



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.

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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

Immediate



Shipping

2 Truck Level Doors

(8'x10')

2 Drive-In Door

(14'x14' & 12'x14')



Power

400 Amps

600 Volts

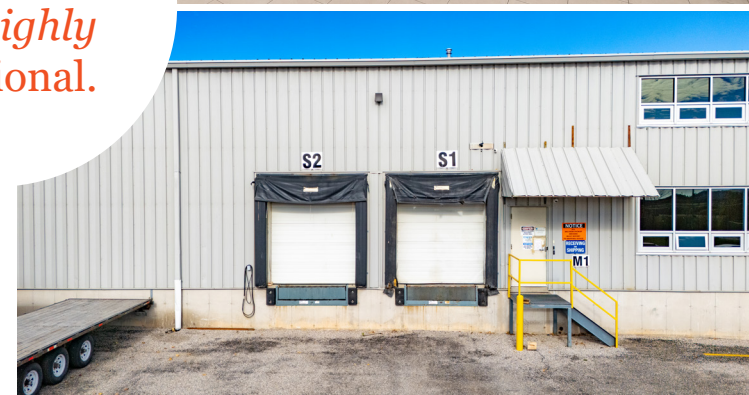


**Well-located,
well-maintained,
and *highly*
functional.**



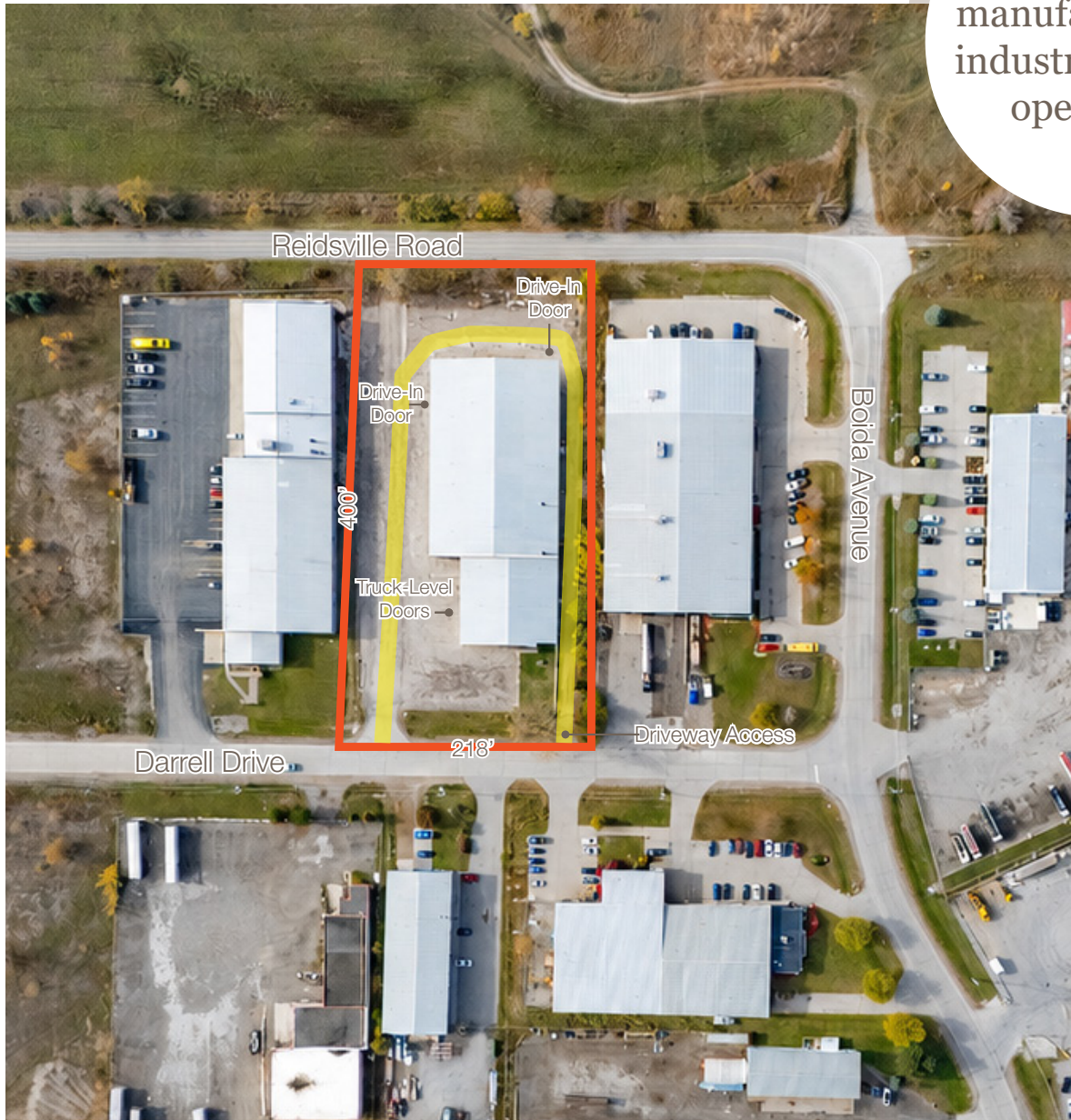
Sale Price ~~**\$8,595,000**~~ **\$7,995,000**

