



2021 Rogers Road | Perth, ON

Industrial space available **for sale**

A rare opportunity to acquire a well-maintained industrial asset in the desirable town of Perth.

Asking Price:

\$6,500,000

Kevin Houlahan

Senior Sales Representative
+1 613 683 2222
kevin.houlahan@colliers.com

Patrick Cowie

Senior Vice President
+1 416 278 7725
patrick.cowie@colliers.com

Property Overview

A rare opportunity to acquire a well-maintained industrial asset in the desirable town of Perth. This property presents an exceptional opportunity for investors/owner-occupiers to benefit from existing tenants providing stable income from day one, with potential for future upside. A well-balanced mix of income and usability makes this a versatile acquisition. Ideal for light manufacturing, logistics, and flex users, with long-term value.

Address	2021 Rogers Road, Perth ON
Legal Description	PART SW1/2 LOT 27 CON 10 NORTH ELMSLEY; PART NE1/2 LOT 28 CON 10 NORTH ELMSLEY AS IN RS178920 EXCEPT 27R8699; TOGETHER WITH AN EASEMENT OVER PART 2 ON 27R8699 AS OM LC34488. PERTH
Zoning	M2
Site Area	6.3 AC
Building Area	77,570 SF
Parking	Yes
Loading	8 drive-in doors, 2 grade-level door
Clear Height	Averaging 12'-18', up to 25'
Sprinklers	Yes
Power	600V
Asking Price	\$6,500,000.00
Property Taxes	\$13,210.08 (2025)
Available	Immediately



Key Highlights



Flexible industrial units



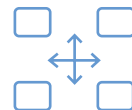
Minutes from HWY 7



On-site parking



Grade-level & drive-in doors



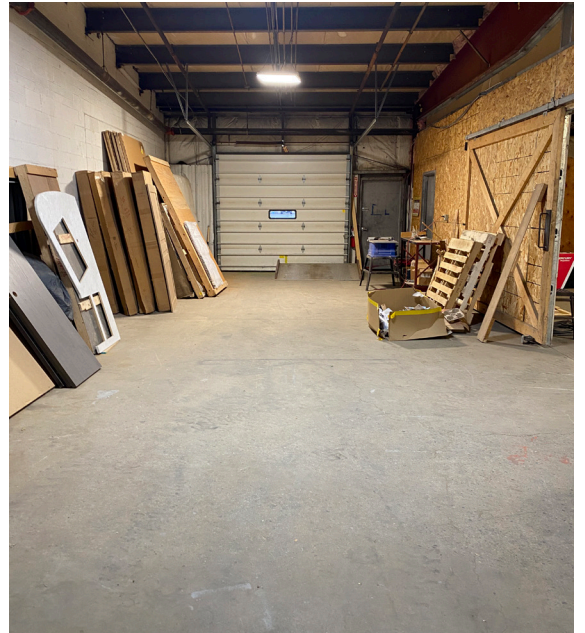
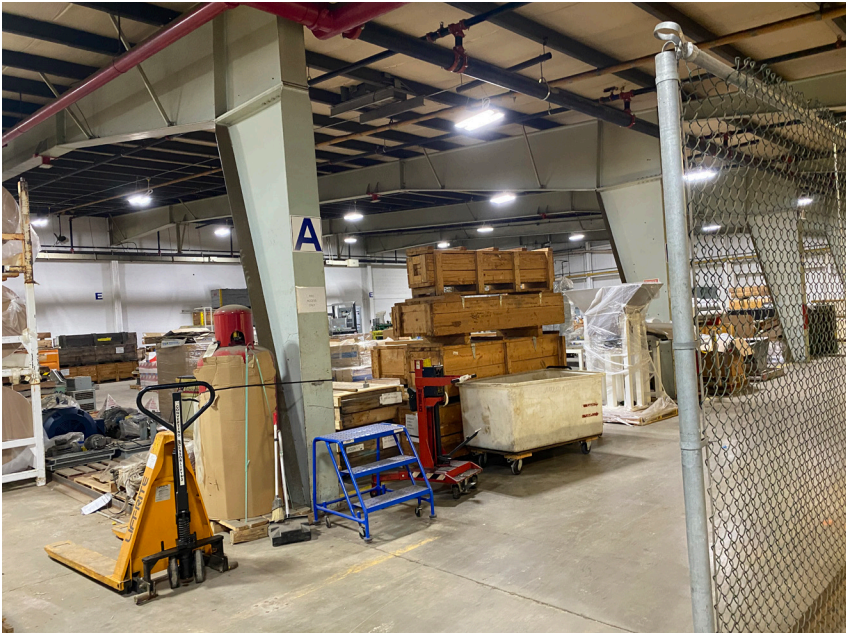
80' clear spans



