



For Sale: Industrial

69 Earl Martin Drive, Elmira

16,177 SF Freestanding Industrial Facility

Fully Air-Conditioned & Sprinklered ● Crane-Serviced ● 1 Minute to Hwy 85

A clean, well-maintained industrial facility with a functional layout, efficient loading, and a generous site. Move-in ready and well suited for manufacturing, fabrication, and service industrial users.

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Property Overview

69 Earl Martin Drive

The building offers an efficient mix of office and industrial space with clear separation between shop and administrative areas. The fully air-conditioned shop includes in-floor heating for efficient year-round operation.

Pre-engineered construction with an extended concrete foundation wall provides durability and protection in the shop area. The building is fully sprinklered and equipped with compressed air lines throughout. Crane service and flexible loading support a range of manufacturing and service operations.


A clean, functional, and move-in ready facility, well suited for owner-users seeking a strategic and accessible location.


 Building Area
16,177 SF

 Site Area
1.214 AC

 Property Taxes
\$45,007.11 (2025)

 Original Construction
2002

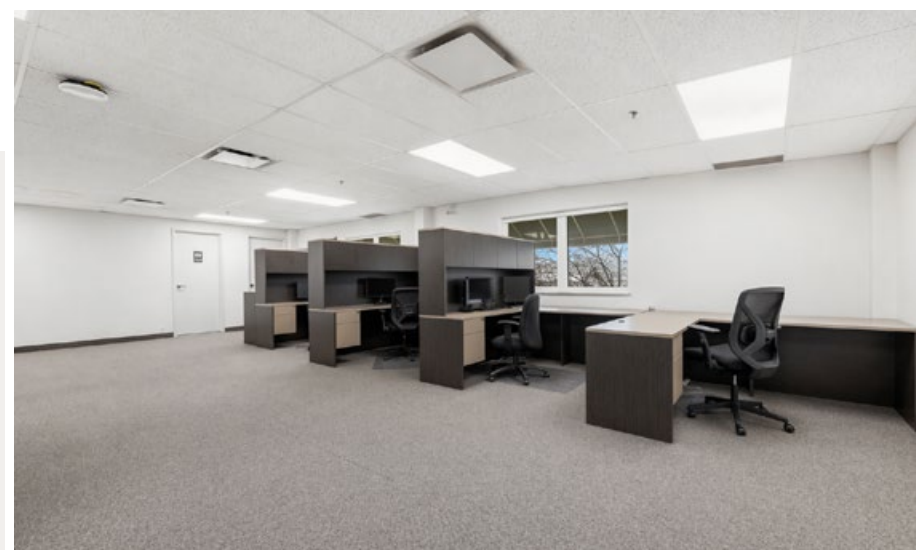
 Zoning
EM-5 (By-Law 26-2024)

 Shipping
1 Truck Level Door (8'3" x 8')
3 Drive-In Doors
(12' x 16', 14' x 14', 8' x 8')

 Cranes
(1) 3-ton crane
(1) 2-ton crane
(1) 1-ton crane

 Power
200A / 600V

 Clear Height
17' - 20'5"



 Sale Price **\$5,495,000**

Site Plan

69 Earl Martin Drive

Efficient Site
Layout for
Industrial
Operations



Site Highlights

- Freestanding building
- Low site coverage
- Efficient site layout
- Space for staging and operations
- Fully paved site

