

For Sub-Lease

125 Iwrin Street,  
Chatham, Ontario

Colliers

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Available Mid 2024

170,132 SF  
Manufacturing/  
Warehouse  
Building on  
10 Acres



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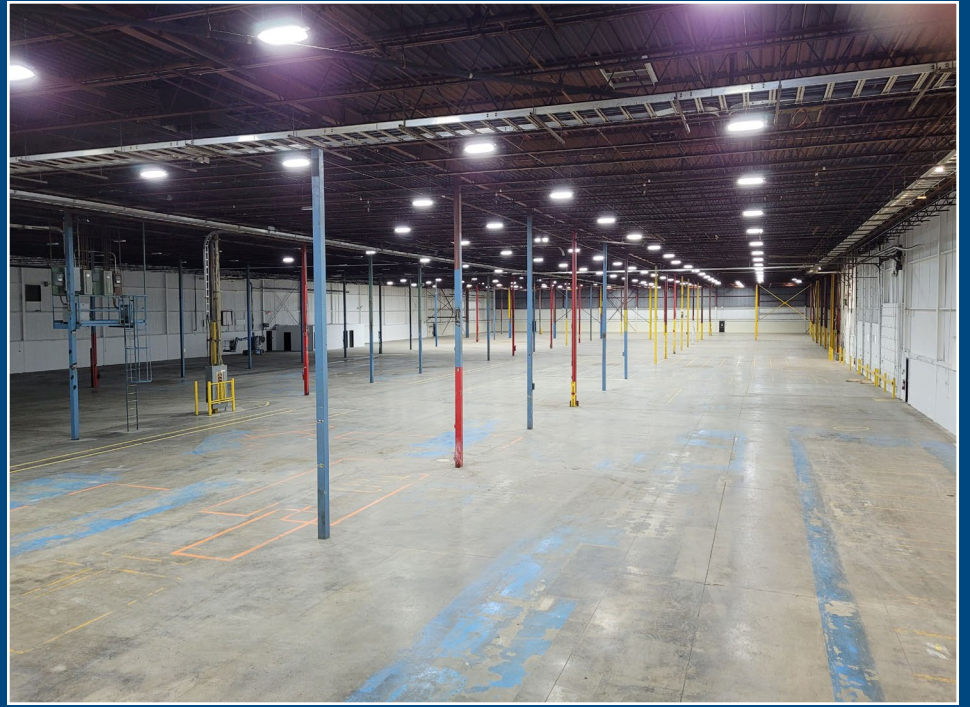
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# For Sub-Lease 125 Irwin Street, Chatham

## Asking \$9.00 psf net / Available Mid 2024

170,132 SF manufacturing/warehouse building on 10 acres available for sublease. Building features 14,166 SF of office over 3 levels and 155,561 SF of manufacturing/warehouse space (26 ft to 30 ft clear height), fully sprinklered, along with 6 truck level docks and 3 drive-in doors. Building power is 2,000 KVA, 480v, 3 phase. Property is fully fenced and mostly paved. Numerous upgrades and property/building features, perfect for your manufacturing or warehousing needs. Lease is net and tenant responsible for operating costs.

### PROPERTY FEATURES


- Sublease
- Immediate possession
- \$9.00 psf net
- 10 acres land total
- 170,132 SF total
- 14,166 SF of office
- 155,561 SF of warehouse
- 26 ft to 30 ft clear height
- Fully sprinklered
- 6 truck level docks, 3 drive in doors
- 2,000 kva / 480v / 3 phase

### NEARBY BUSINESS

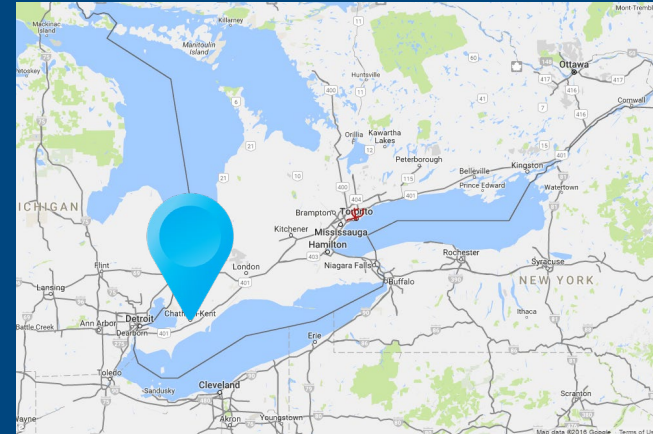
- 401 Trucksource Inc. (truck repair shop)
- Enbridge Headoffice
- Dajcor Aluminum Ltd
- Fastenal Canada
- Dana Canada Corporation
- Sonoco Canada Corporation
- Messer Canada Inc.
- Cunningham Sheet Metal Works Inc

### NEARBY AMENITIES

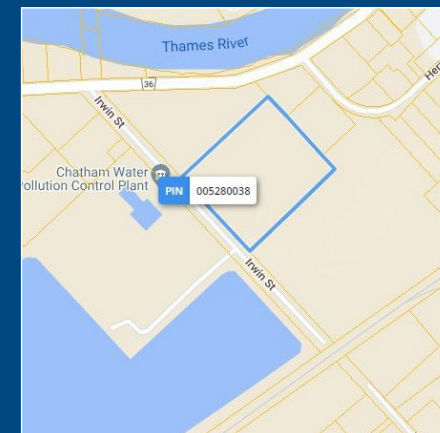
- Chatham Water Pollution Control
- ATW Automotive Service Ltd
- Cascades Casino
- CanadianTire
- Home Hardware
- St. Clair College
- McDonald's
- Many Restaurants and Shopping

 8 Minute (5.5 k) drive from Hwy 401 via Bloomfield Rd.

REGIONAL



ZONING M1



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