

FOR SALE



9,190 SF Industrial Building For Sale

5

**INDUSTRIAL ROAD
ST. MARYS, ONTARIO**

WHITNEY
Commercial Real Estate Services

Industrial Building on 0.50 Acres

Great opportunity to acquire a 9,190 SF industrial building centrally located between London, Woodstock, Stratford and Waterloo Region.

The property features dock level and drive-in loading, a clear span warehouse / shop area and multiple private offices. Zoning permits for a wide variety of uses including automotive repair, contractors shop and machine shop.

A clean environmental report was recently completed.

AVAILABLE SPACE | 9,190 SF

LAND AREA | 0.502 Acres

ASKING PRICE | \$2,025,000

TAXES | \$10,136.58 (2024)

ZONING | M1

CLEAR HEIGHT | 15'9"

LOADING DOOR | 1 - 8' x 9' Dock Level Door
| 1 - 14' x 12' Drive-in Door



PERMITTED USES

- Assembly Hall
- Auction Establishment
- Automobile Parts Supply Store
- Automobile Rental Establishment
- Automotive Gas Bar
- Automotive Repair Establishment
- Automotive Service Station
- Automotive Washing Establishment
- Caterer's Establishment
- Cold Storage Locker Plant
- Contractors Yard or Shop
- Convenience Business Service Establishment
- Convenience or Variety Store
- Equipment Sales and Rental Businesses
- Factory Outlet
- Farm Implement Sales and Service Establishment
- Fuel Pump Island

- Furniture Refinishing and Woodworking Shop
- Kennel
- Laboratory and Research Facility
- Landscape Supply Outlet
- Laundromat
- Laundry Plant
- Machine Shop
- Mini-Storage Facility
- Parking Area
- Recycling Depot
- Rental Shop
- Repair Shop
- Self-Storage Establishment
- Wholesale Establishment
- Pet Hotel
- Warehouse



