

**19,300 SQFT.
MIXED USE BUILDING**



**301 CROFT AVE. UNITS 1-5
LAKESHORE, ON**

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Royal LePage® Binder Real Estate, Brokerage
1350 Provincial Road, Windsor, ON
Independently Owned & Operated

FOR SALE

\$4,999,900.00

Property Features

- 19,300 sq. ft. Modern industrial facility in Lakeshore's high-profile Centre
- Just off the E.C. Row Expressway, offering excellent regional connectivity
- Strong visibility in an area surrounded by major manufacturers and suppliers
- 20 ft clear ceiling height, suitable for a wide range of industrial operations
- Four large bay doors for efficient loading and streamlined access
- Two-storey office area, including administrative or operational staff area's
- Multi-tenanted providing current income with future expansion flexibility
- 3-phase power, supporting advanced manufacturing & warehousing needs
- Optional 1/3-acre secured yard ideal for equipment storage, fleets & trailers
- Efficient loading and logistics design, featuring wide turning radiuses

PROPERTY OVERVIEW

PROPERTY PHOTOS

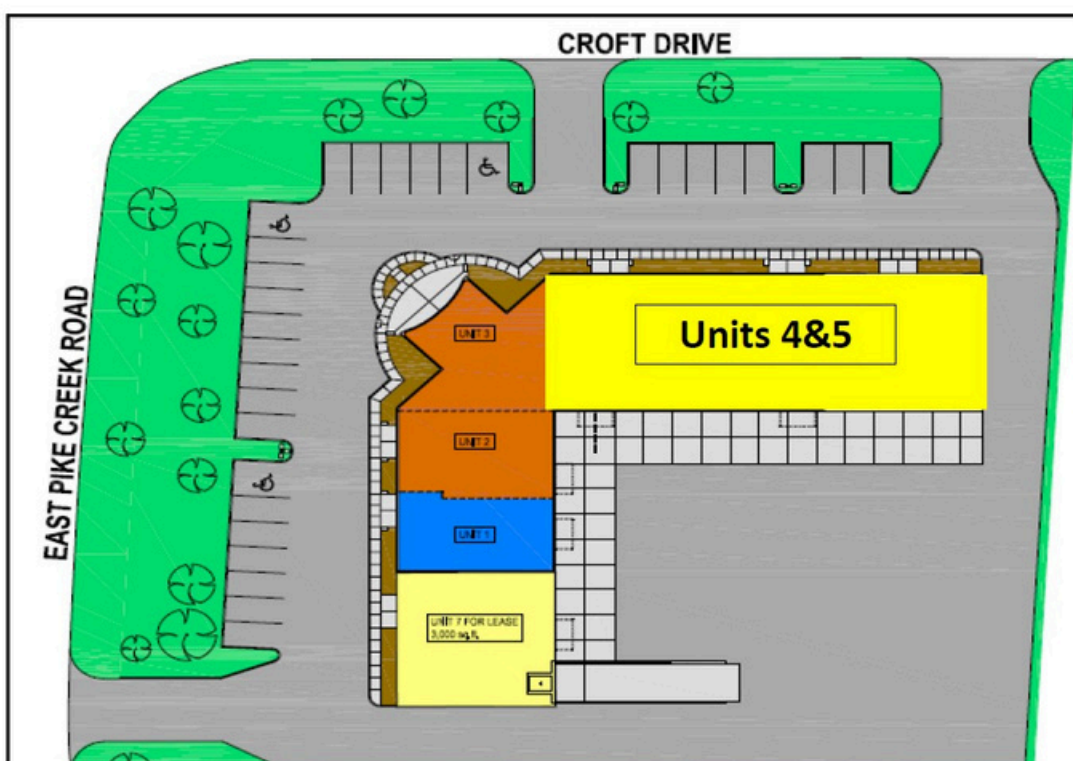


PROPERTY PHOTOS

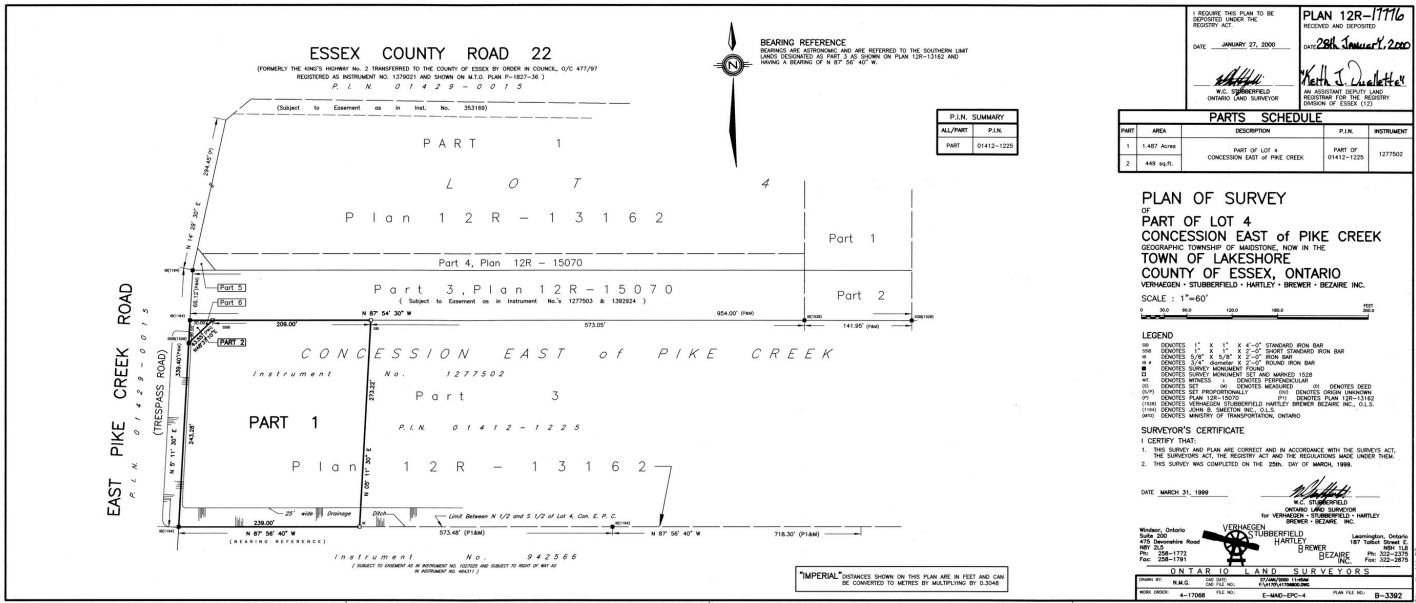




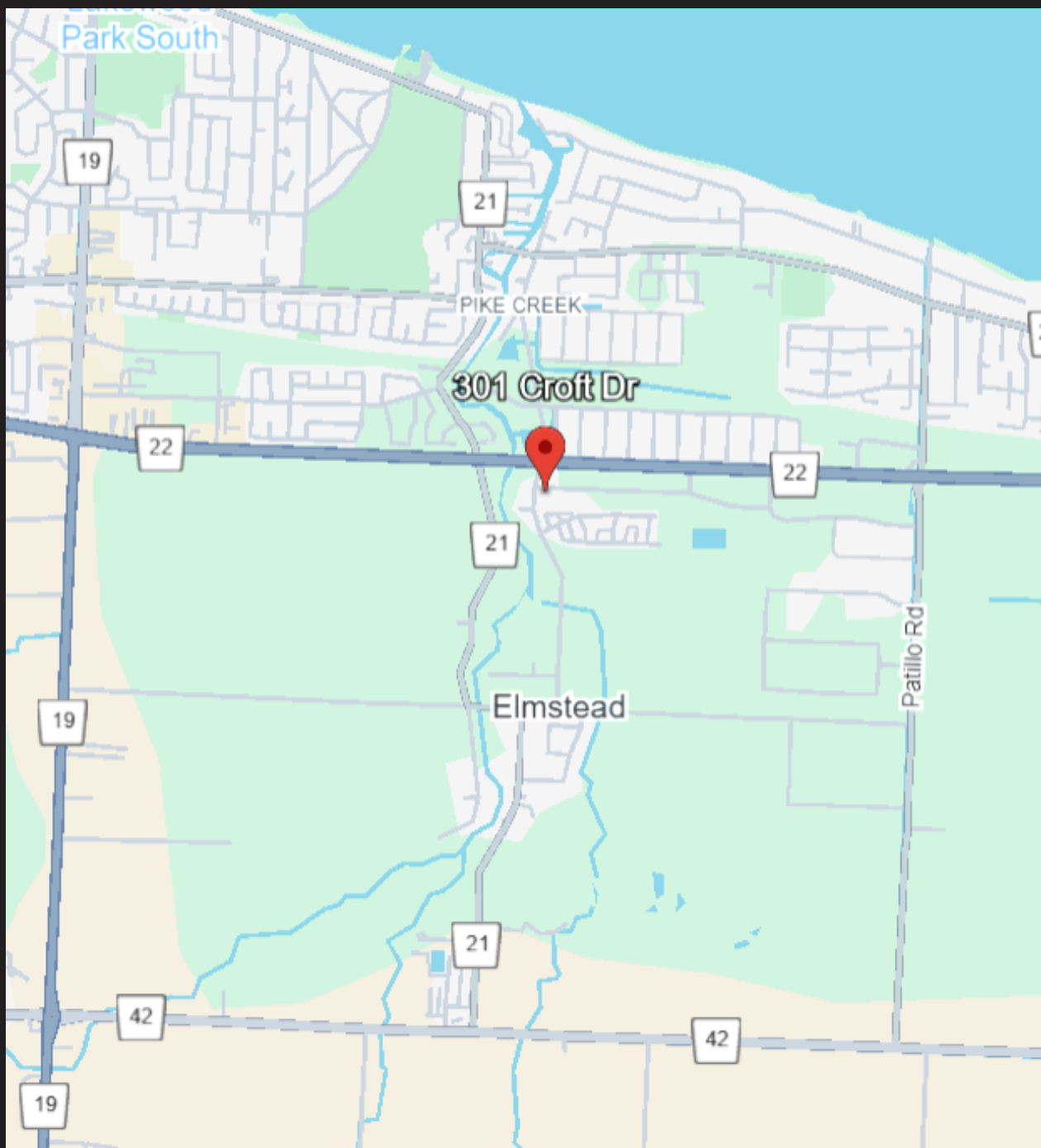
301 Croft Drive - Lakeshore



PROPERTY PLAN



LOCATION MAP



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