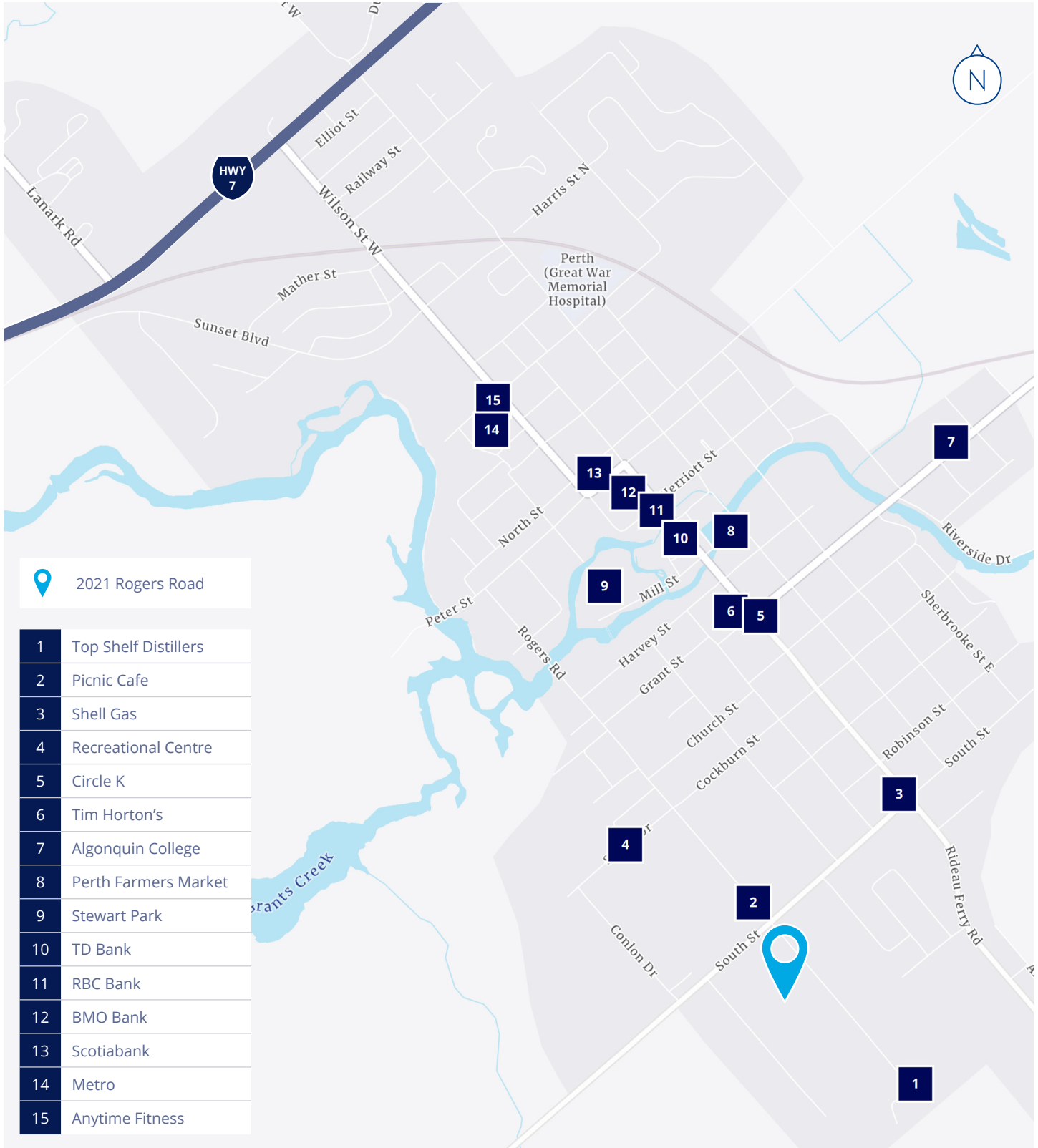
Upgraded lighting throughout

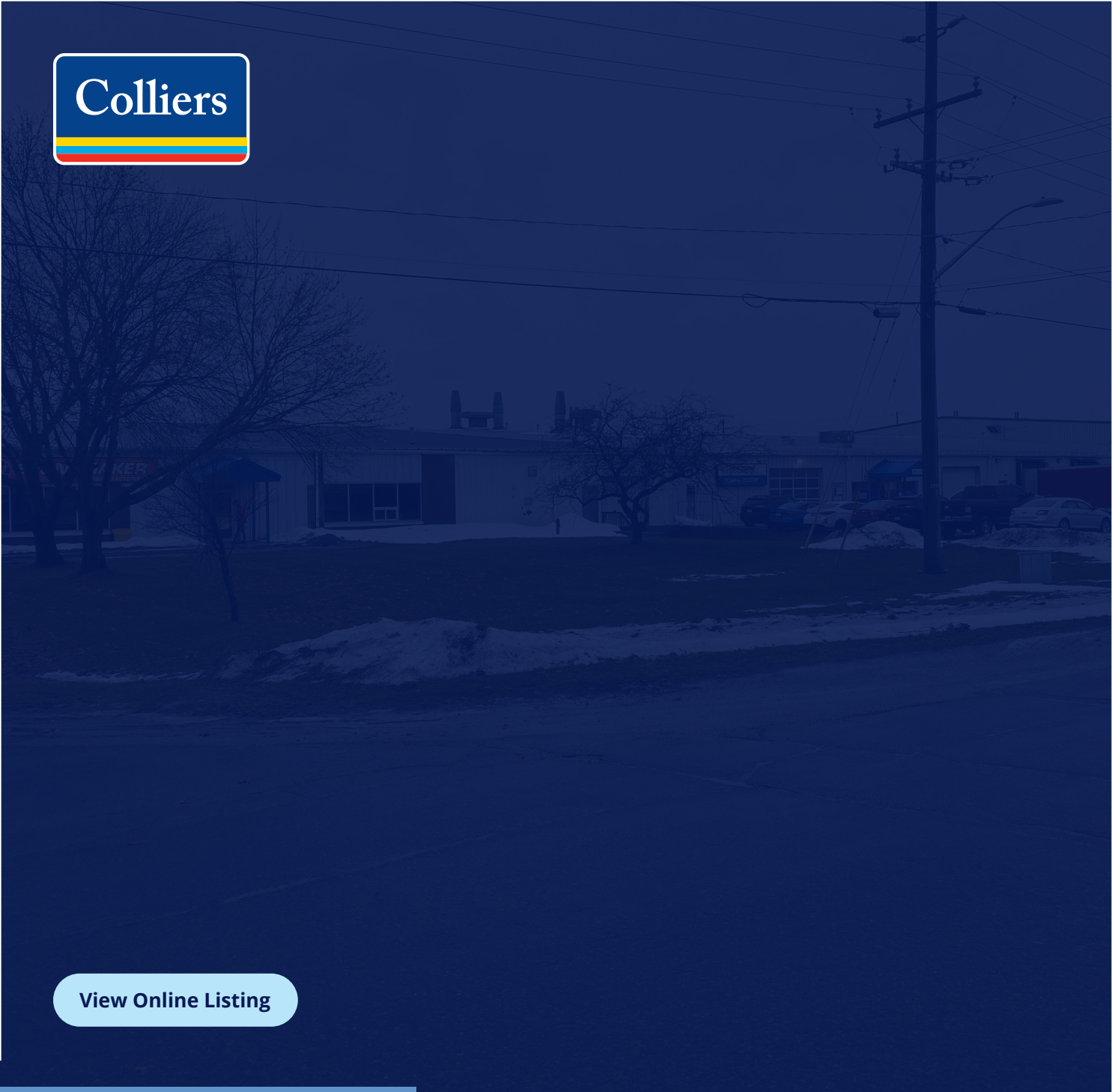


Large yard for truck movement, outdoor storage, & expansion



Property Location





[View Online Listing](#)

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