

100 TOWNLINE ROAD TILLSONBURG

**PRICE
REDUCTION**

SALE PRICE: ~~\$18,750,000~~ >> \$17,750,000

LEASE RATE: ~~\$7.10 / Sq. Ft. Net~~ >> \$6.00 / Sq. Ft. Net (Full Building)

~~\$7.30 / Sq. Ft. Net~~ >> \$6.25 / Sq. Ft. Net (Units 1 & 2)



Newly Renovated Industrial Freestand
Attractive Cost Base and Immediate Occupancy Available

For more information, please contact

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ROYAL LEPAGE
R. E. WOOD REALTY
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

CBRE

Property Details

100 Townline Road is a newly renovated freestanding industrial building that is well suited for manufacturing uses. The building is cost effective and has undergone extensive renovations with refurbished floors, painted white warehouse, new LED lighting, and newly finished offices. The building also features heavy power with two 2,000 amp services, an internal rail spur, and good shipping with 14 truck level doors and 5 overhead drive in doors. The building is vacant and move in ready.

Tillsonburg is a great location for employers looking for skilled workers, drawing from a strong local labour base. Tillsonburg is one of the fastest growing communities in Ontario with a growth rate of 17.3% between 2016 and 2021.

BUILDING SIZE	167,031 Sq. Ft.
UNIT SIZES	Unit 1: 50,529 Sq. Ft. Unit 2: 116,555 Sq. Ft.
LOT SIZE	7.29 Acres
OFFICE	7,727 Sq. Ft. Total
SHIPPING	14 Truck Level, 5 Drive-In Doors, 1 Rail Door (Unit 2)
CLEAR HEIGHT	17'6"
POWER	4,000 Amps Total Two 2,000 Amp Services
ZONING	MG - General Industrial
PROPERTY TAXES	Annual: \$89,170.32 (\$0.57/Sq. Ft.) - 2023 Estimated TMI: \$2.00/Sq. Ft.
ASKING RATE	Sale: \$17,750,000 Lease: \$6.00/Sq. Ft. Net (Full Building) \$6.25/Sq. Ft. Net (Units 1 & 2)

