

700 Wallrich Avenue

CORNWALL, ONTARIO

154,000 SF on 23.3 Acres



NEW SALE PRICE

Ideal Location for Warehousing & Logistics with Outdoor Storage



**Outline Not to Scale*

The Opportunity

EXTREMELY RARE INDUSTRIAL BUILDING OFFERING WIDE APPEAL

CBRE Limited is proud to present 700 Wallrich Avenue in Cornwall, Ontario. The warehouse consists of 154,000 square feet and is zoned EAG - Employment Area General. The property has excellent access to Highway 401 and is in close proximity to the US border. There is ample parking on-site and also includes 8 dock and 2 drive-in doors. The warehouse ceiling height is approximately 22 feet.

Ideally positioned to service multiple markets including Ottawa and Montreal, Cornwall enjoys a strategic location on Highway 401 between Toronto and Montreal, and is just an hour's drive southeast of Ottawa, the Nation's Capital. The 401's vital transportation link means Cornwall companies can ship products efficiently and cost effectively anywhere in North America, including international shipping ports.

Some of Canada's largest and most advanced logistics warehouse operations take advantage of Cornwall's

national road and rail shipping networks, and its position as a vital node with an International Border Crossing to New York State, making it part of one of Canada's most important transportation networks.

The Cornwall Business Park is located in the eastern part of the city, immediately adjacent to Highway 401. At well over 1600 acres, the Business Park is home to some of Canada's largest distribution centres, award winning manufacturers and some great transportation companies.

The Property also features ample outdoor storage as well as trailer parking. An incoming investor or tenant has the ability to secure an attractive, stand-a-lone industrial facility located in the heart of one of Canada's vital transportation nodes, while benefiting from exceptional mid-to long-term upside.

Offering Details

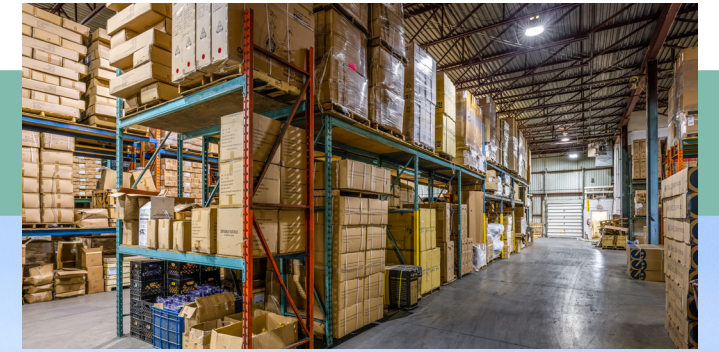
SALE		LEASE	
Asking Price	\$17,000,000	Asking Net Rent	\$9.50 PSF
Property Taxes	\$130,745.92 (Final 2023)	Additional Rent (Est. 2024)	\$3.35 PSF
Legal Description	CON 1 PT LOT 15, RP52R1636 PARTS 1-12, RP52R4638 PART 1	Availability	05/01/2024
PIN	602120343	Lease Term	Negotiable

