

NEW ±233,619 SF INDUSTRIAL BUILD

SPA IN PLACE AND READY FOR CONSTRUCTION

FOR SALE & LEASE

HWY 401

CLARKE ROAD | INGERSOLL, ON

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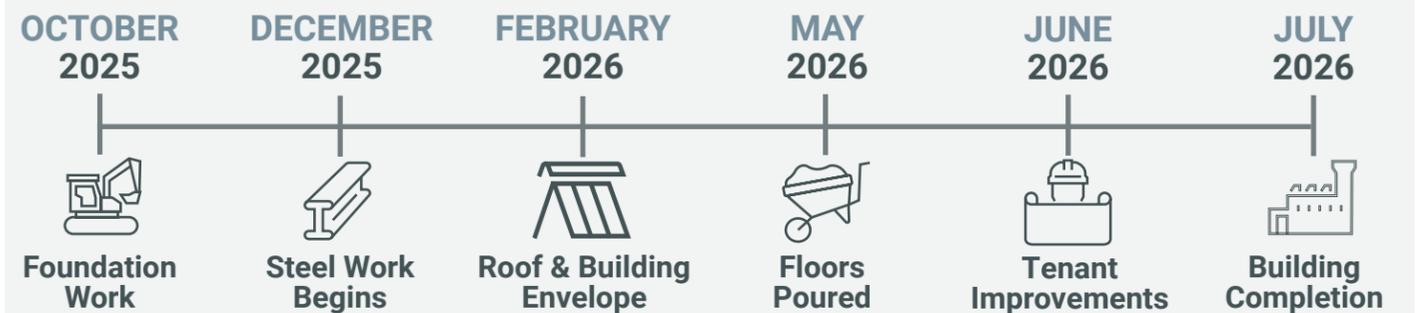
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NEW CONSTRUCTION ±233,619 SF FREESTANDING BUILDING

Clarke Road is a new construction industrial facility located in Ingersoll, Ontario, delivering Q3 2026. This is the opportunity to purchase a new construction, well designed and functional industrial facility in a growing market. Building features include both truck level and drive in shipping, LED lighting, 28-36' clear warehouse, and a front facade with great curb appeal. Ingersoll has become a bustling hub with a strong local and regional labour base, strategically positioned with quick access to Highway 401. Building is a sloped roof design and warehouse clear heights vary, speak to listing agent and refer to plans.

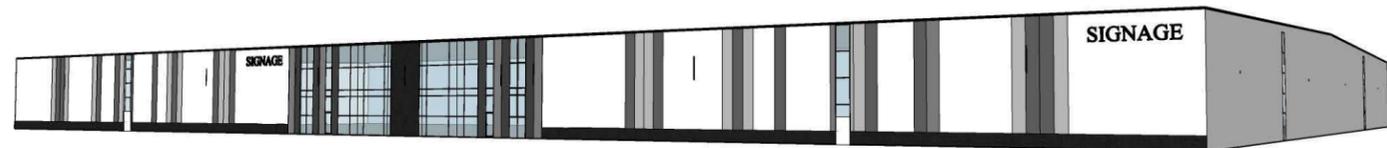
Construction Timeline



PROPERTY DETAILS

BUILDING SIZE	233,619 SF (Ability to Divide)
OFFICE	3%, Ability to Customize & Finish to Suit
SHIPPING	24 Truck Level Doors 2 Drive-In Doors
CLEAR HEIGHT	*28 - 36'
POWER	TBD
ZONING	MG-6 General Industrial
FEATURES	<ul style="list-style-type: none"> • Opportunity to customize floor plan and tenant improvements