Ample Parking



Drive-in and Truck Level Doors



Centrally Located Between Cities



5 Minutes to HWY 7



FLOOR PLAN

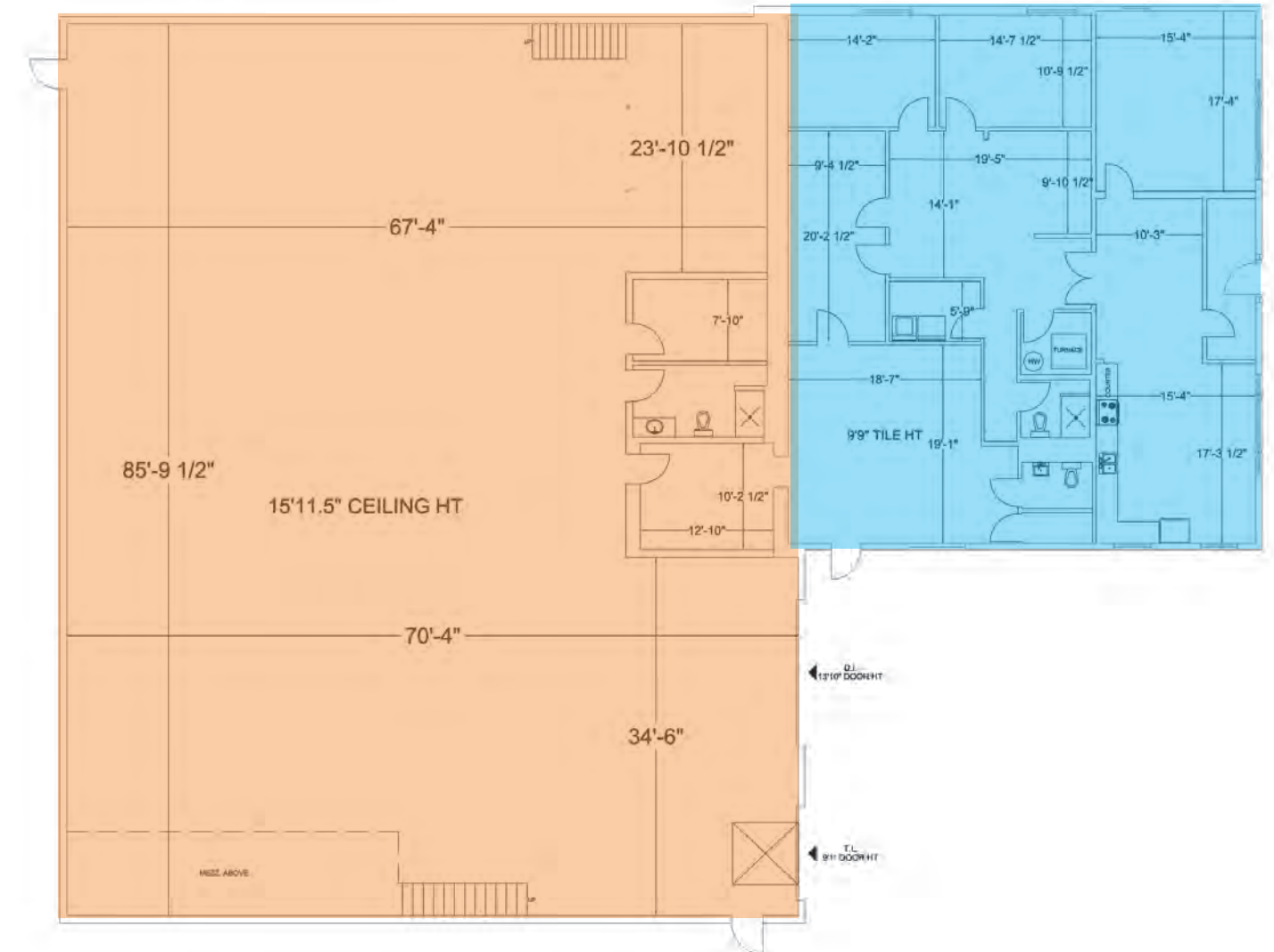
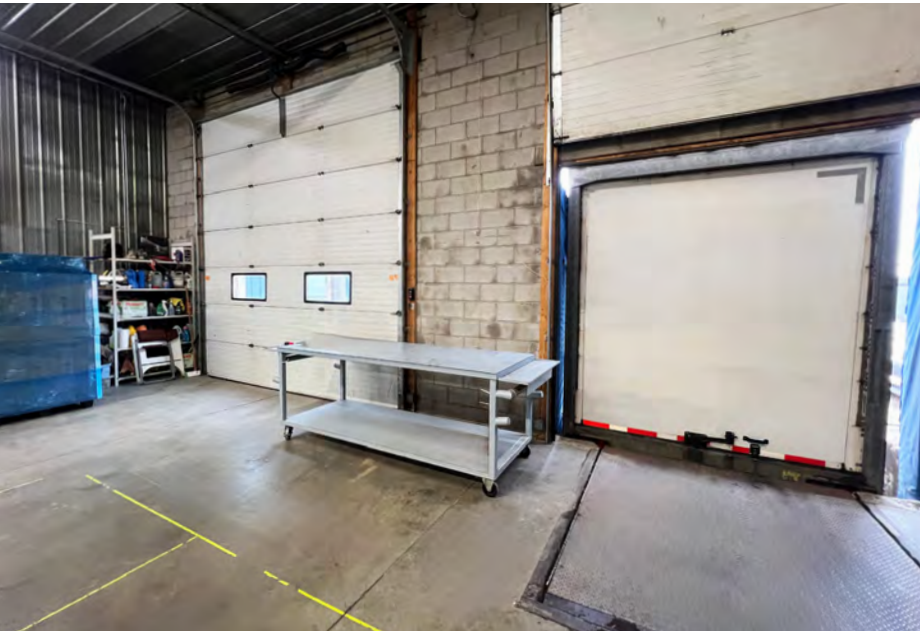
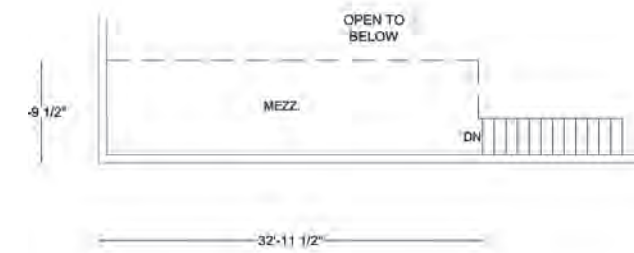
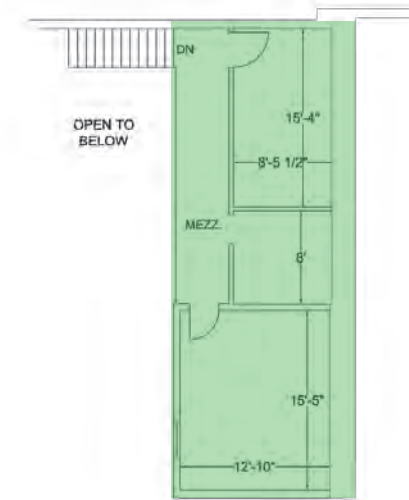
Total Area - 9,190 SF

Warehouse: 6,070 SF

Office Area: 2,484 SF

Office Mezzanine: 636 SF

(+ 288 SF of mezzanine storage)





ST. MARYS GOLF & COUNTRY CLUB

ESSO

QUEEN ST E

MCDONALD'S



INDUSTRIAL RD

DISTANCE FROM 5 INDUSTRIAL RD, ST. MARYS

STRATFORD - 14 KM	WOODSTOCK - 45 KM
LONDON - 35 KM	WATERLOO REGION - 50 KM
INGERSOLL - 35 KM	

Contact Listing Agents for more information.



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