Property Details

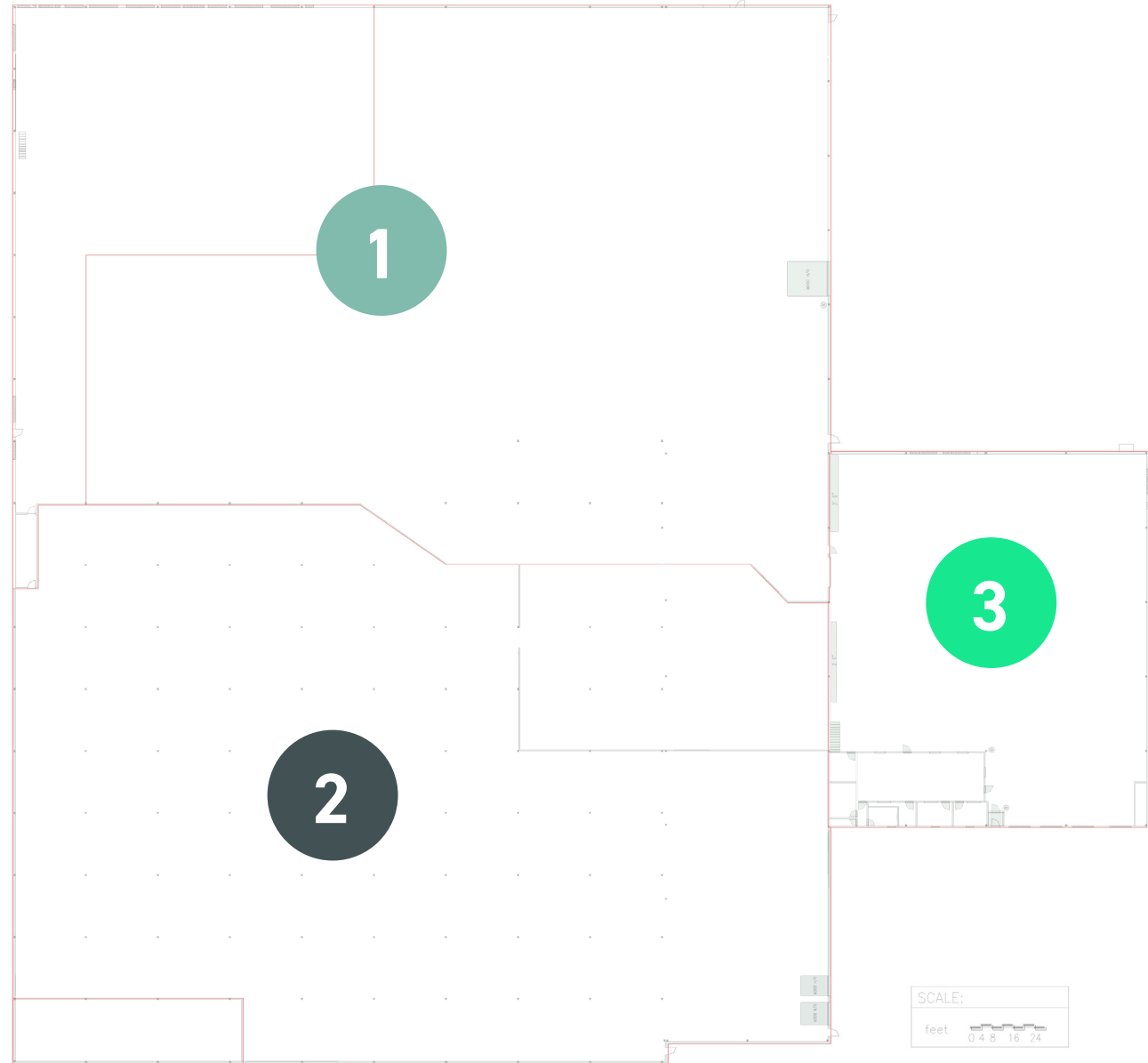
Municipal Address	700 Wallrich Avenue, Cornwall, Ontario
Building Size	154,000 square feet
Land Area	23.3 Acres
Year Built	1973
On-Site Parking	Up to 30 vehicles
Loading	8 Dock Doors and 2 Drive-in Doors
Power	4000A @ 277/480V
Clear Ceiling Height	~22 feet
Zoning	EAG - Employment Area General
Storage	Outdoor Storage Available



