



REDUCED PRICE

Colliers

For Sale
495 Laird Road
GUELPH ON

32,168 SF Industrial Building
with Excess Land

Justin Lavoie

Executive Vice President
519 904 7008
justin.lavoie@colliers.com

Ron Jansen

Executive Vice President
519 904 7006
ron.jansen@colliers.com

Chris Thoms

Senior Vice President
519 904 7015
chris.thoms@colliers.com

Stuart Forbes

Senior Vice President
416 620 2827
stuart.forbes@colliers.com

Adam Derouchie

Senior Sales Representative
519 904 2207
adam.derouchie@colliers.com

Why 495 Laird Road?

- Rare opportunity to purchase a 32,168 SF industrial building with excess land
- 4,368 SF of clean, bright office space
- Located in Guelph's most desirable business park with quick access to Highway 6
- Sitting on 6.495 AC - excess land provides opportunity for expansion
- 2 Truck level doors, 1 drive-in door, and 16' clear height
- Clean and bright shop area, white boxed with new lighting
- Precast construction



32,168

Square Feet



6.495

Acres



16'

Clear Height



2 TL | 1 DI

Shipping



Property Details

495 Laird Road | Guelph



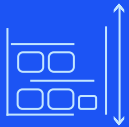
Building Area
32,168 SF



Office Area
4,368 SF



Land Area
6.495 AC



Clear Height
16'



Power
800 Amp



Shipping
1 Drive In | 2 Truck Level



Zoning
B Industrial



Property Taxes
\$123,761 (2025)

Asking
\$9,450,000





Floor plan

495 Laird Road | Guelph

495 Laird Road offers a highly functional floor plan designed to accommodate a wide range of industrial/manufacturing needs. The shop space is clean and bright and features 16' clear height and truck level and drive-in shipping.



Clear Height: 16'



