



For Sale: Industrial

# 306-310 Darrell Drive, Ayr

**31,159 SF Freestanding Industrial Facility with Cranes – Minutes to Hwy 401**

A well-maintained, fully equipped industrial building offering cranes, generous power, excellent loading, and strategic access to Highway 401. Ideal for manufacturing, fabrication, and industrial users.

Darren Shaw, SIOR  
Broker, Partner  
519.514.3370  
[dshaw@lennard.com](mailto:dshaw@lennard.com)

Austin Randall\*  
Vice President  
519.514.3371  
[arandall@lennard.com](mailto:arandall@lennard.com)

210-137 Glasgow Street, Kitchener  
519.340.5900  
[lennard.com](http://lennard.com)

southwestern ontario  
**INDUSTRIAL**  
[www.swoindustrial.com](http://www.swoindustrial.com)  
\*Sales Representative



# Property Overview

306-310 Darrell Drive is a modern 31,159 SF freestanding industrial facility situated on 2.01 acres in Ayr's established 401/97 Industrial Area. Built in 2008, the property offers a highly functional mix of warehouse and two-storey office space, multiple cranes, strong power, and an efficient loading configuration. This location provides direct access to Highway 401, making it ideal for manufacturers, fabricators, service industrial users, or distribution operations seeking a strategic regional footprint.



Building Area

**31,159 SF**

Office Area

**5,976 SF**

Warehouse Area

**25,183 SF**



Site Area

**2.01 AC**



Year Built

**2008**



Zoning

**Z.11; By-law 689-83**



Clear Height

**18'5"-24' (approx)**



Cranes

**Multiple cranes**



Property Taxes

**\$38,299.34 (2025)**



Availability

**May 31, 2026**



Shipping

**2 Truck Level Doors**

**(8'x10')**

**2 Drive-In Door**

**(14'x14' & 12'x14')**

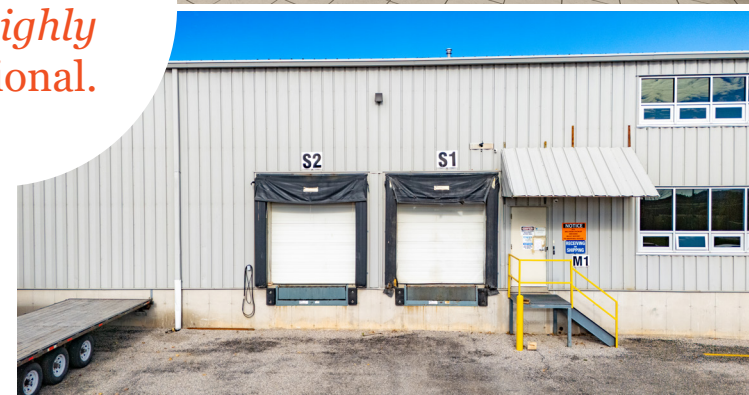
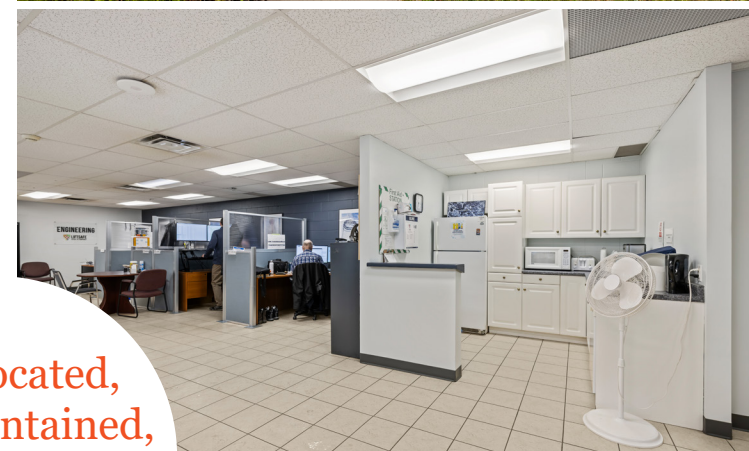