Property Photos



Building Layout



1

64,683 SF

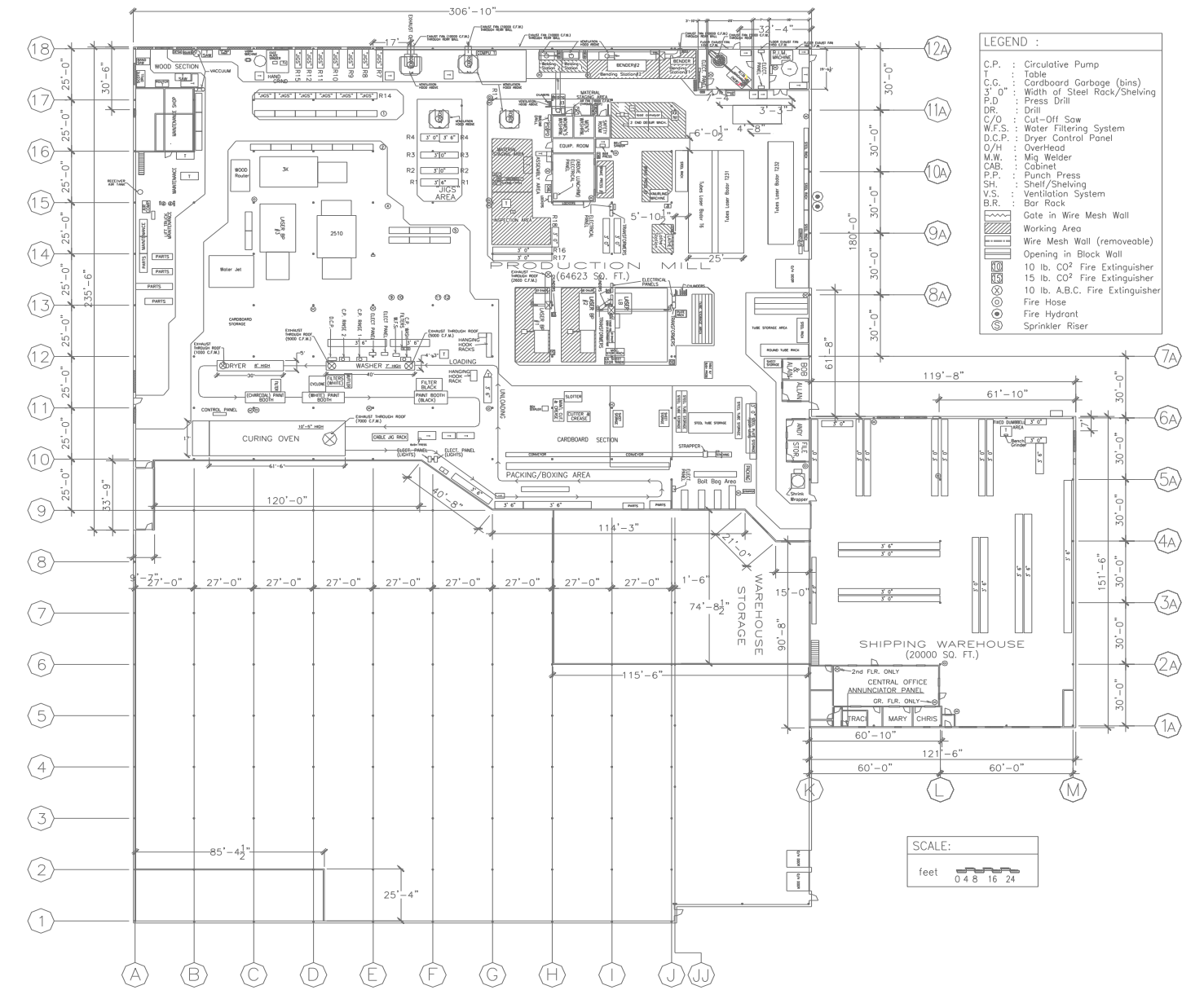
2

69,317 SF

3

20,000 SF

Existing Floor Plan Layout



LEGEND :