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:

- 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)

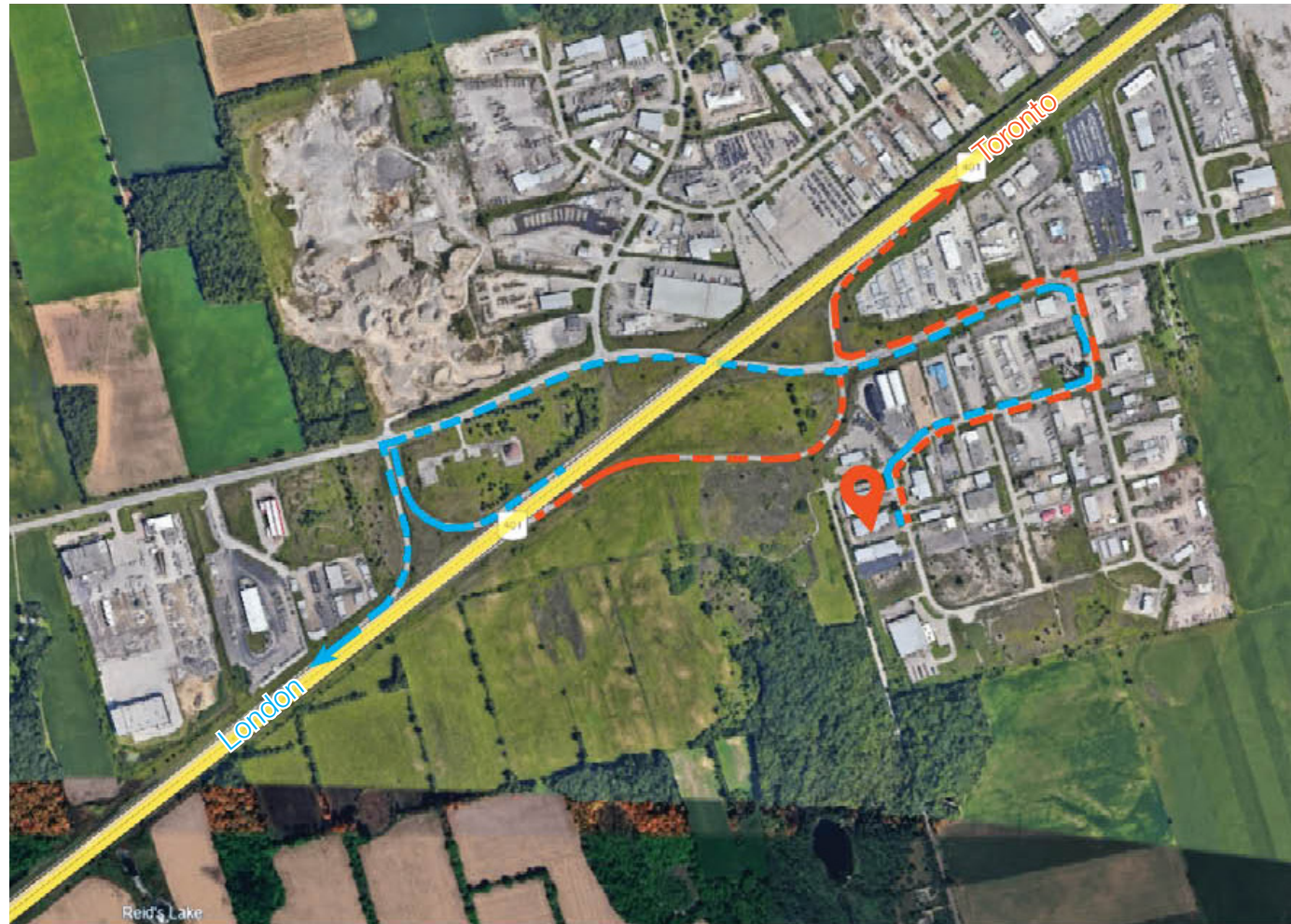
3 min

Cedar Creek Road to 401

5 min

Downtown Ayr

4 min



— Hwy 401 E