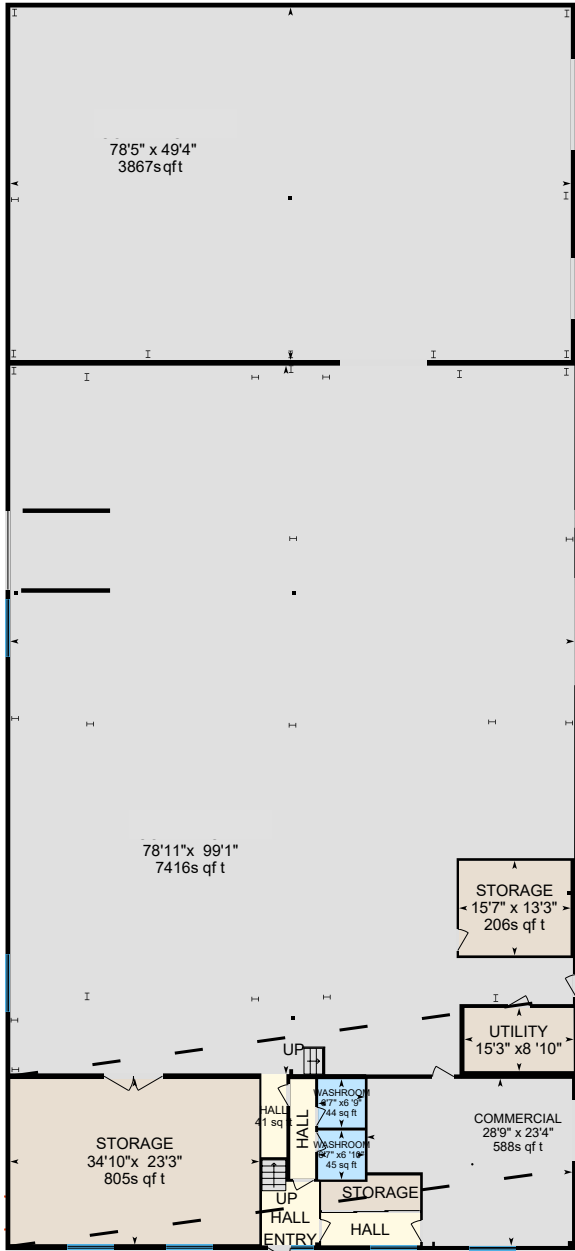


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Floor Plan

69 Earl Martin Drive

Clean layout. Easy flow.
Built for productivity.



 Industrial Area 13,950 SF



Industrial Highlights

- Fully air-conditioned shop
- In-floor heating
- Multiple cranes
- Fully sprinklered
- Compressed air lines throughout
- Pre-engineered construction with an extended concrete foundation wall

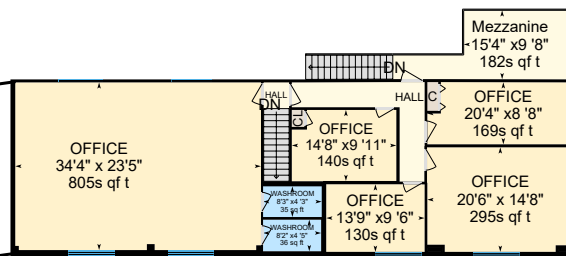


 Office Area 2,227 SF



Office Highlights

- Clean, professional office area
- Supports admin and operational teams
- Efficient layout



Well suited for a range of manufacturing, fabrication, and service industrial uses.

Site Access

69 Earl Martin Drive

Immediate access to key regional transportation routes with convenient access for employees and daily operations.