Power

**400 Amps**

**600 Volts**

**Well-located,  
well-maintained,  
and *highly*  
functional.**



Sale Price **\$8,595,000**

**Lennard:**



# Site Plan

Ideal *layout* for manufacturing & industrial service operations



## Site Highlights

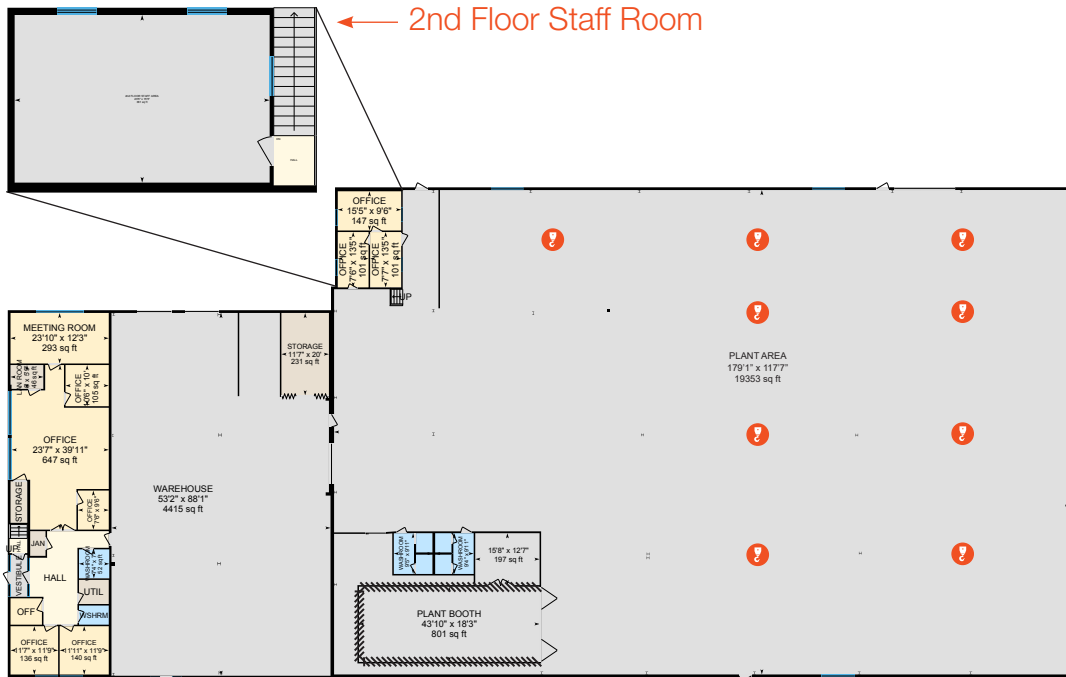
- 2.01-acre rectangular site
- Defined truck courts supporting 53' trailer movement
- Two access points from Darrell Drive with driveway access around the building
- Optimized yard space for loading, vehicle circulation, and outdoor storage
- Ample employee and visitor parking

**Lennard:**

# Floor Plan

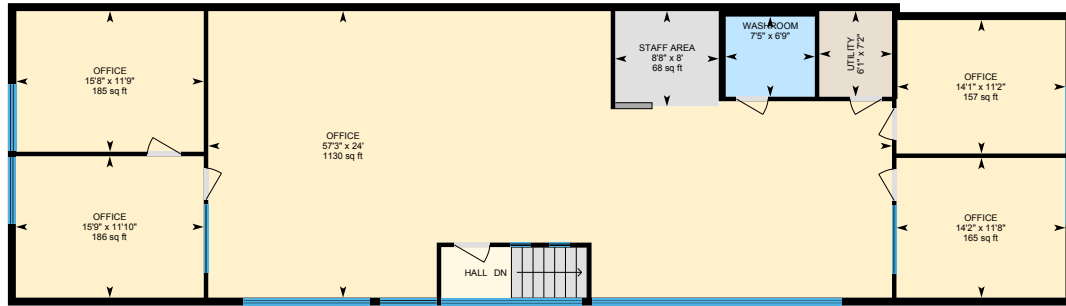
The building provides a clean, efficient configuration suited to production, fabrication, or warehousing operations.