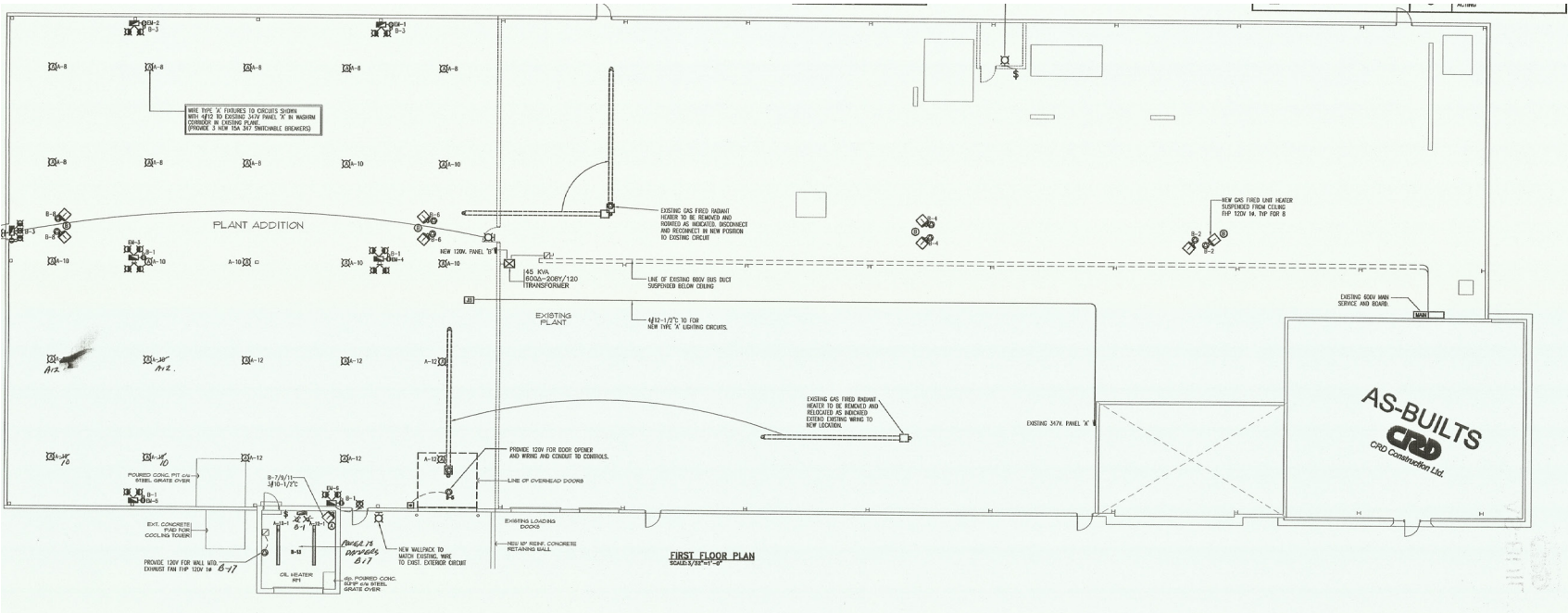
4,368 SF of modern office space



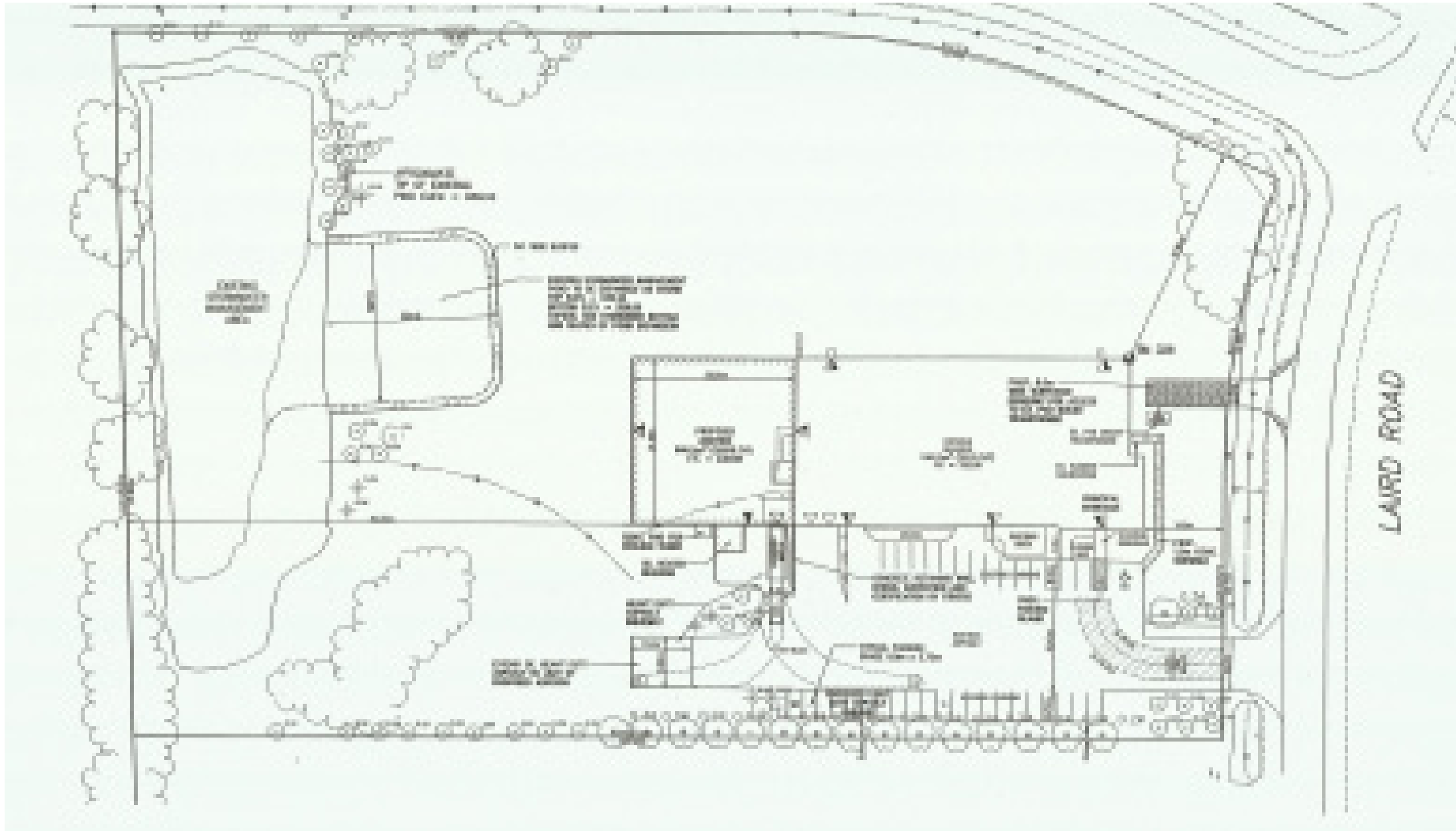
Versatile building conducive to manufacturing or warehousing



Warehouse space has been whiteboxed with new lighting



495 Laird Road | Guelph



Location Overview

495 Laird Road is ideally positioned in Guelph's most desirable business park, offering businesses excellent connectivity and access to key transportation routes. Situated just minutes from Highway 6 and within close reach of Highways 401 and 7, the property provides efficient regional and provincial distribution capabilities.