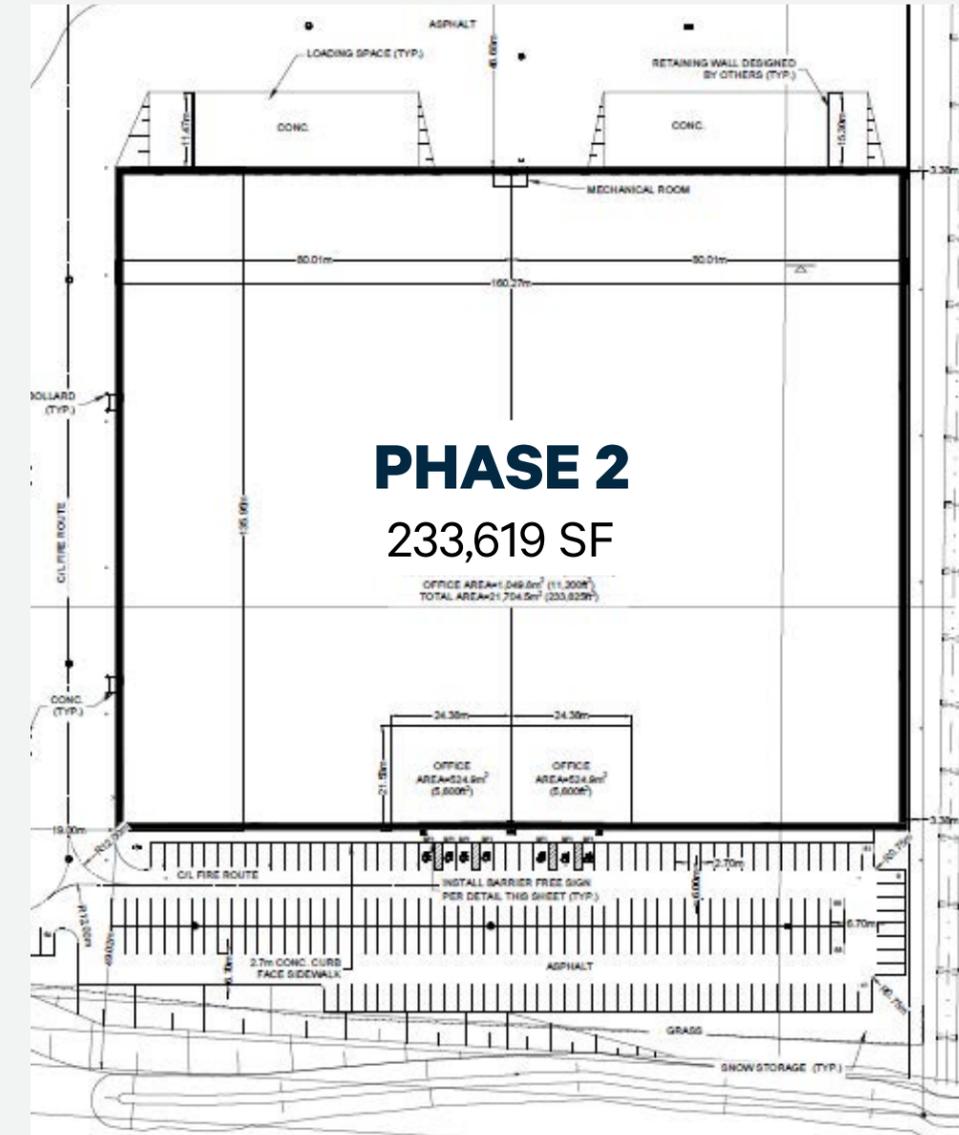
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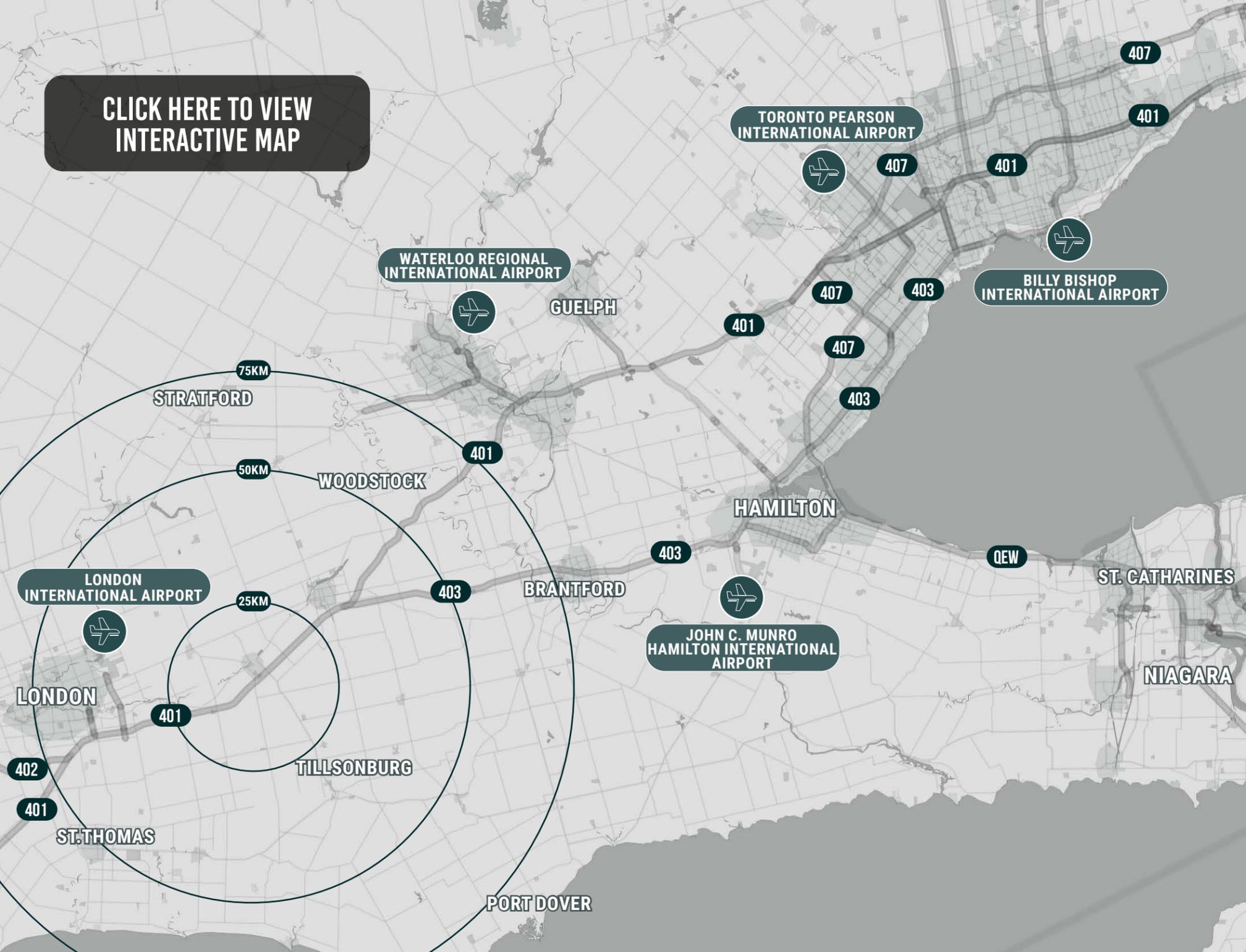
New Design Build Industrial Facility