ADDITIONAL HIGHLIGHTS

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Attractive cost base and very low taxes
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Heavy power, two 2,000 amp services
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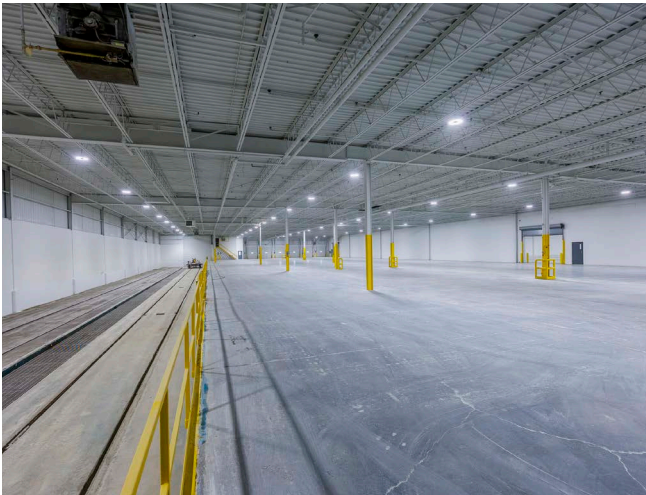
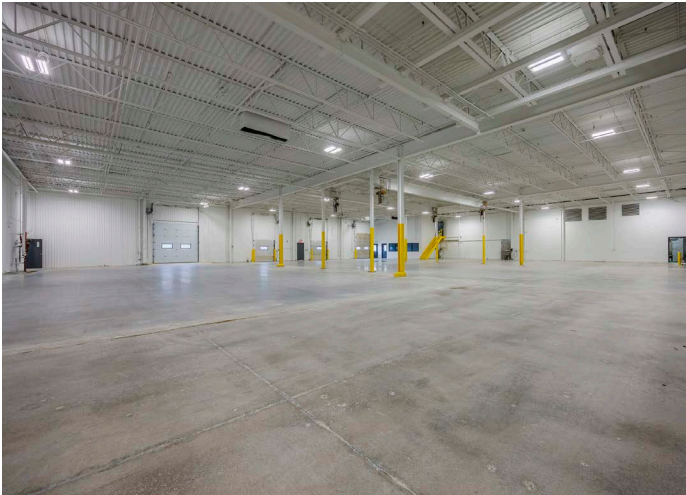
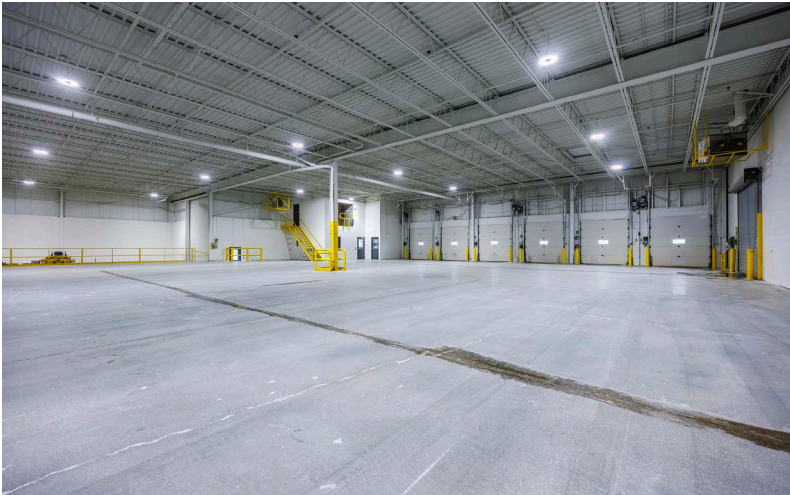
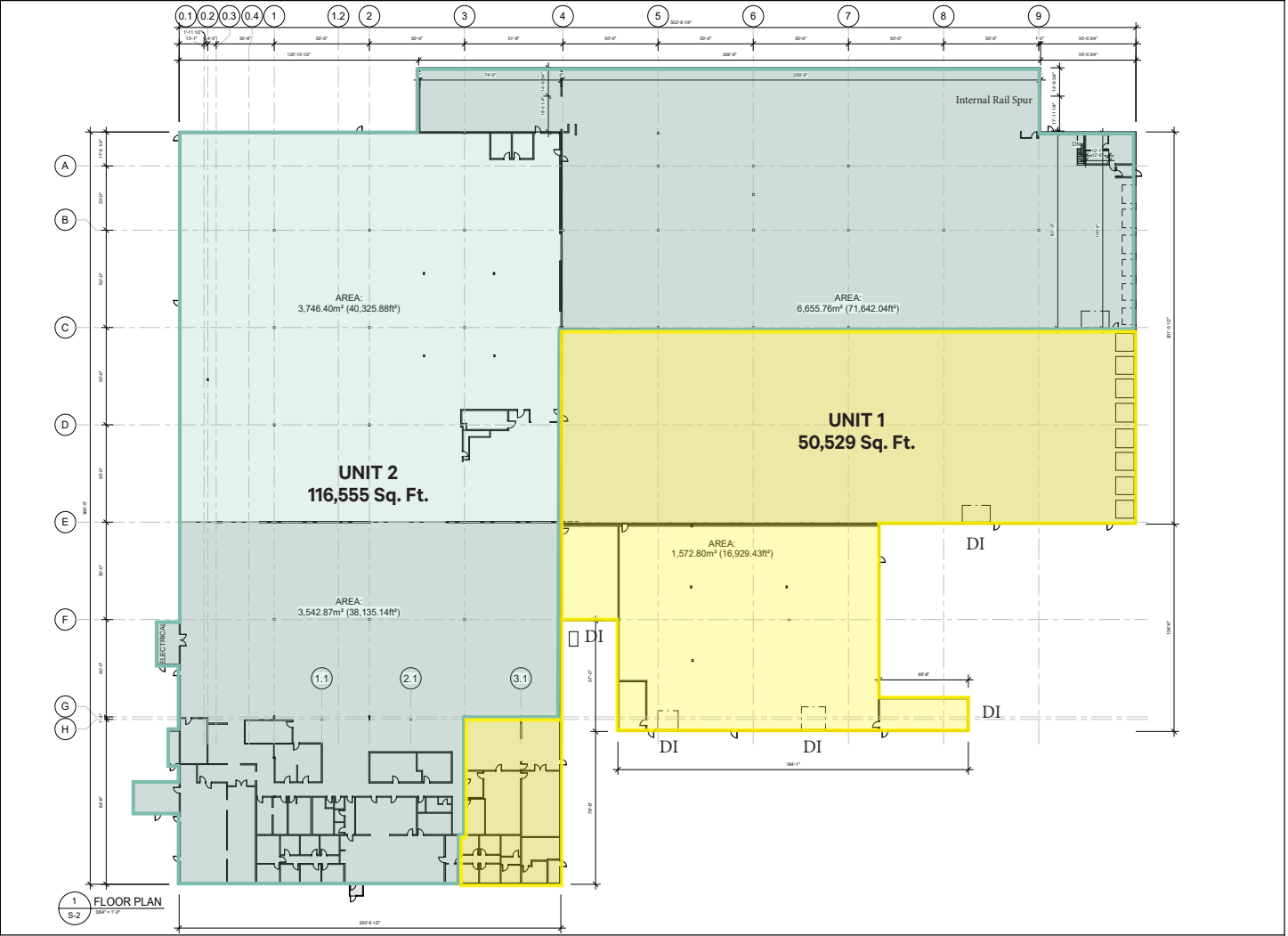
Rail spur into building
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Existing employee areas built out
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Fully fenced and secured yard
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Immediate occupancy

