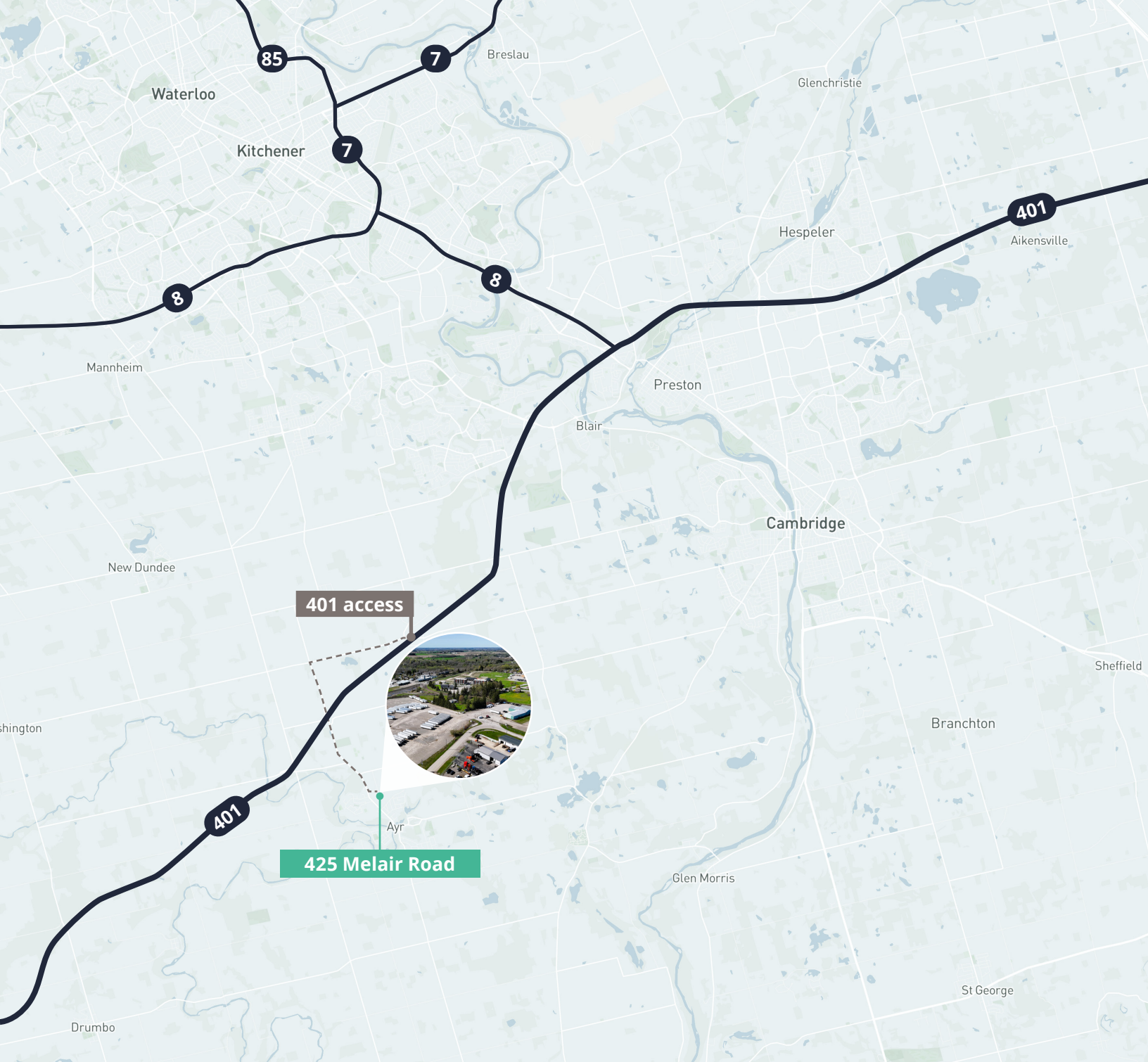
## Z-9 zoning permitted uses

Any light to medium industrial use providing light to medium scale processing, packaging, manufacturing, packaging, assembly, production, fabrication, warehousing, testing, treating, storage of goods / products or finishing, and having minimal adverse effects for nearby sensitive land uses.

- Distributing or transportation operation
- Veterinary clinic or office
- Contractor, building supplies dealer / outlet or sawmill
- Automobile service station
- Farm equipment sales and service
- Warehousing or indoor storage
- Wholesale outlet or showroom
- Bank, restaurant or catering service
- Parking lot or garage public
- Service or repair enterprise
- Office or office building
- Commercial printing or laundry
- Car washing establishment
- Club or amusement enterprise, lodge or recreation use
- Hotel or motel
- Trucking or transportation enterprise or terminal
- Sales or servicing of motor vehicles or machinery
- Boat, bus & trailer display, service and storage
- Funeral home
- Theatre or bowling alley
- Storage & display of manufactured modular or prefabricated buildings
- Storage, sale and supply of livestock equipment (excluding animals)
- Storage, sale, and supply of poultry equipment (excluding animals / birds)
- Accessory buildings or structures
- Accessory signs







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