



## Ross Industrial Park Building

This versatile industrial property offers approximately 21,731.7 square feet of functional space, ideally suited for a range of light industrial uses. Zoned IL (Industrial Light), the one-storey warehouse features a combination of open warehouse area, main floor office space (totaling 16,060.8 sf on main floor), and a mezzanine level (2,116.2 sf) that includes additional offices and storage. Plus a 3,554.7 sf cold storage outbuilding at the rear adds valuable flexibility for temperature-sensitive operations.

Built in 1980 with additions in 1996 and 2002, it features pre-engineered metal frame construction, a sloped metal-clad roof, and a durable concrete slab on grade beam and piles. Two grade-level overhead doors provide easy access, while the rear secured compound and ample front parking add convenience.



**Size:**  
21,731.7 sf



**Asking Purchase Price:**  
\$2,900,000



**Property Tax:**  
\$50,824.85 (2025)



**Lot size:**  
53,019 sf



**Occupancy:**  
Building is currently leased until  
March 2028  
(contact listing agent for details)

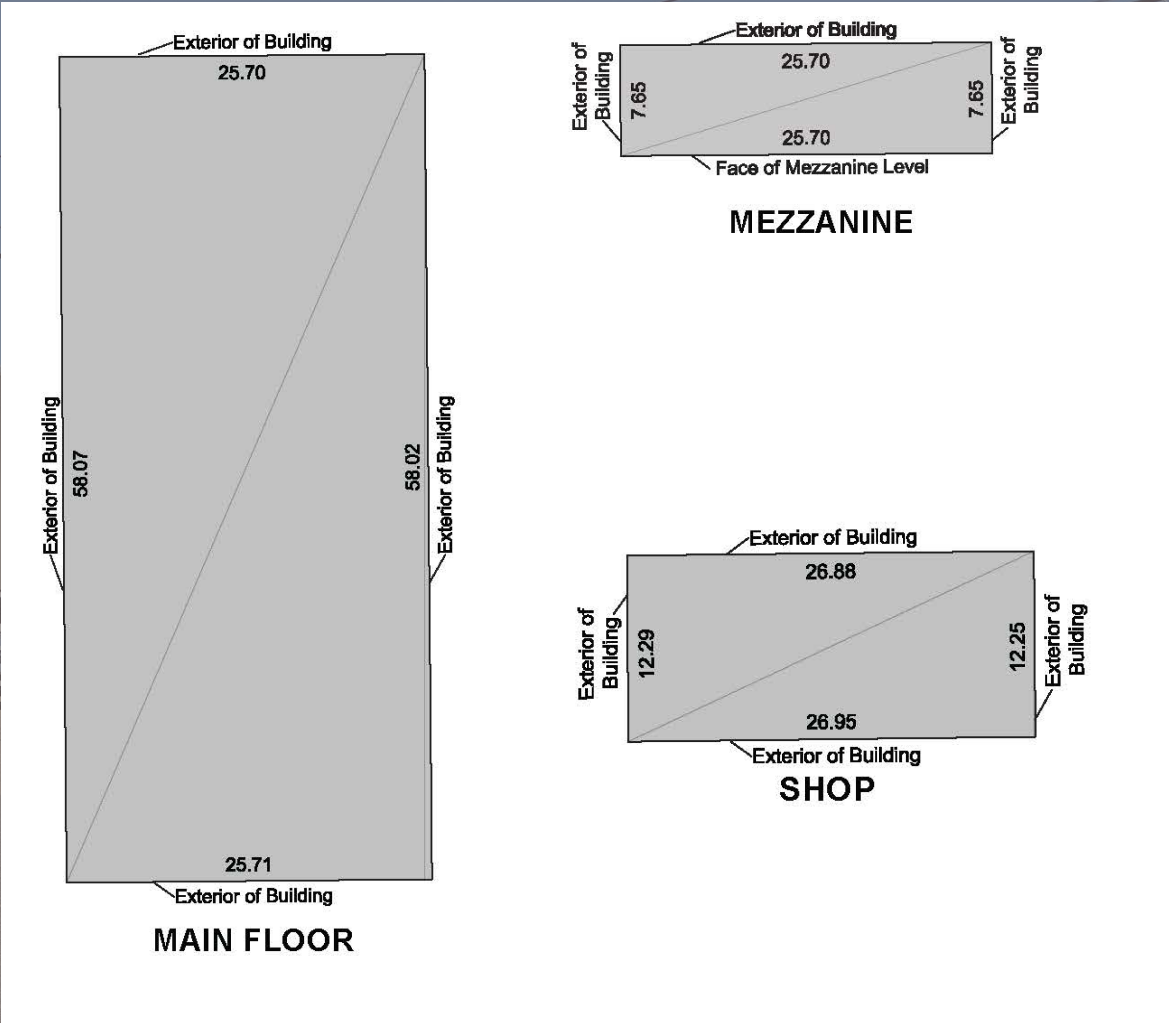
### For further information

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For Sale

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