



Rare Heavy Industrial
Manufacturing
Opportunity

122,670 SF Industrial
Facility on 8.09 Acres



EXECUTIVE SUMMARY

280 Victoria Street West presents a rare opportunity to acquire a unique heavy industrial manufacturing facility in Dundalk, Ontario. This ±122,670 SF industrial property is situated on 8.09 acres and is designed for manufacturing, fabrication, and specialized industrial operations. The facility features approximately 32,344 SF of 40' clear high-bay space serviced by a 30-ton overhead crane with an exceptional 90-foot span, providing flexibility for heavy fabrication, large-scale assembly, and specialized production requirements. The balance of the building consists of expansive clear-span manufacturing space, providing exceptional flexibility for equipment layout, fabrication, assembly, and production operations.

The property is serviced by approximately 4,000 amps at 600 volts of electrical service and benefits from a low site coverage M1-zoned site, providing a functional industrial yard with ample trailer parking and operational flexibility. Strategically located with convenient access to Highways 10 and 89, the property is well suited for manufacturers, steel fabricators, precast concrete producers, heavy equipment users, and industrial owner-occupiers seeking specialized infrastructure.



BUILT FOR MANUFACTURING



Originally constructed in 1967, **280 Victoria Street West** has a long history of supporting industrial manufacturing operations in Dundalk and the surrounding region. Over the years, the facility has evolved through strategic capital improvements, including the addition of a specialized 40-foot clear high-bay manufacturing area, crane-serviced production space, and substantial electrical capacity to accommodate modern industrial requirements.

The property's Butler-style steel frame construction has proven highly effective for manufacturing and fabrication operations, while the newer rear addition significantly enhances functionality through increased clear heights, clear-span production areas, and crane coverage. Today, the facility offers approximately 122,670 SF of industrial space on 8.09 acres, featuring infrastructure

that is increasingly difficult and costly to replicate due to rising construction costs, power servicing constraints, and extended development timelines.

As one of the region's more specialized industrial assets, the property is well positioned to accommodate a variety of industrial users, including heavy manufacturing, steel fabrication, equipment assembly, food processing, industrial production, and other power-intensive operations. The combination of significant electrical service, overhead crane capabilities, and high-bay manufacturing space provides exceptional operational flexibility for occupiers requiring specialized industrial infrastructure.

