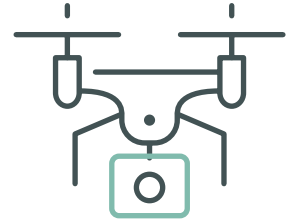


# 115 Balmoral Avenue

CORNWALL, ONTARIO

*71,880 SF Available for Lease*

Take a Tour



Ideal Location for Warehousing & Logistics with Outdoor Storage



\*Outline Not to Scale



115 Balmoral Avenue  
Cornwall, Ontario

For Lease

Offering Details

LEASE	
Asking Gross Rent	\$11.50 PSF
Additional Rent	Included
Legal Description	T W1/2 LT 9 CON 2 CORNWALL; PT E1/2 LT 9 CON 2 CORNWALL PT 2 & 3 52R186 & PT 1 & 3 52R2586; S/T TC38345; CORNWALL
PIN	601920027
Lease Term	Negotiable
Availability	60 days

Property Details

Municipal Address	115 Balmoral Avenue, Cornwall, Ontario
Building Size	71,880 square feet
Land Area	3.8A
Power	600 Amp, 600 Volt, 3 Phase
Clear Ceiling Height	15’7~20 feet
Loading	8 Dock Doors and 4 Grade Level Doors
Zoning	MRF-10
Storage	Outdoor Storage Available

The Opportunity

IDEAL FOR WAREHOUSING. LOGISTICS AND COLD STORAGE

CBRE Limited is proud to present 115 Balmoral Avenue in Cornwall, Ontario. The warehouse consists of 71,880 square feet and is zoned MRF-10 - Manufacturing. The property has excellent access to Highway 401 and is in close proximity to the US border. There is ample parking on-site and also includes 8 dock and 4 grade level doors. The warehouse ceiling height ranges from 15’7 ft to 20’2ft. Refrigeration capabilities in multiple sections of the warehouse.





