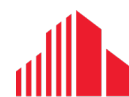
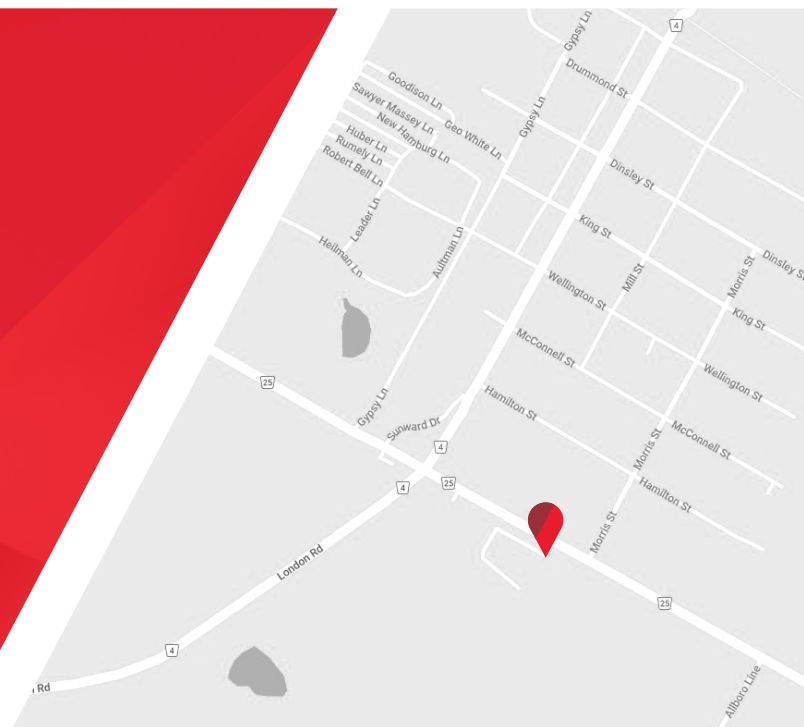




FOR SALE | PRESTIGE INDUSTRIAL BUILDING AVAILABLE

40193
BLYTH
ROAD

Blyth, ON N0M 1H0



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$3,975,000

ABOUT THE PROPERTY

Prestige Industrial building available on 4.576 acres of mostly paved lot. Located in Blyth, ON being part of the municipality of Central Huron along the boundary of North Huron. In 2011 the property was improved with a custom built Emergency Training Facility. The building built with Post Disaster Rated construction. The warehouse area is open span with no pillars or obstructions. Concrete floor with wash down walls.

- **Site Area:** 4.576 Acres
- **Building Area:** 14,714 SF
 - » **Warehouse:** 10,133 SF
 - » **Office:** 4,581 SF
- The adjoining office is nicely finished with recently updated carpet tiles, handicap accessible washrooms and additional grade level door (10'x10')
- Current office configuration is showroom space with separate reception, 4 private offices, boardroom and large conference room along with kitchen and washrooms
- Additional storage building on-site
- **Zoning:** M2 - General Industrial - broad zoning includes but is not limited to: Agricultural industrial, processing, trucking and transport, contractors yard, lumber yard, automotive body shop and sales and service, showroom and retail, Warehouse, Wholesale, Cannabis, Equipment rental etc.
- **Clear Height:** 20'
- **Grade Level Doors:** 8 (14'x14')
- **Drive Through Bays:** 4
 - » In-floor drainage and in-floor heating
- **Property Taxes:** \$32,018.00 (2024)
- Property is subject to restrictive covenants on title



DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

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SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com

