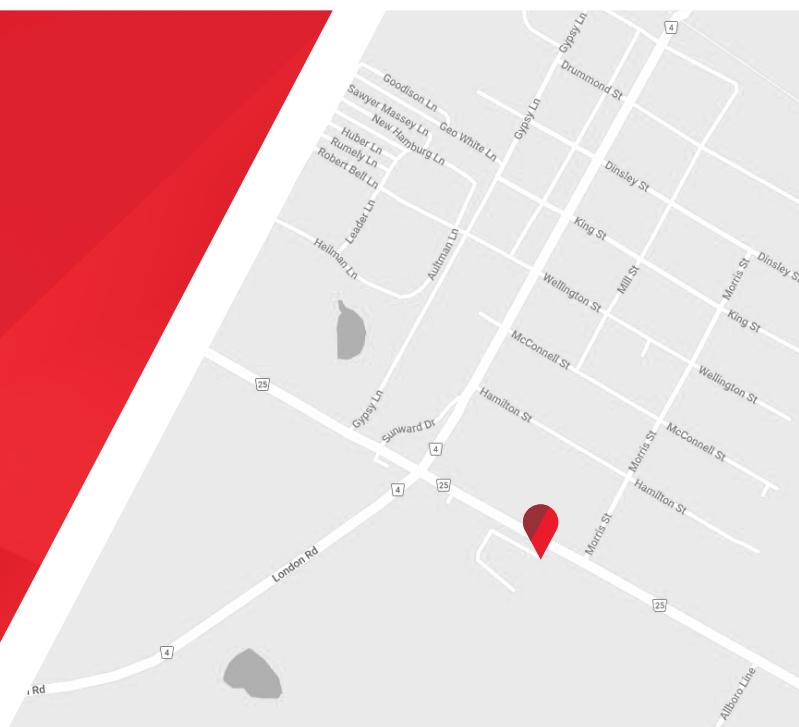




FOR SALE | PRESTIGE INDUSTRIAL BUILDING AVAILABLE

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

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 CUSHMAN &
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Southwestern Ontario

PROPERTY IMAGES



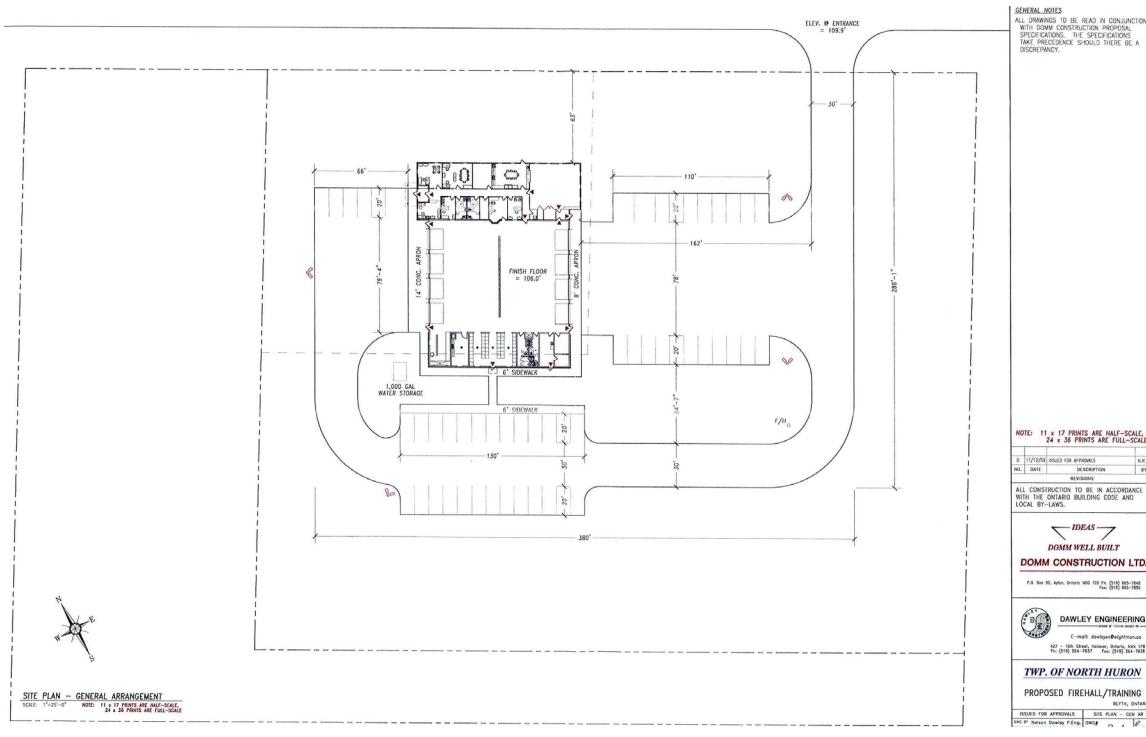
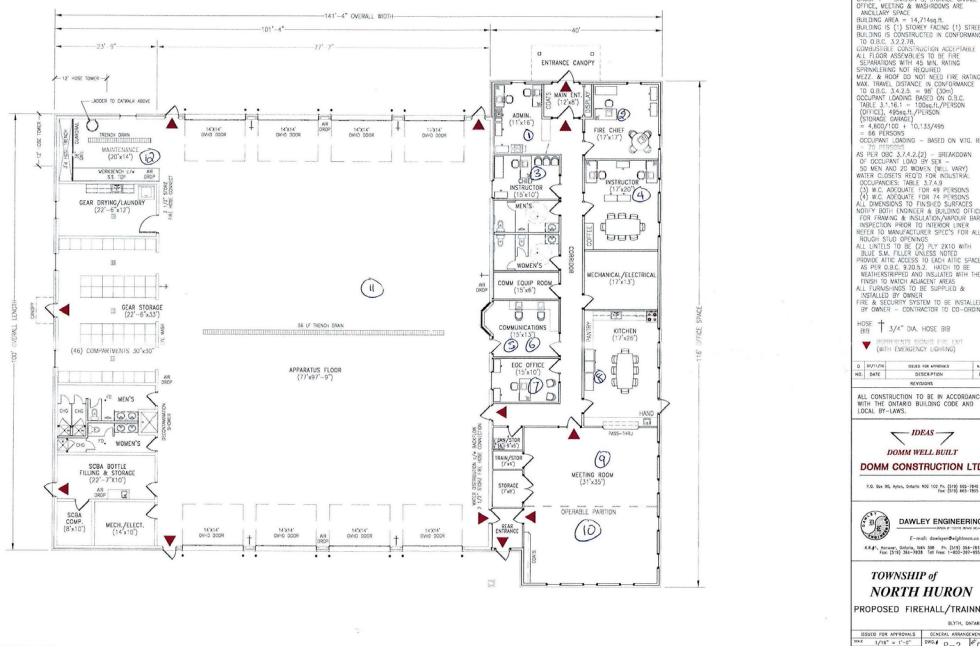
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 CUSHMAN &
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FLOOR PLAN & SITE PLAN



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