115 Balmoral Avenue  
Cornwall, Ontario

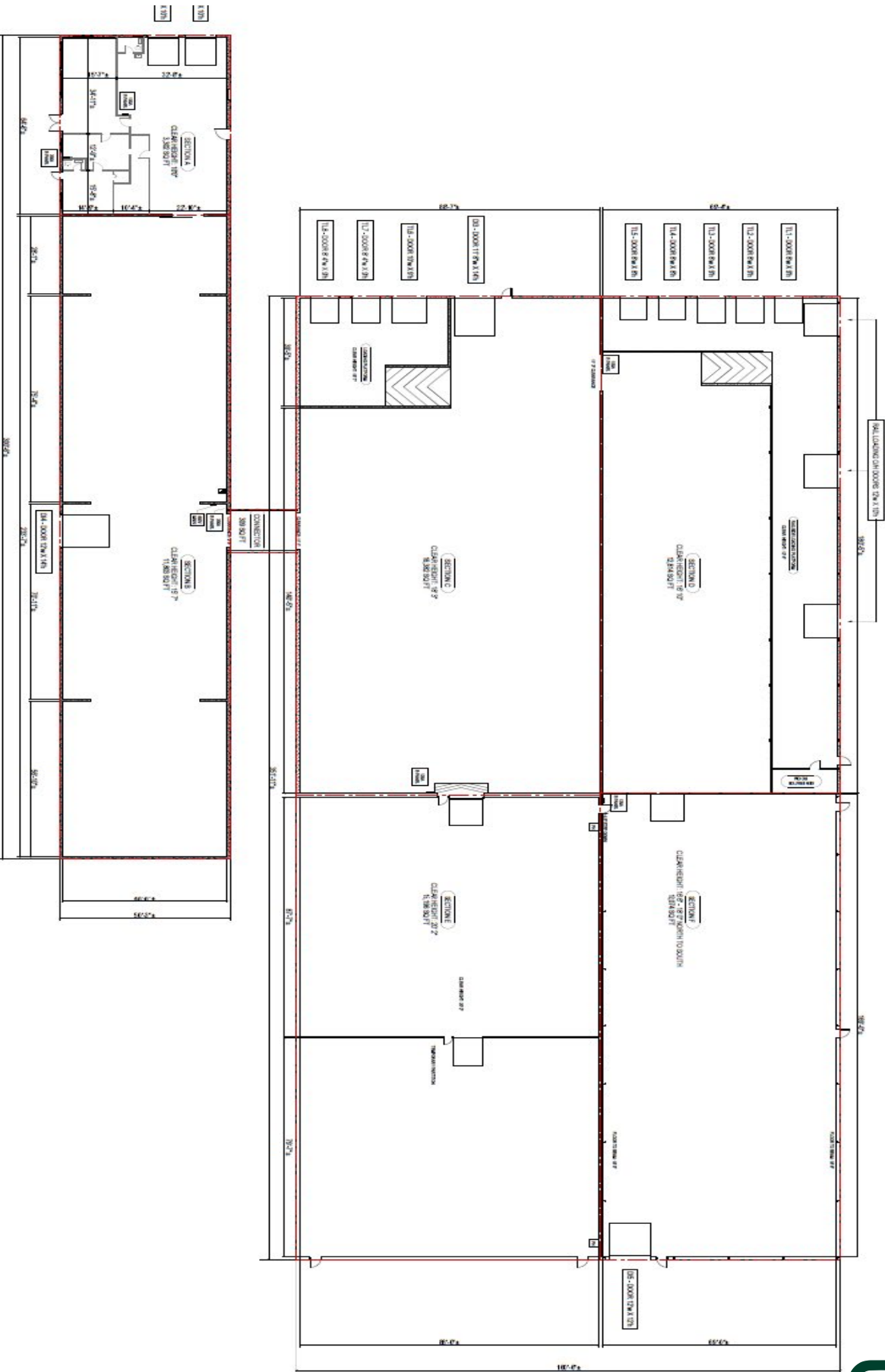
For Lease

Property Photos





Existing Floor Plan Layout

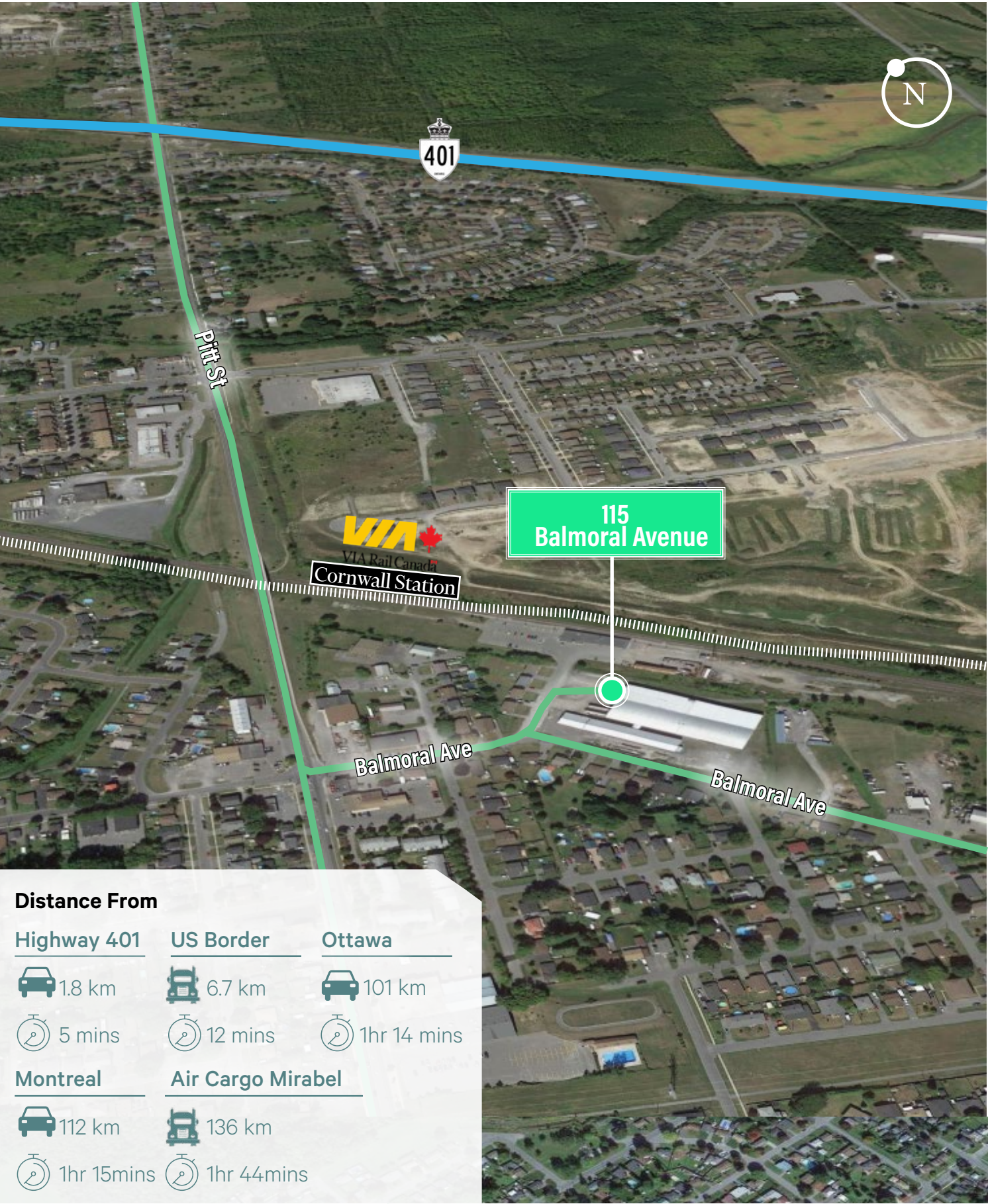




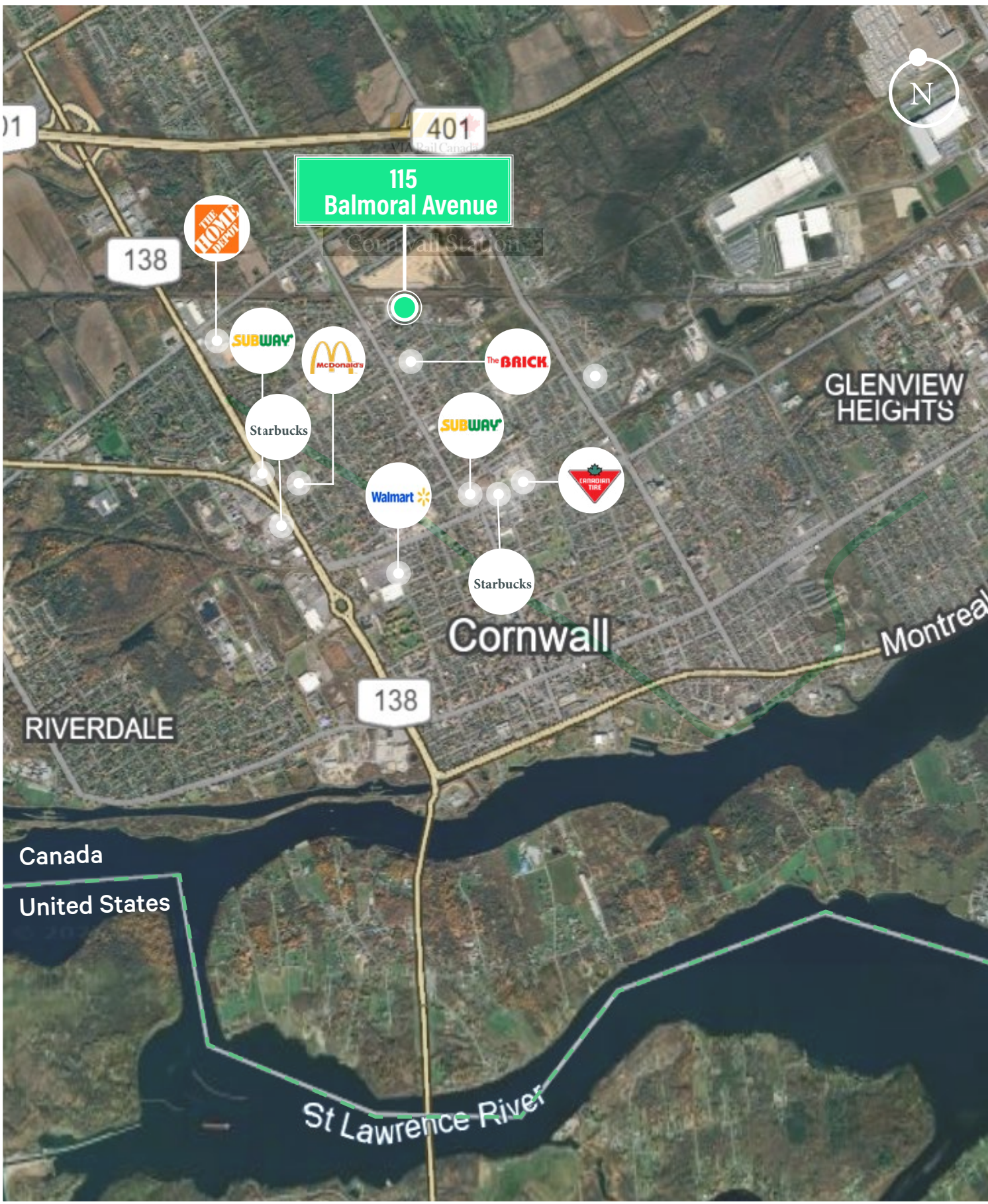
115 Balmoral Avenue  
Cornwall, Ontario

For Lease

Location Overview



Nearby Amenities





**115 Balmoral Avenue**  
Cornwall, Ontario

**For Lease**



## Contact Us

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