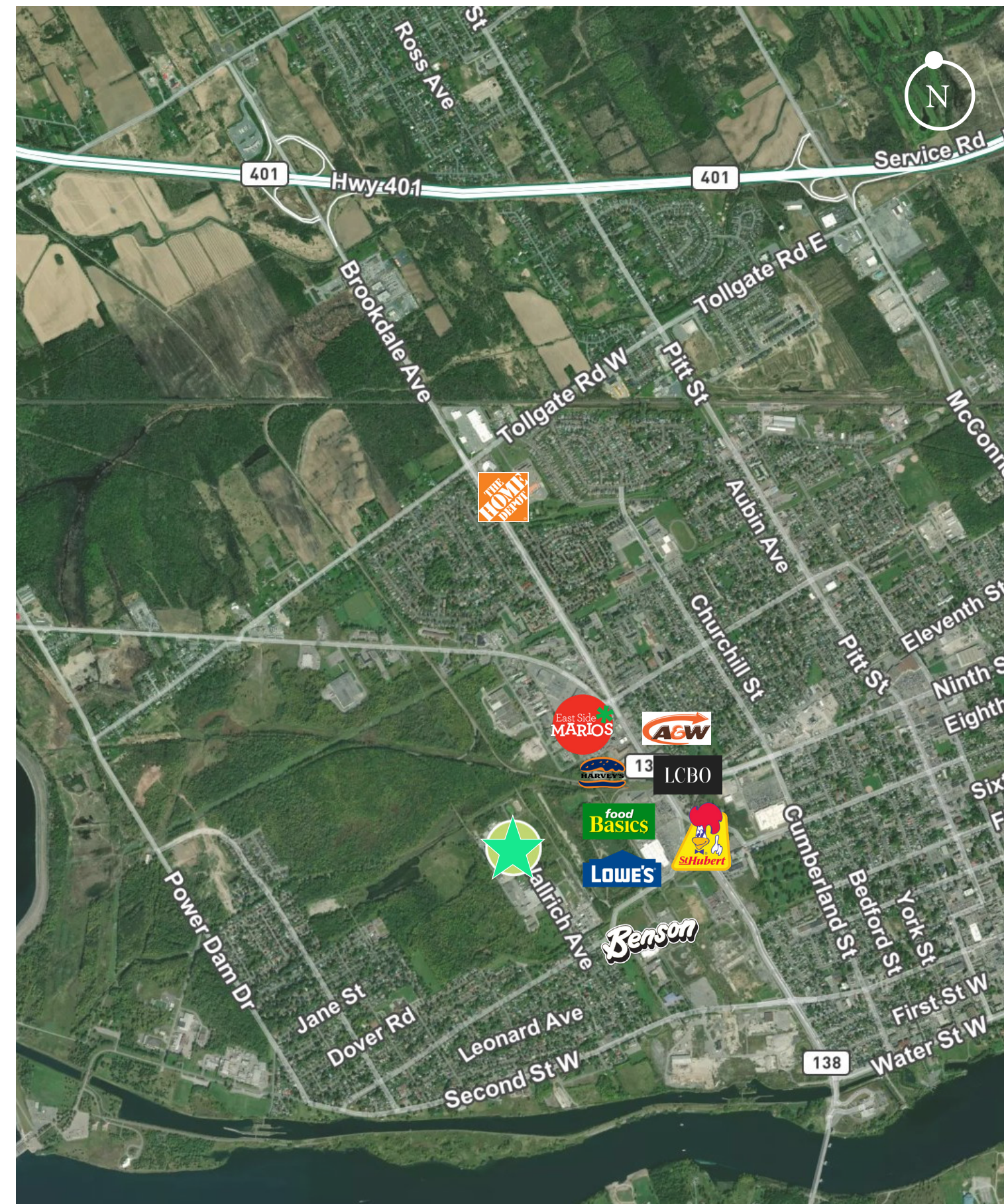
- C.P. : Circulative Pump
- T : Table
- C.G. : Corrugated Garbage (bins)
- 3'-0" : Width of Steel Rack/Shelving
- P.D. : Press Drill
- DR : Drill
- C/O : Cut-Off Saw
- W.F.S. : Water Filtering System
- D.C.P. : Dryer Control Panel
- O/H : Overhead
- M.W. : Mig Welder
- CAB. : Cabinet
- P.P. : Punch Press
- SH. : Shelf/Shelving
- V.S. : Ventilation System
- B.R. : Bar Rack
- Gate in Wire Mesh Wall
- Working Area
- Wire Mesh Wall (removeable)
- Opening in Block Wall
- 10 lb. CO₂ Fire Extinguisher
- 15 lb. CO₂ Fire Extinguisher
- 10 lb. A.B.C. Fire Extinguisher
- Fire Hose
- Fire Hydrant
- Sprinkler Riser

SCALE:
feet 0 4 8 16 24

Location Overview



Nearby Amenities





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