WORKFORCE & COMMUNITY BENEFITS

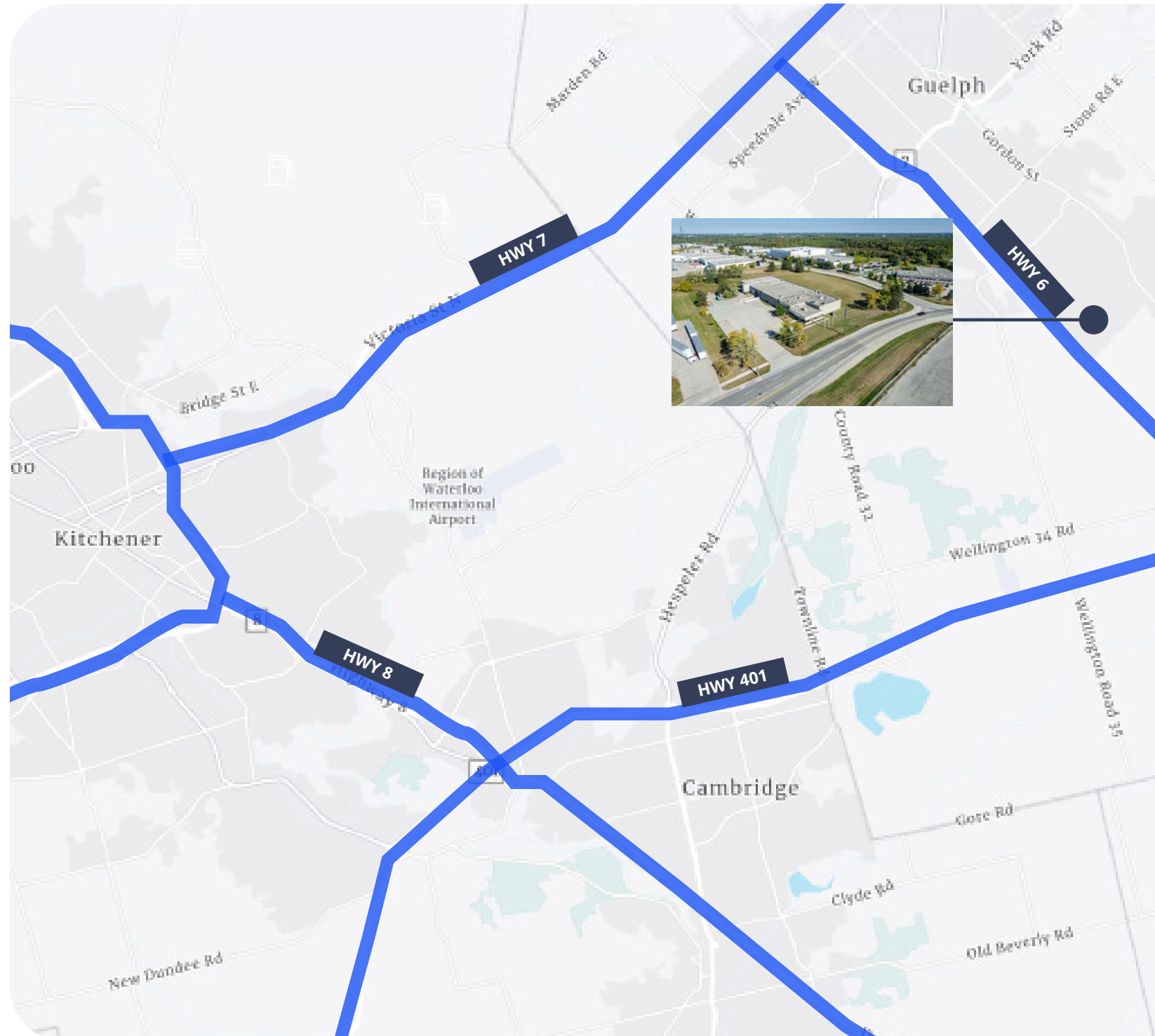
-  Strong local labour force
-  Access to nearby public transit routes
-  Close to many amenities

BUSINESS ADVANTAGES

-  Central location within Southwestern Ontario
-  Proximity to Waterloo Region
-  Proximity to GTA and Airports

PROXIMITY

-  Cambridge: 22 Minutes
-  Toronto: 80 Minutes
-  Boarding Crossing: 95 Minutes





495 Laird Road

GUELPH, ON

FOR SALE

Justin Lavoie

Executive Vice President
519 904 7008
justin.lavoie@colliers.com

Ron Jansen

Executive Vice President
519 904 7006
ron.jansen@colliers.com

Chris Thoms

Senior Vice President
519 904 7015
chris.thoms@colliers.com

Stuart Forbes

Senior Vice President
416 620 2827
stuart.forbes@colliers.com

Adam Derouchie

Senior Sales Representative
519 904 2207
adam.derouchie@colliers.com

collierscanada.com



Accelerating success.

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. [Include your market's legal name here. (ex. Colliers International Group Inc.)]