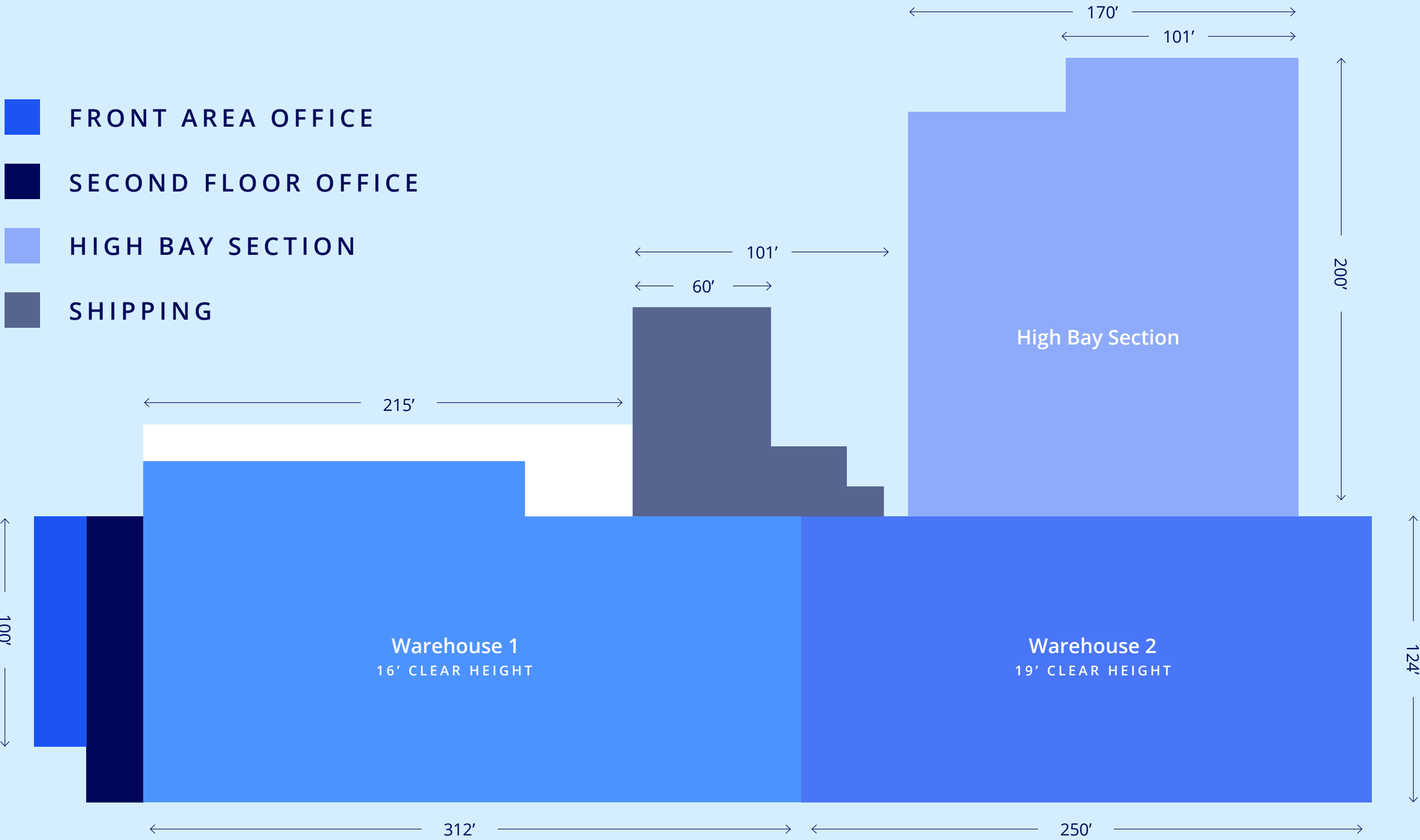
ASSET OVERVIEW



This facility offers a rare combination of industrial infrastructure, including a crane-serviced manufacturing area, approximately 4,000 amps of electrical power, large-scale manufacturing capabilities, clear-span production space, and ample outdoor storage and yard area. These specialized features provide exceptional operational flexibility and support a wide range of heavy industrial, fabrication, and power-intensive manufacturing uses, making the property difficult and costly to replicate in today's market.

PROPERTY TYPE	Heavy Industrial / Manufacturing	POSSESSION	February 2027
BUILDING AREA	±122,670 SF	POWER	4,000 Amps / 600 Volts
INDUSTRIAL AREA	±114,318 SF	CONSTRUCTION	Butler-style steel frame with modern rear addition
OFFICE AREA	±6,864 SF	CRANE CAPACITY	30 Ton
PUMP ROOM	±1,488 SF	CRANE SPAN	90 Feet
LAND AREA	8.09 Acres	WAREHOUSE 1 & 2 CLEAR HEIGHT	16' to 19'
YEAR BUILT	1967	REAR ADDITION CLEAR HEIGHT	40'
ZONING	M1 Industrial	UNDERHOOK CRANE HEIGHT	30' 7"

STRATEGIC INDUSTRIAL LAYOUT



BUILDING BREAKDOWN

HIGH-BAY CRANE BAY	±32,344 SF
MAIN MANUFACTURING AREA	±75,312 SF
SHIPPING AREA	±6,662 SF
OFFICE AREA	±6,864 SF
PUMP ROOM	±1,488 SF