## Main Floor



⚡ Note: Paint Booth to be removed by the Seller.

## 2nd Floor



## Lennard:



## Warehouse Highlights

- 25,915 SF
- Multiple crane bays
- Clear heights up to 24'
- 26' x 30' column spacing
- Direct access to all four loading doors



## Office Highlights

- Mix of private offices and open workspace
- Boardroom, lunchroom, and washrooms
- Functional layout supporting administrative and technical teams



# Site Access

## Excellent Access to Regional Transportation Networks

306–310 Darrell Drive offers immediate connection to Highway 401 via Highway 97 or Cedar Creek Road, enabling fast, reliable movement of goods throughout Southwestern Ontario and into the GTA.



Multiple 401 access points within minutes



Connection to Waterloo Region, Brantford, GTA, and U.S. border routes



Established industrial node with strong labour access



## Local Access

Hwy. 401 (HWY 97 Interchange)

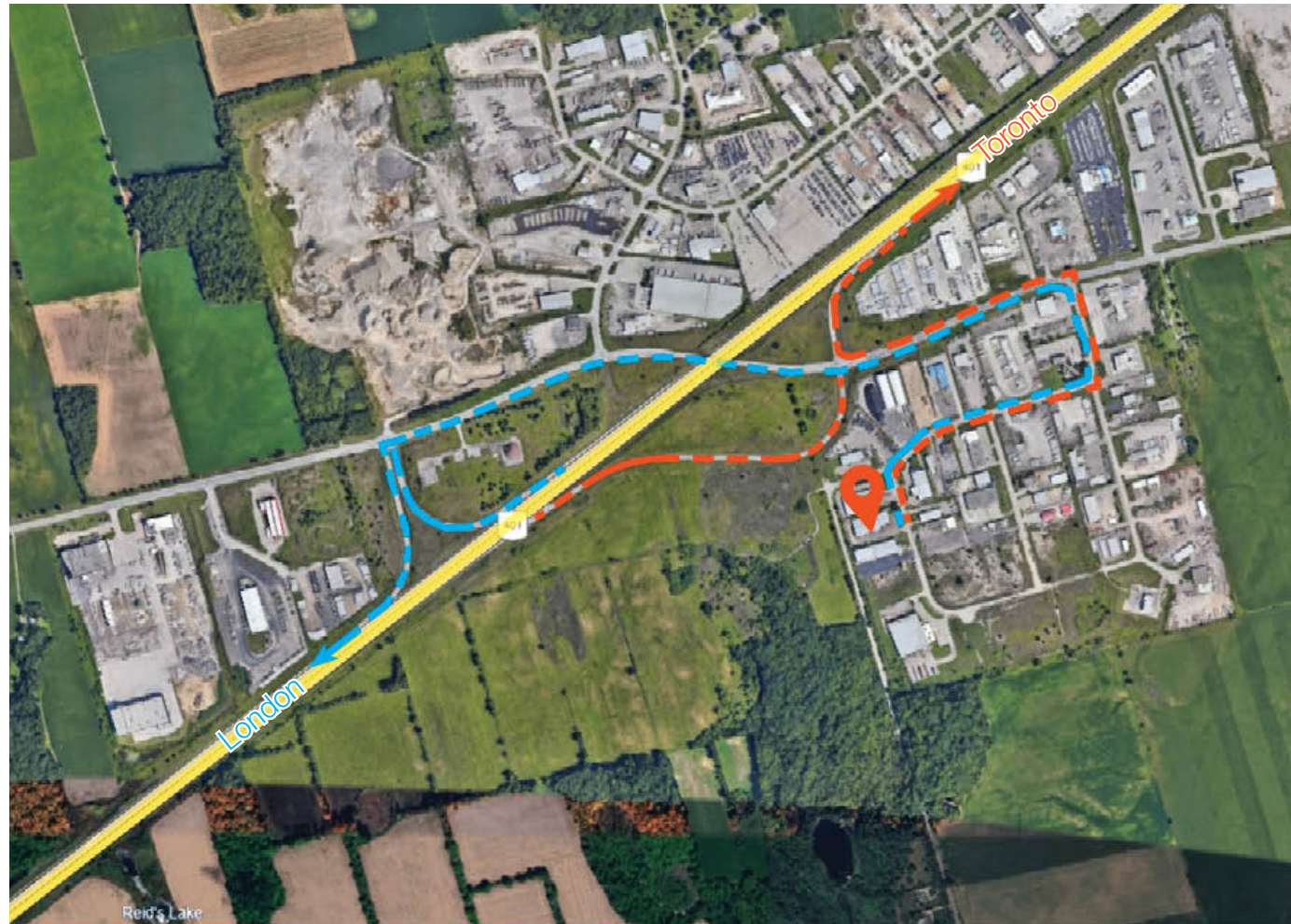
3 min

Cedar Creek Road to 401

5 min

Downtown Ayr

4 min



— Hwy 401 E

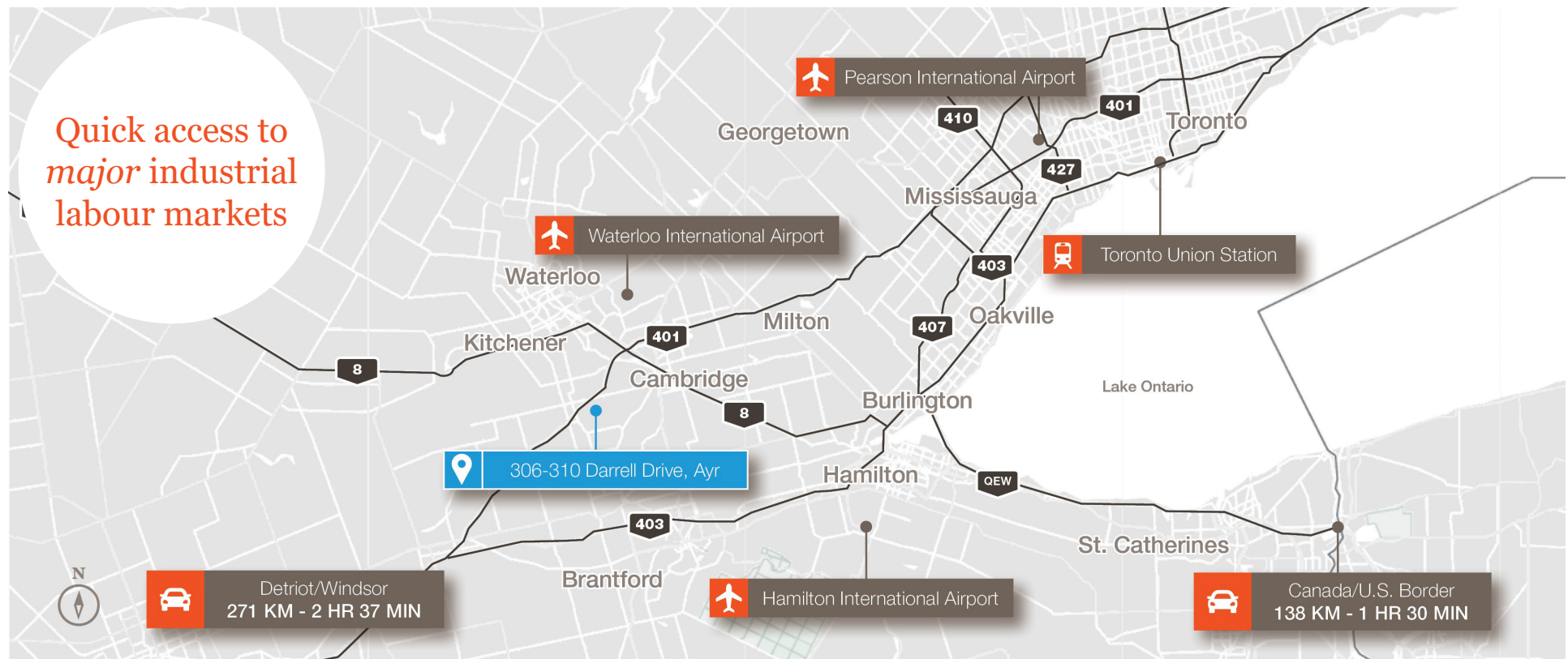
— Hwy 401 W

# Drive Time

306–310 Darrell Drive is located in the Township of North Dumfries, within the 401 / 97 Industrial Area — a well-established industrial node in Waterloo Region. The property offers excellent access to Highway 401 and Highway 24, providing seamless connectivity to Cambridge, Kitchener, Brantford, and major U.S. Border crossings. Its location supports both manufacturing and regional distribution, drawing from a strong local labour base and efficient transportation network. This accessibility continues to attract small and mid-sized owner-managed businesses seeking industrial space within reach of major markets.

## Regional Drive Times

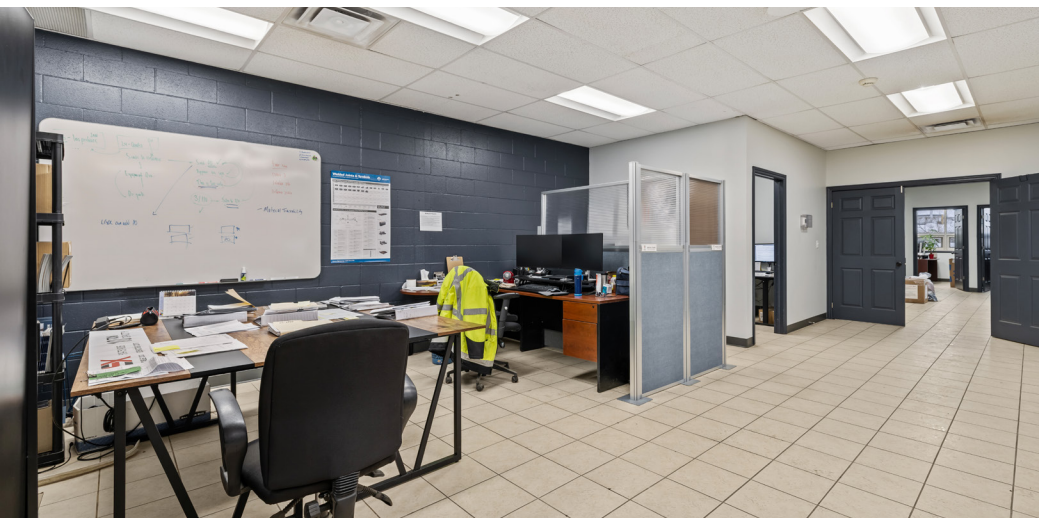
Cambridge 12 min	Brantford 24 min	Guelph 30 min	GTA West (Milton/Mississauga) 45-55 min	London 1 hr 15 min
Kitchener-Waterloo 15 -20 min	Guelph 30 min	Hamilton 40 min	Toronto Airport ~ 1hr	U.S. Border (Detroit/Windsor) 2 hr 40 min



**Lennard:**

[lennard.com](http://lennard.com)







For more information  
or to arrange a viewing  
*please contact:*

Your  
Industrial  
Real Estate  
*Partner*

## Lennard:

Darren Shaw, SIOR  
Broker, Partner  
519.514.3370  
[dshaw@lennard.com](mailto:dshaw@lennard.com)

Austin Randall\*  
Vice President  
519.514.3371  
[arandall@lennard.com](mailto:arandall@lennard.com)

210-137 Glasgow Street, Kitchener  
519.340.5900  
[lennard.com](http://lennard.com)

southwestern ontario  
**INDUSTRIAL**  
www.swoindustrial.com



SOCIETY OF INDUSTRIAL  
AND OFFICE REALTORS®

\*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.