Floor Plan



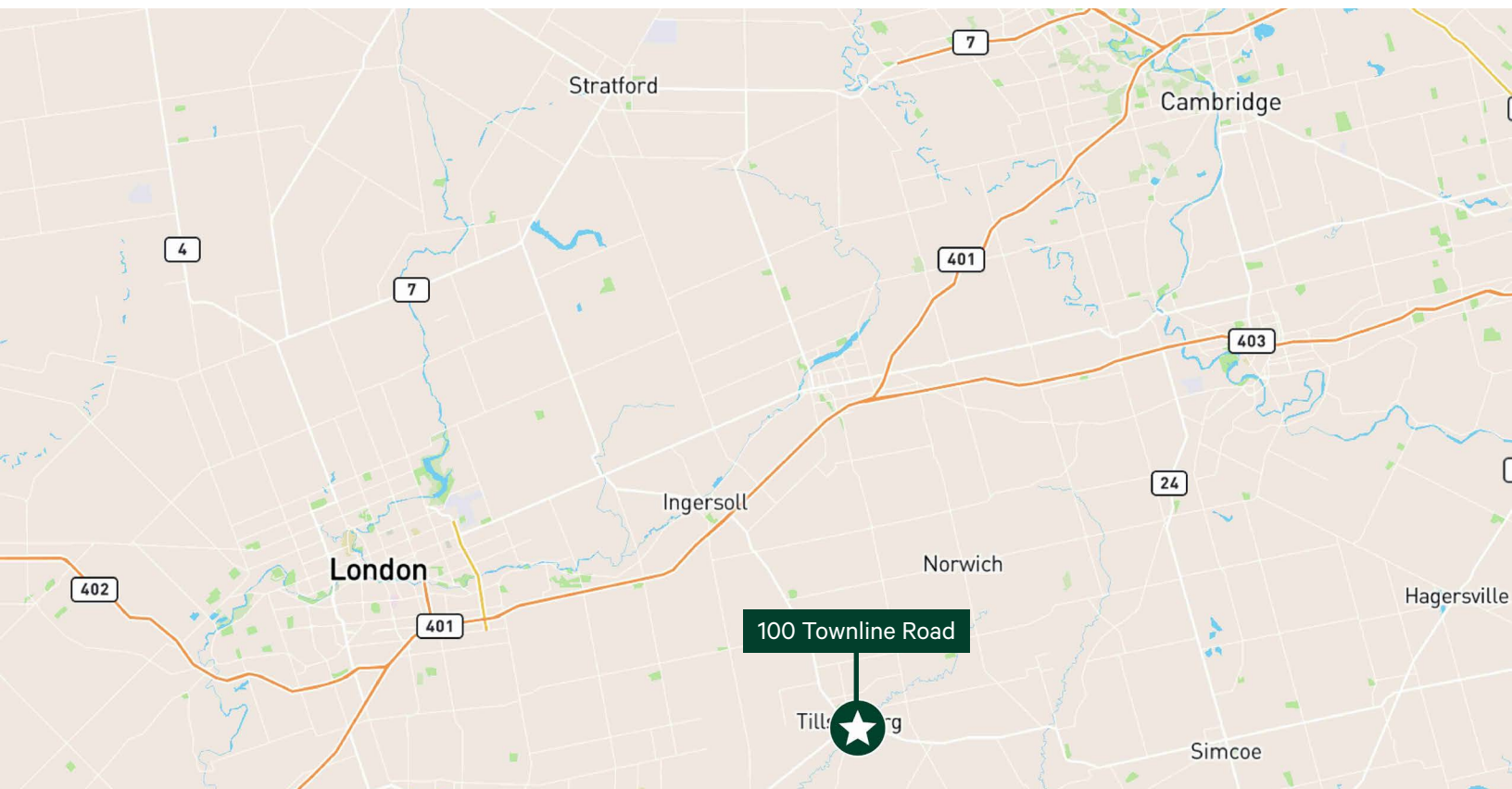
Newly Renovated Industrial Facility

100 Townline Road | Tillsonburg, ON

For Sale & Lease

Why Tillsonburg?

- Low property tax base
- Affordable cost of living
- Located in Oxford County - one of Ontario's fastest growing regions
- Strong labour pool with skilled trades and manufacturing base
- Local amenities such as Walmart, 3 major grocery stores, banks, medical services, and a regional hospital
- 40 min to London / 30 min to St Thomas / 30 min to Woodstock



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