KEY FEATURES

40' Clear Height
Crane Bay

30-Ton
Overhead Crane

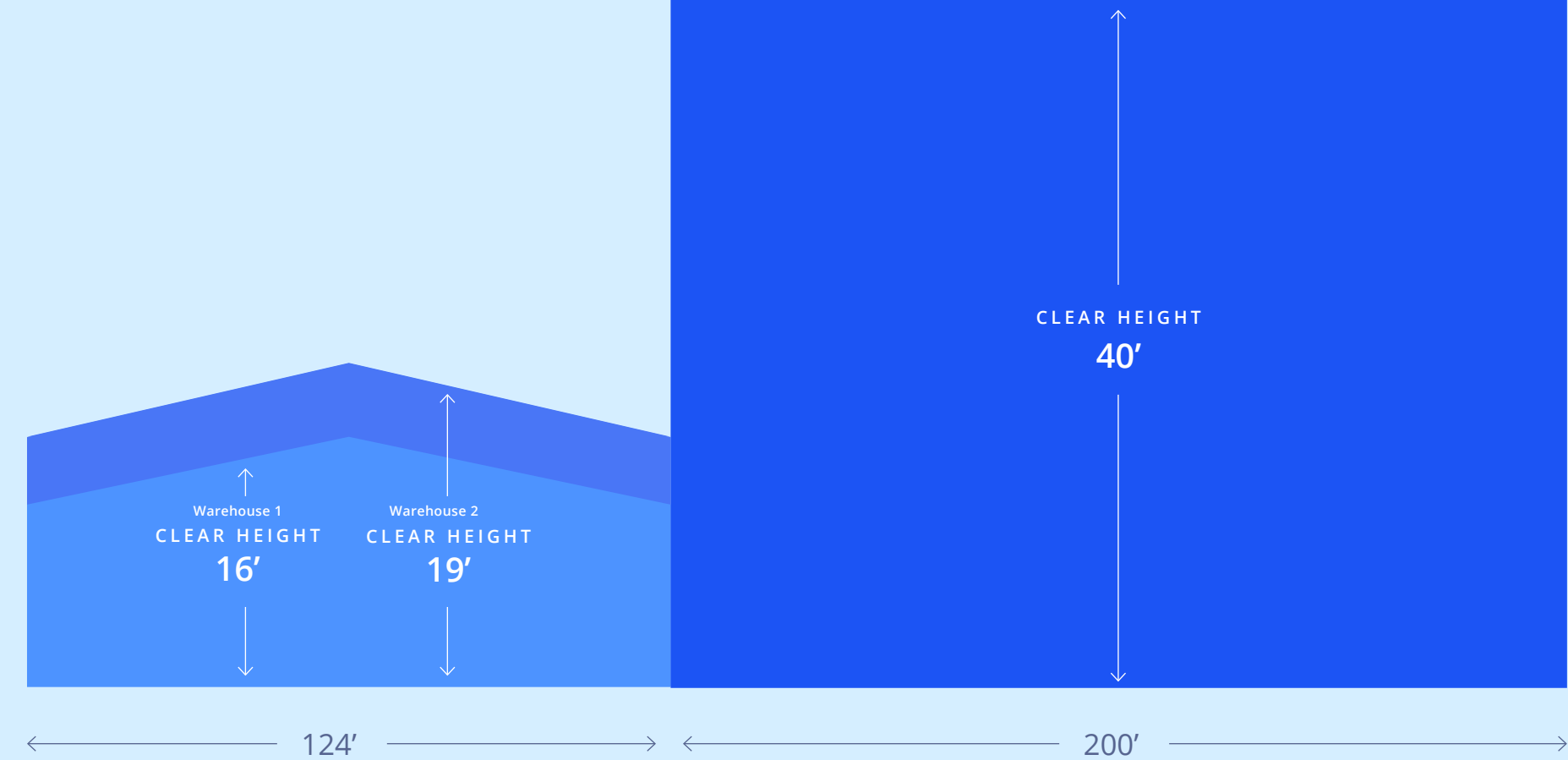
Dedicated Shipping
& Receiving Areas

Clear-Span
Manufacturing Areas

Yard and Trailer
Staging Capability

Multiple Operational
Access Points

STRATEGIC INDUSTRIAL LAYOUT



CLEAR HEIGHT



PLANNING & ZONING CONSIDERATIONS

The property is zoned **M1 (Industrial)** and supports a broad range of manufacturing and industrial uses. Prospective purchasers should note that certain outdoor storage configurations may require additional municipal review due to adjacent land uses, including protected green lands and neighbouring Community Facility (CF) and Rural (RU) zones. The property is also situated within a **Wellhead Protection Area (WHPA)**, and buyers are encouraged to complete independent due diligence regarding their intended operations and site requirements. Variance approvals may be achievable depending on the proposed use and should be reviewed with the Municipality of Southgate as part of the acquisition process.



LOCAL AMENITIES

Positioned within Southgate Township, the property benefits from access to local and regional amenities supporting both workforce and industrial operations.