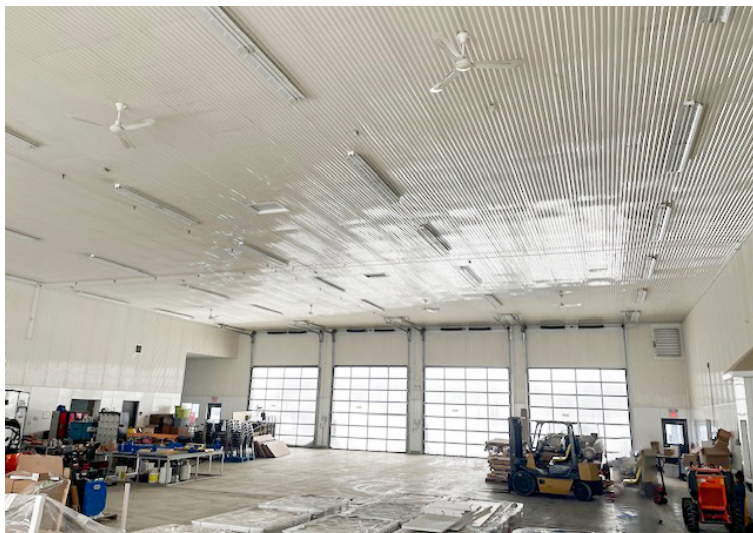
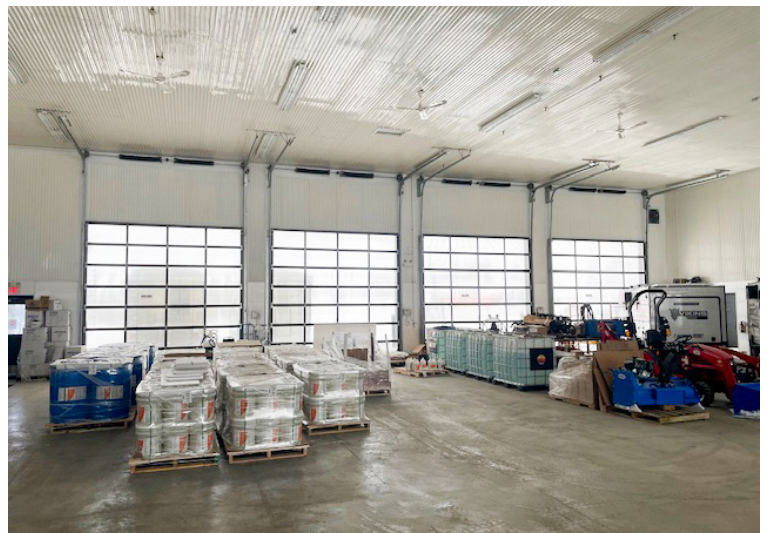


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PROPERTY IMAGES



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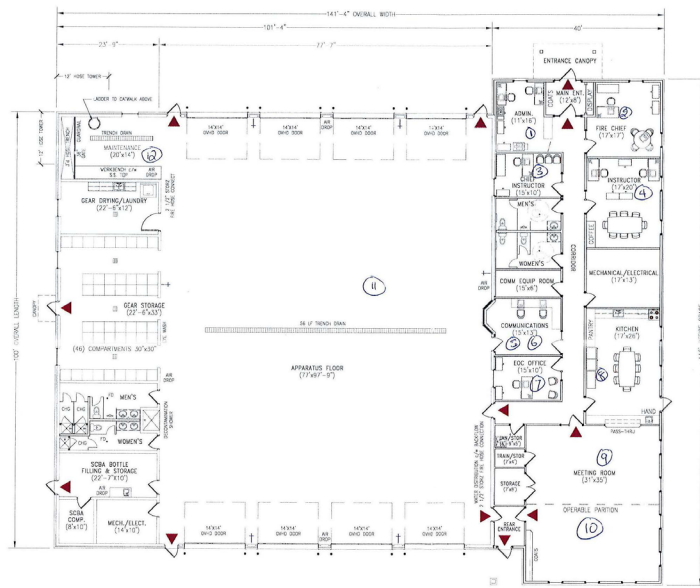


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FLOOR PLAN & SITE PLAN



GENERAL NOTES

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH TOWN CONSTRUCTION PROPOSAL SPECIFICATIONS. THE SPECIFICATIONS TAKE PRECEDENCE SHOULD THERE BE A DISCREPANCY.

GROUP 1 - EXISTING 3. STORING GARAGE OFFICE, MEETING & WARDROOMS ARE ANNUALLY SPACE.

BUILDING AREA - 14,714 SQ. FT. BUILDING IS (1) SKIDNEY FACING (1) STREET BUILDING IS CONSTRUCTED IN CONFORMANCE TO O.B.C. 3.2.2.10.

CONSTRUCTION CONSTRUCTION ACCORDANCE ALL FLOOR ADJUSTMENTS TO BE MADE TO CONFORMANCE WITH AS BLDG. BOUNDING DIMENSIONS OF 10' 0" MAX. W/ 1/2" & 1/4" DO NOT NEED FIRE RATING MAX. TRAIL DISTANCE IN CONFORMANCE TO O.B.C. 3.4.2.3. - 10' (DO NOT OCCUPANT LOADING BASED ON O.B.C. TABLE 3.1.1.1 - 100000/PERSON (OCCUPANT PERSON/PERSON (STANDING GARAGE) = 0.80 PERSONS = 12,533/PERSON OCCUPANT LOADING - BASED ON VISC. RV TO VISCITY.