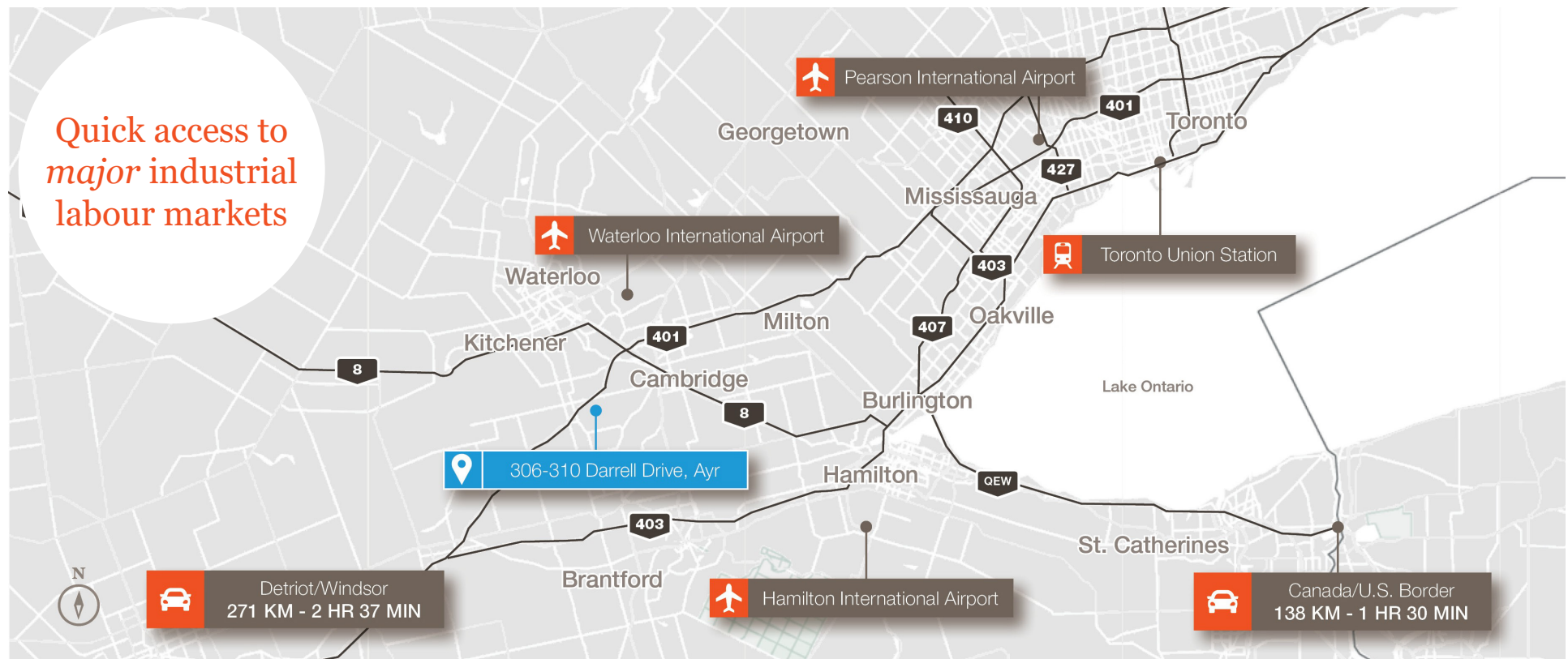
— Hwy 401 W

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





For more information
or to arrange a viewing
please contact:

Your
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