Key Advantages

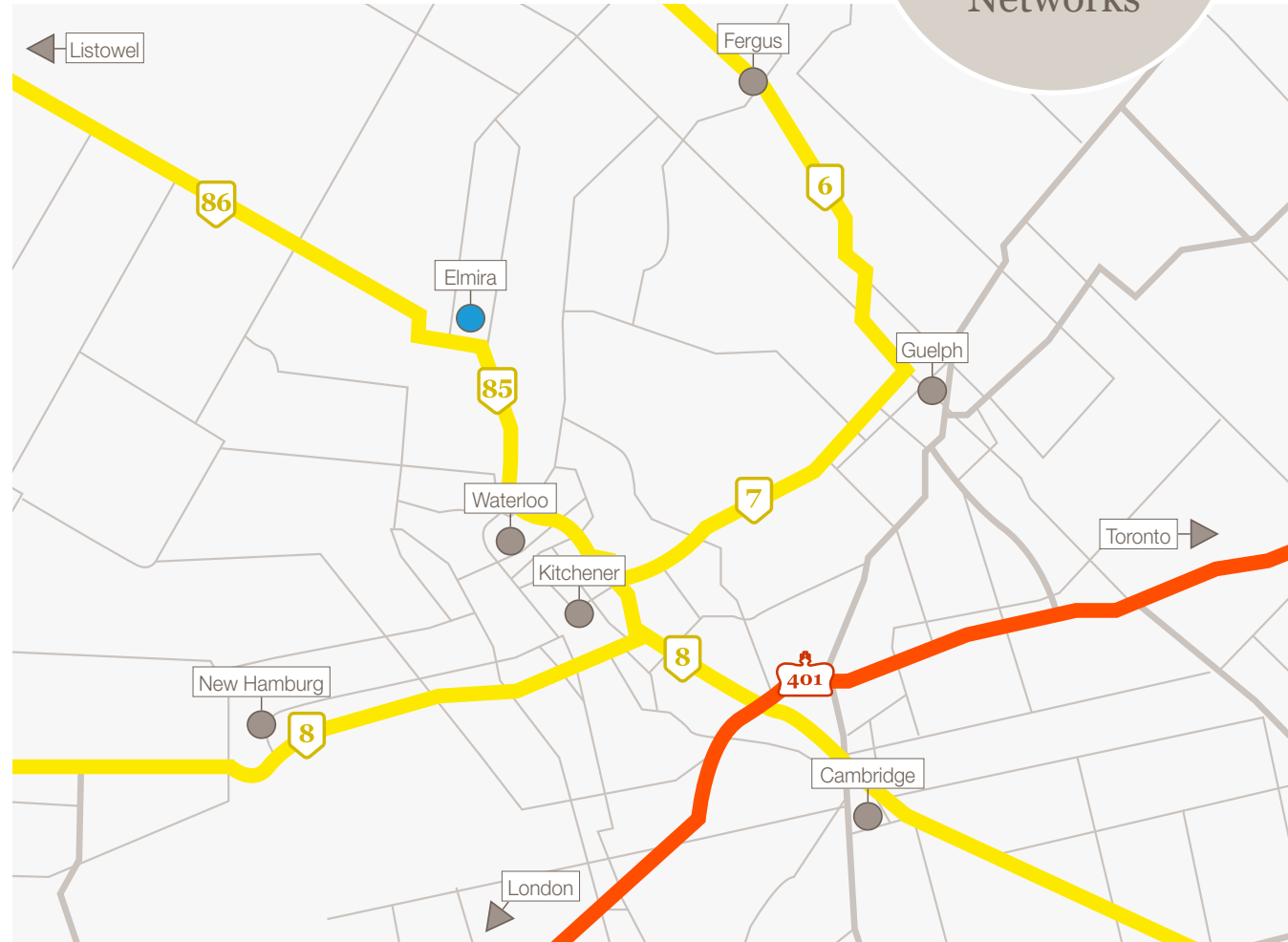
- Quick access to Hwy 85 and Hwy 86
- Direct connection to Hwy 401
- Efficient regional distribution
- Access to GTA and U.S. border routes
- Located within established industrial area
- Convenient access for employees from Waterloo, Kitchener, and surrounding areas