7 +
**RESTAURANT
& CAFES**

3 + GAS STATIONS

12+
RETAIL
STORES

1+
BANKS

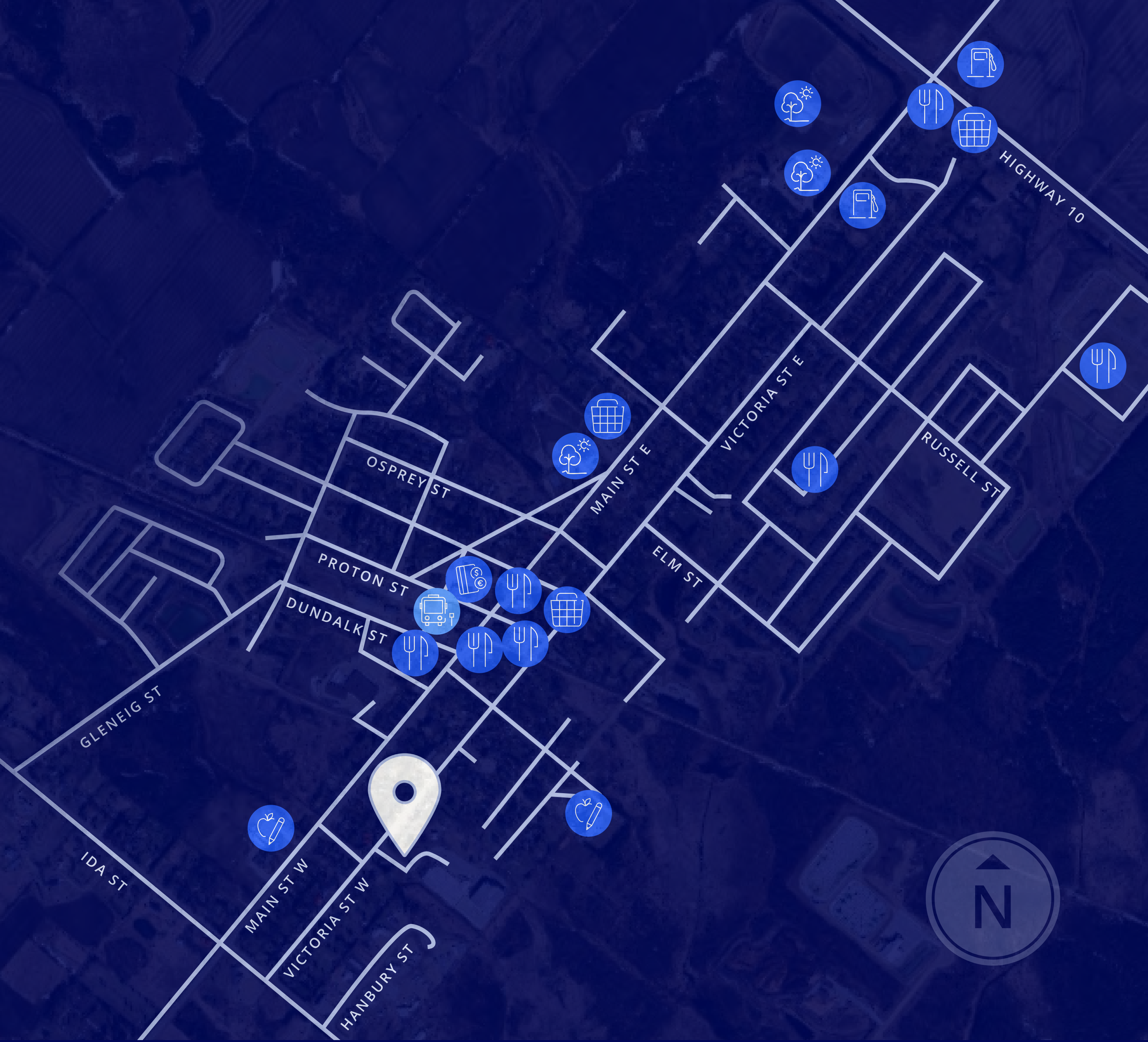
2 +
SCHOOLS

3 + GROCERIES

3 + HOTELS & ACCOMODATIONS

6 +
PARKS &
RECREATION

25+
COMMERCIAL &
SUPPORT SERVICES



AMENITY MAP

280 Victoria Street West offers efficient access to major transportation corridors serving Southern Ontario.



Access to GTA labour Markets



Efficient Truck Routing



Regional Supply Chain Connectivity



Strategic Location for Manufacturing and Distribution Throughout Southwestern Ontario

REGIONAL CONNECTIVITY

ORANGEVILLE	35 KM
COLLINGWOOD	50KM
BARRIE	65 KM
BRAMPTON	85 KM
TORONTO	100 KM
PEARSON AIRPORT	95 KM

OWEN SOUND

COLLINGWOOD

HWY 10

HWY 6

FLESHERTON

HWY 124

DOWNTOWN DUNDALK

SHELBURNE

HWY 89

GREY COUNTY BUS | ROUTE 2

ORANGEVILLE

HWY 10

HWY 400

GO BUS | LINE 37

TORONTO

WORKFORCE & ECONOMIC PROFILE

Dundalk offers occupiers a strategic industrial location supported by a growing regional labour pool across Grey, Dufferin, Simcoe, and the northern GTA. The area’s economy is driven by manufacturing, fabrication, agricultural processing, construction trades, transportation, and logistics, while benefiting from lower occupancy costs, access to skilled labour, industrial-friendly zoning, large-format industrial sites, and strong connectivity to major Southern Ontario markets.

