

PROPERTY FEATURES

- 32 ACRES ZONED M1-3
- SPECIAL INDUSTRIAL/AGRICULTURAL
- 74,000 SF BUILDING
- 22 FOOT CEILINGS
- 2,400 SF SECONDARY BUILDING
- CEMENT BLOCK
- STEEL ROOF
- 3 LOADING DOCKS
- BAY DOORS
- 100' ELECTRONIC TRUCK SCALE
- ENVIRONMENTAL CERIFICATE INCLUDED
- BUSINESS AND ASSETS ALSO AVAILABLE

LAND AND BUILDINGS FOR SALE



PROPERTY DETAILS

32 Acres (combined), Zoned M1-3 special Industrial/Agricultural.

2 cement block buildings, built to allow for a second storey, sealed every 2-3 years, surrounded by crushed stone and graded for rain water maintenance.

Main building 74,000 square feet with 22 foot ceilings, steel food grade roof (2014), solid polished concrete floors.

Workers accommodation (2001) 2,400 square feet, conforms to Health Canada, Windsor Essex Health Board Covid guidelines, Kingsville Fire and Rescue Prevention Inspection, June 2020. 50 person capacity, gas furnace (2016), 3 showers, 3 toilets, laundry.

Road access around the building with 3 loading docks with bay doors and one ramp.

100' electronic truck scale.

Large interior doors for facility efficiency.

2 Clever Brooks Boilers, 350HP and 500HP, with approximately 7 gas ceiling space heaters located throughout the facility.

Employee lunch room for 20-persons, gas furnace, kitchen, men's and women's restrooms.

2 separate septic: 300 person system (serviced July 2020), 75 person system (serviced July 2019).

On-site wastewater gravity flow system with separator and active lagoon, certified by the Ministry of Environment to recycle the plant effluent, to fertilize the adjacent agricultural land.

Three Hydro service – 2(two) 600 Volts and 1(one) 208 Volts 3 phase
Natural Gas on site.

Municipal Water connected.

Phase I and Phase II Environmental Certificate Included

LOCATION:

Centrally located in the middle of Essex County between Leamington and Wheatley. The property is located on County Road 34 with quick access to Highway 3, approximately 40 km to the USA border crossings; The Ambassador Bridge and the new Gordie Howe International Bridge.

Please contact for further details and to schedule a tour of the property and facilities. There are many options to explore which include Land and Buildings OR Land, Buildings and Business.

ASKING PRICE: \$10,000,000.