AS PER O.B.C. 3.1.4.2.1(2) - BREAKDOWN OF OCCUPANT LOADING OF 100 - 30 MEN AND 20 WOMEN (INCL. VENT) WATER CLOSETS MUST FOR INSTANT OCCUPANCIES MUST 3.7.1.9 (2) & 3.7.2.1.1 (2) FOR 40 PERSONS ALL DIMENSIONS TO FINISHED SURFACES MUST 100% FINISHED & BEING OFFICE FOR FINISHING & INSULATION/PAINTING BASED INSPECTION PRIOR TO VISCITY LINE.

REFER TO MANUFACTURER SPECIFICATIONS FOR ALL FINISHES & EQUIPMENT.

ALL UTILITIES TO BE 10' 0" DIA. WITH BLUE 1/2" DIA. FILLER (OCCUPANT LOADING) AS PER O.B.C. 3.2.5.2.2. WHICH TO BE FINISH TO MATCH ADJACENT AREAS ALL CONDUITS TO BE SUPPLIED & INSTALLED BY OWNER.

FIRE & SECURITY SYSTEM TO BE INSTALLED BY OWNER - CONSTRUCTION TO CO-ORDINATE.

HOSE 3/4" DIA. HOSE 3/4" DIA. (WITH EMERGENCY LIGHTING)

REVISIONS

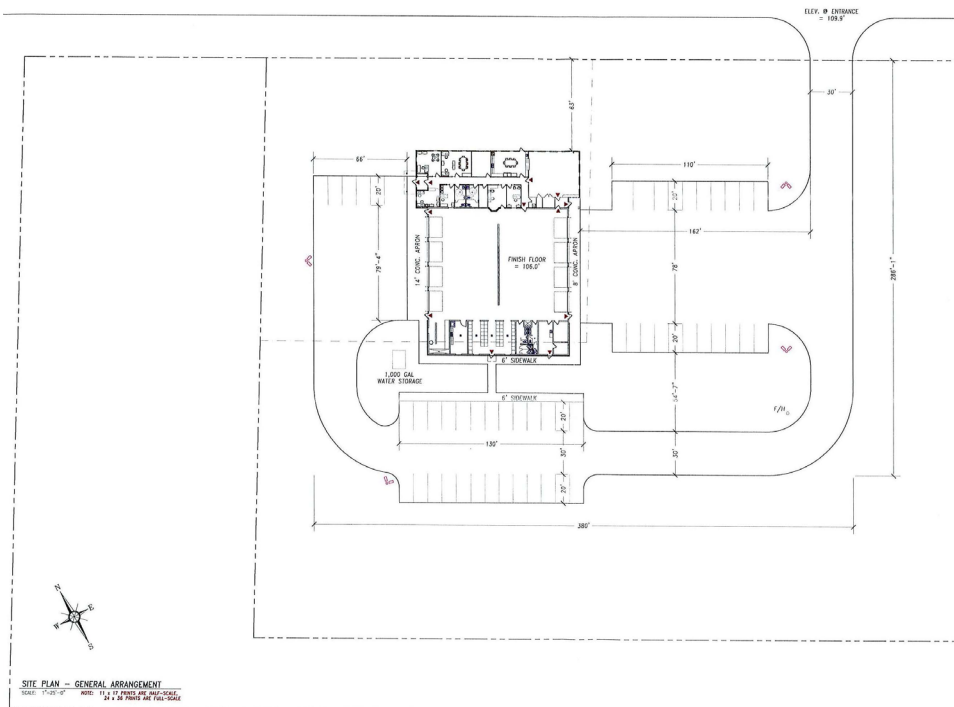
NO.	DATE	DESCRIPTION	BY
1	10/1/2023	ISSUED FOR APPROVAL	DAW
2	10/1/2023	ISSUED FOR APPROVAL	DAW

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.

IDEAS
DOMM WELL BUILD
DOMM CONSTRUCTION LTD.
P.O. Box 10, Main Street West, Unit 10, London, ON N6G 5C6
Tel: (519) 867-1000 Fax: (519) 867-1001

DAWLEY ENGINEERING
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TOWNSHIP of NORTH HURON
PROPOSED FIREHALL/TRAINING
B.L.P. 10/1/2023
ISSUED FOR APPROVAL
10/1/2023



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NOTE: 11 x 17 PRINTS ARE HALF-SCALE, 24 x 36 PRINTS ARE FULL-SCALE.

REVISIONS

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