Local Access

- Hwy 85 • 1 min
- Hwy 86 • 4 min
- Downtown Elmira • 4 min
- Hwy 401 • 21 min

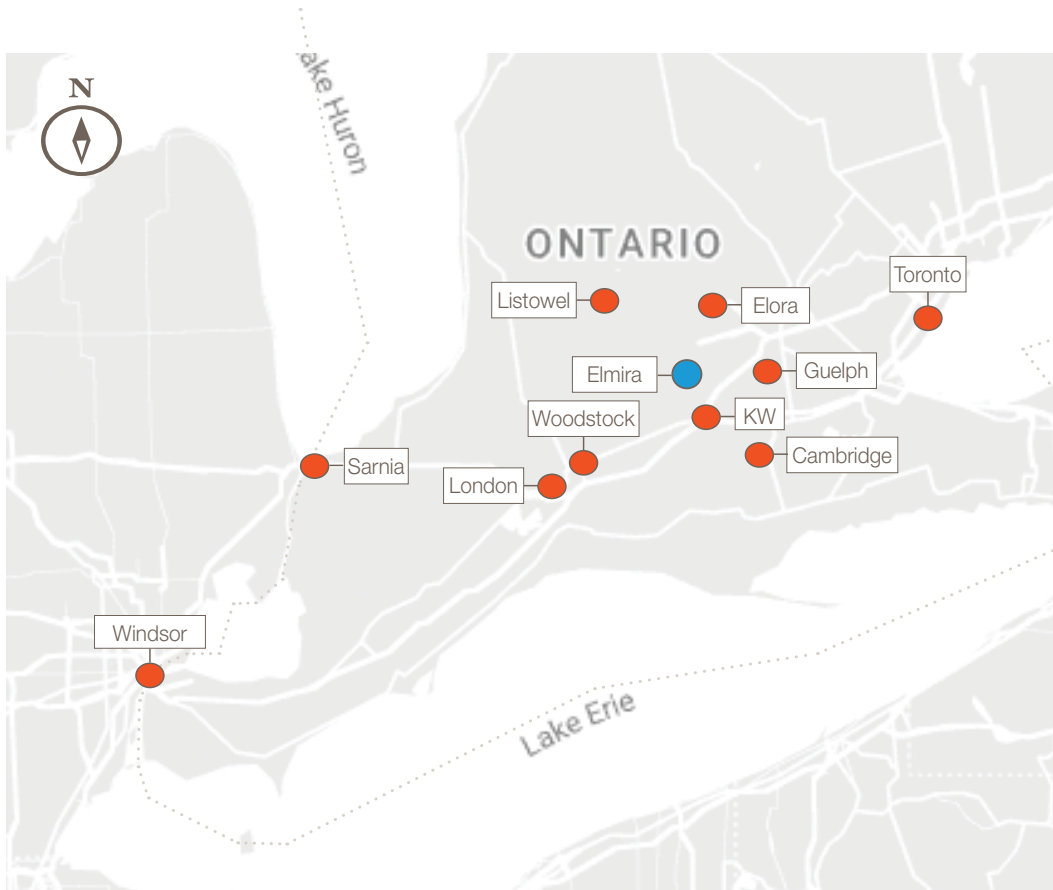
Excellent Access
to Regional
Transportation
Networks



Location & Drive Time

69 Earl Martin Drive

Convenient Access to
Amenities, Services & Labour



Location Overview

Elmira | Woolwich Township | Waterloo Region

A well-established industrial market within the Waterloo Region. Located just north of Waterloo, the property provides access to a deep and skilled labour pool. The area offers convenient access to local amenities, restaurants, and business services, supporting day-to-day operations and employee needs. Nearby amenities include restaurants, banking, and essential services within Elmira, along with access to a broader range of suppliers and services throughout Waterloo Region.

South Field Industrial Area

Elmira's primary industrial node.

- Established industrial base
- Home to manufacturing and service users
- Access to nearby amenities, restaurants, and business services
- Proximity to industrial suppliers across Waterloo Region
- Strong local workforce access

Regional Drive Times

St. Jacobs 7 min	Elora 22 min	Guelph 24 min	Toronto ~ 1 hr
Kitchener-Waterloo 11 min	Cambridge 24 min	Listowel 34 min	Windsor 1hr 45 min

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Clean, Functional Freestanding Facility in a Strong Location.

A well-maintained, move-in ready industrial opportunity in Elmira's established South Field Industrial Area.

For more information or to arrange a viewing *please contact:*

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