



SERVALL

PROPERTY MANAGEMENT

FOR LEASE

620 IRELAND ROAD

SIMCOE, ONTARIO



SF 38,025



5.95 Acres



Industrial
Zoning



CALL TODAY
226-377-6095



SCAN FOR
PHOTOS/DETAILS

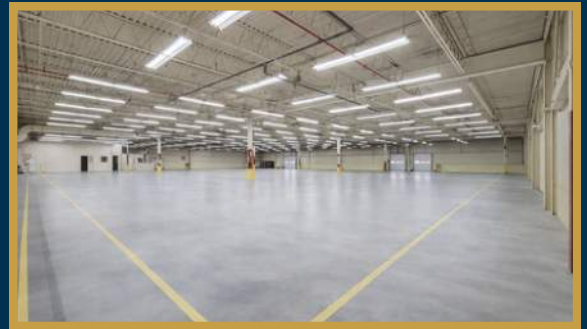
PROPERTY OVERVIEW

Positioned on nearly 6 acres, this 38,025 SF industrial facility offers an exceptional combination of scale, functionality, and operational efficiency.

Ideal for manufacturing, warehousing, logistics, and other industrial users, the property provides immediate usability, a securable 1-acre yard, and flexibility for future growth.

HIGHLIGHTS

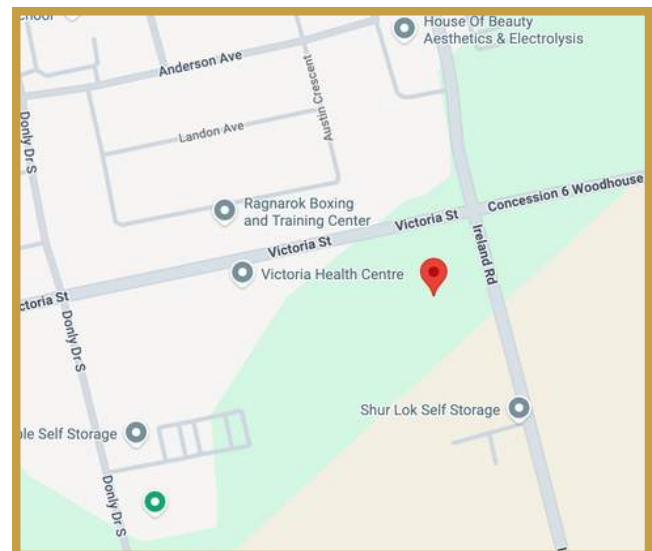
- ✓ SF 38,025
- ✓ Ample Yard Space (1 Acre Securable)
- ✓ General Industrial Zoning
- ✓ Excellent Truck Access
- ✓ Corner Lot Exposure
- ✓ Ideal for manufacturing, warehousing, logistics, and other industrial users



LOCATION ADVANTAGE

Located in Simcoe's industrial corridor, the property benefits from strong regional connectivity and proximity to key transportation routes, supporting efficient logistics and distribution.

- 2 km to Hwy 3
- 4 km to Hwy 24
- 45 km to Hwy 403
- 65 km to London
- 70 km to Hamilton



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A Strategic Industrial Asset For Lease

PROPERTY SPECIFICATIONS

Feature	Details
Building Size	SF 38,025
Lot Size	5.95 Acres
Zoning	General Industrial
Use	Industrial / Warehouse
Location	Simcoe, Ontario
Clear Height	14'
Loading	2 Truck-Level Doors
Power	600V / 400A
Yard	Expandable & Securable 1 Acre
Office Space	4,000 SF

- Large-scale industrial footprint
- Rare land-to-building ratio
- Expansion potential
- Strategic location
- Functional layout for multiple uses
- Dedicated office space
- Private meeting room
- Staff break
- Professional workspace
- **Newly Renovated Facility**

OPERATIONAL ADVANTAGE

Well-maintained industrial facility
Functional interior and exterior layout
Balanced office and warehouse space
Strong long-term usability
Positioned in a growing industrial area



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SCAN FOR
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Clear-Span Warehouse Built for Operational Efficiency



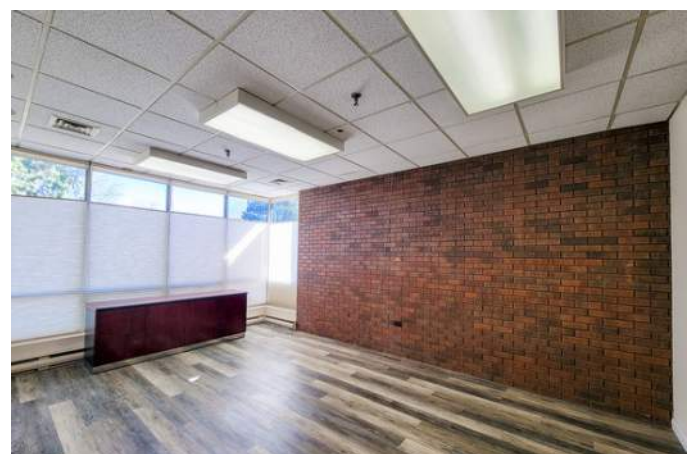
This production space/warehouse features 14' clear height, excellent lighting, and a flexible layout to support a wide range of industrial operations.



Functional Office Space with Modern Finishes



Well-appointed office space designed to support daily operations, featuring natural light, efficient layout, and a professional environment for administrative teams.



Prime Industrial Location with Outdoor Flexibility



Situated on nearly 6 acres, the property offers a securable 1-acre yard, excellent truck access, and proximity to major transportation routes.

