

# INDUSTRIAL | FOR SALE

## 2 TERRA DRIVE, MARKDALE



**GREG PEACOCK**  
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**92,816 SQ. FT. INDUSTRIAL  
BUILDING WITH EXCESS LAND**

# PROPERTY DETAILS

**Address** 2 Terra Drive, Markdale, ON

**Legal Description** PT LT 99 CON 2 SWTSR MARKDALE, PT LT 100 CON 2 SWTSR GLENELG AS IN GS99485 EXCEPT PT 117R2940, PT 116R7519; S/T R491630; MUNICIPALITY OF GREY HIGHLANDS AND MUNICIPALITY OF WEST GREY

**Building Area** 92,816 sq. ft.

**Office Area** 4,649 sq. ft.

**Lot Size** 10.705 Acres

**Power** 600V / 800A

**Clear Height** 12' - 14'

**Shipping** 6 Truck Level / 1 Drive-In Door

**Zoning** M2 & ER

**Construction Year** 1960  
Additions completed 1969, 1982, 1990, 2002

**Taxes** \$37,793.34 (2022)

**Highlights**  
- Surface parking for approximately 85 vehicles -  
Excess land

**Asking Price** \$7,600,000





## AREA OVERVIEW

Markdale, Ontario is a community in the Municipality of Grey Highlands. It's been a hub for central Grey County for many decades and is home to Canada's frozen treat maker, Chapman's Ice Cream. Markdale offers numerous open spaces, a variety of year round recreational activities, tourism attractions and local access to goods and services. Although only 30-40 minutes south from Owen Sound, Thornbury and Collingwood, Markdale is in close proximity to Beaver Valley Ski Club, Glenelg Nordic Ski Club and Trail, Markdale Country Club, The Ferns Golf & Country Club and Townsend Lake Golf & Country Club. The local restaurants, shops, bed and breakfasts and even the largest family run alpaca farms make this quiet community the next place to visit.

# PROPERTY PHOTOS

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# ZONING INFORMATION

# SURVEY

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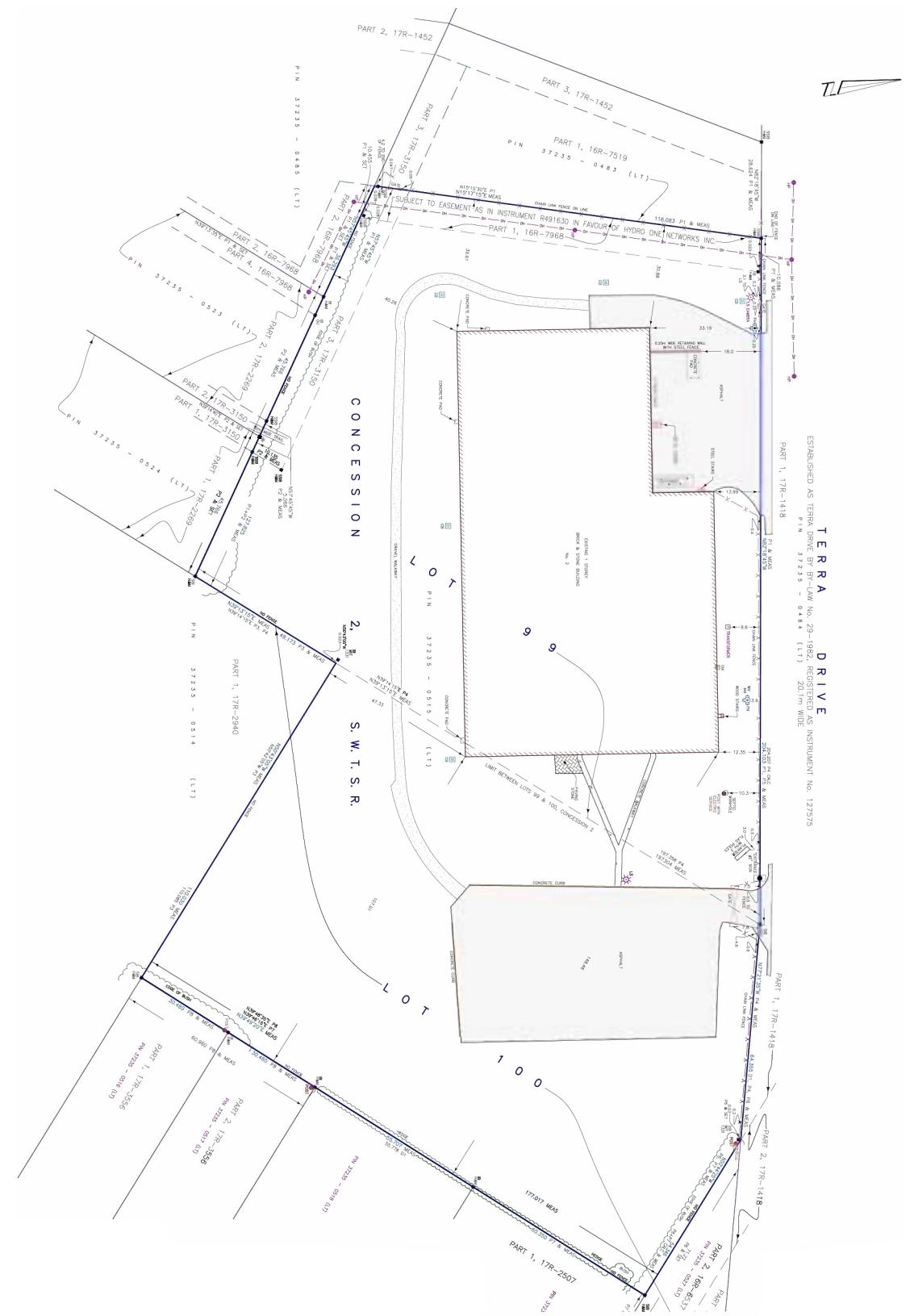
## Heavy Industrial (M2) Zone M2 - Permitted Uses

- Assembly and manufacturing uses
- Food or beverage production
- Foundry
- Concrete production
- Public works uses
- Motor vehicle sales and service establishment
- Uses, buildings and structures accessory to a permitted use

## Estate Residential (ER) Zone

### ER - Permitted Uses

- One single detached residential dwelling unit
- Home occupation
- Home industry
- An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29
- Accessory uses buildings and structures in accordance with Section 6.1





**ACCRETIVE REALTY PARTNERS INC., BROKERAGE**

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