TOP OCCUPATIONS*

- Trades, Transport/Equipment Operators
- Sales and Service
- Manufacturing and Utilities
- Business, Finance and Administration

TOP INDUSTRIES*

- Manufacturing
- Construction
- Retail Trade
- Health Care and Social Assistance

** Within a 1KM Radius of subject property.*

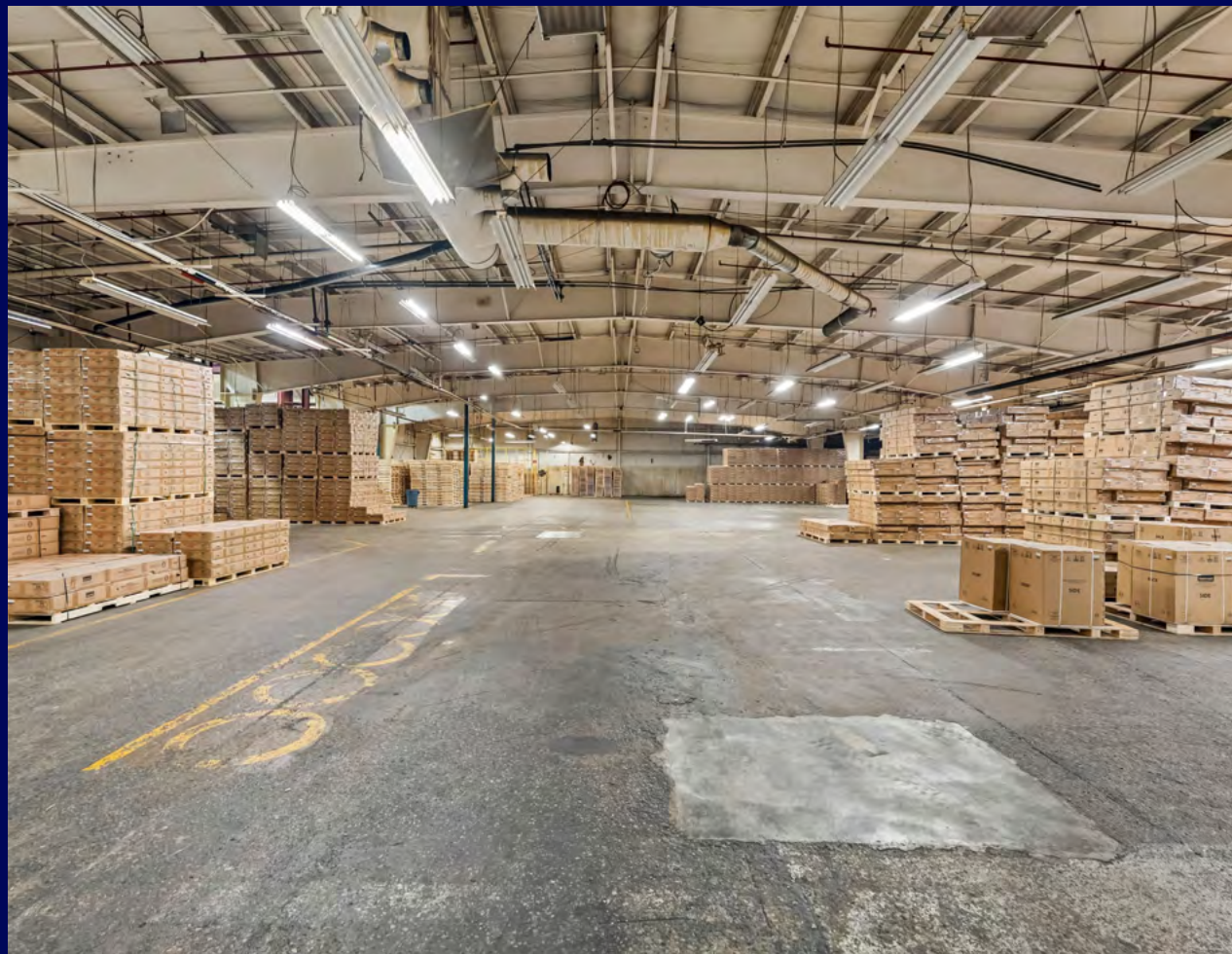
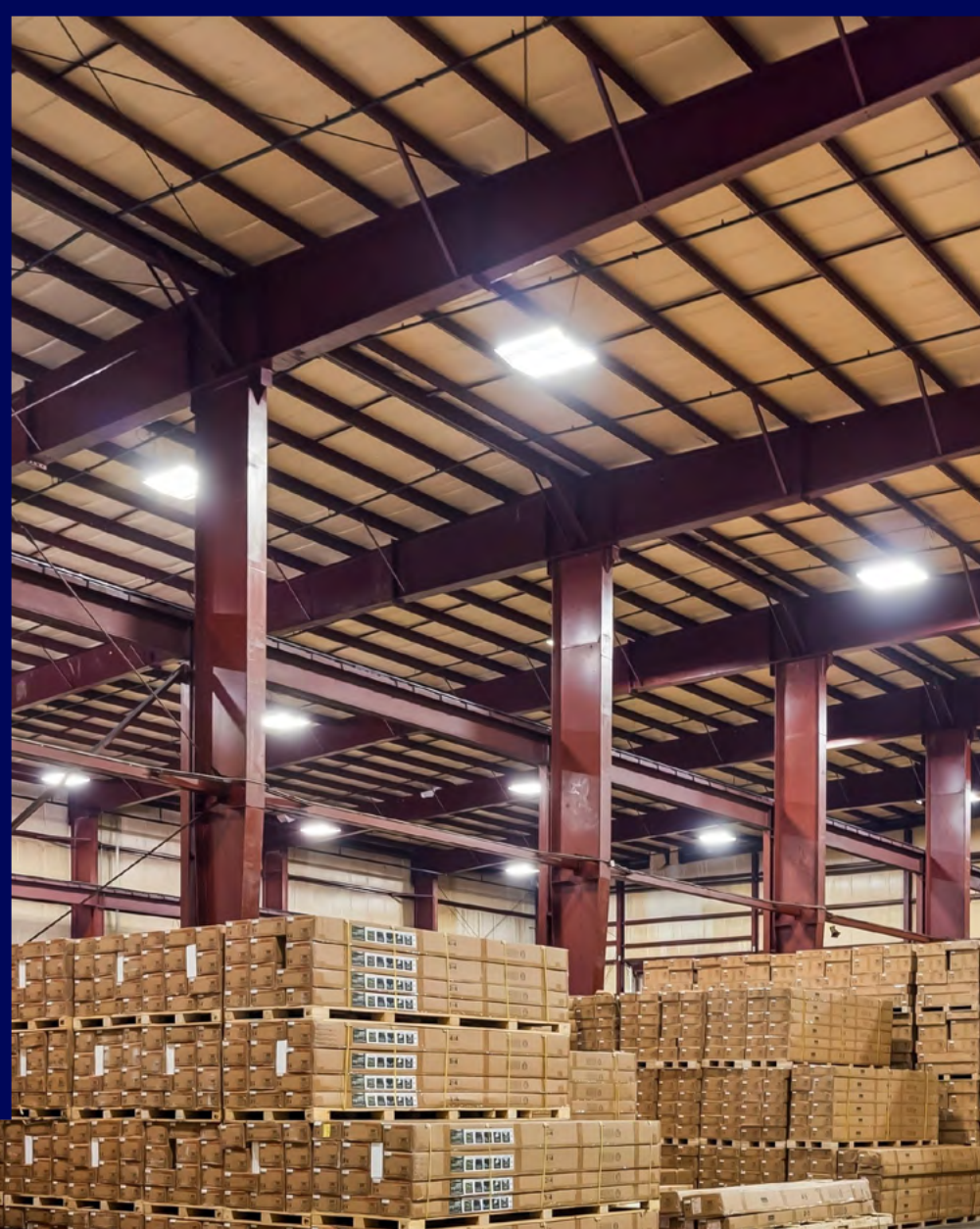


DEMOGRAPHICS

	1 KM RADIUS	5 KM RADIUS	10 KM RADIUS
TOTAL POPULATION	1,867	5,084	7,446
PROJECTED 2031 TOTAL POPULATION	2,306	6,228	9,056
AVERAGE HOUSEHOLD INCOME	\$113,038	\$121,513	\$122,913
MEDIAN AGE	36	35	35
TOTAL DAYTIME POPULATION AT WORK	357	1,486	1,780
EMPLOYMENT RATE	94.4%	94.1%	94.4%

Source: Colliers Hydra | 2026

GALLERY





FOR MORE INFORMATION,
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