- Located in Ingersoll's newest industrial park, fully serviced and SPA in place, ready to build
- 233,619 SF freestanding building with ability to divide
- Ability to customize facility during planning and construction
- Cost effective option with \$0 Development Charges
- Located along Highway 401 with ability to draw from a strong local and regional labour base
- Highway 401 access and exposure

SITE PLAN



[CLICK HERE TO VIEW INTERACTIVE MAP](#)



LOCATION ADVANTAGE

Ingersoll, Ontario is located in the heart of Oxford County, situated between neighbouring London, Kitchener-Waterloo, and Brantford. Oxford County has become a growing market as a result of affordable housing and proximity to major centres, while being located right along the major transportation route of Highway 401. The county draws from a large regional labour force which has a deep underlying manufacturing and agricultural base. Companies can benefit from Highway access to multiple major border crossings, all while servicing the Toronto market within an hours drive.

Corporate neighbours include General Motors Cami Plant, DOT Foods, Lineage Logistics, Atlantic Packaging, IMT and more. Tenants can benefit from the affordability compared to major markets in the area, a strong labour base, and proximity to Highway 401 and two major interchanges.

DRIVE TIMES

London	25 km • 18 mins
Waterloo Region	46 km • 31 mins
Hamilton	80 km • 42 mins
Milton	100 km • 55 mins
GTA	120 km • 1 hr 5 mins
London International Airport	30 km • 24 mins
Pearson International Airport	135 km • 1 hr 13 mins
Canada/USA Border Crossing (Port Huron)	138 km • 1 hr 21 mins
Canada/USA Border Crossing (Niagara)	167 km • 1 hr 48 mins

DEMOGRAPHICS

WITHIN 25KM	WITHIN 50KM
POPULATION 160,055	POPULATION 839,295
LABOUR FORCE 130,579	LABOUR FORCE 686,243
MEDIAN AGE 41.1	MEDIAN AGE 40.0

ABOUT THE PROJECT TEAM



214 Carson Co. is a local industrial development group focused on industrial builds in the 25,000 to 250,000 SF size range. 214 has in-house design, project management, site work and servicing work, construction management, facilities and property management personnel which help control the building process and the ongoing building management. 214 takes a hands-on approach to construction and building delivery, working closely with its Tenants to ensure it meets all expectations and timelines. 214 has a commitment to building functional and efficient buildings, and to provide excellent tenant service to its clients. 214 has a strong development pipeline owning lands throughout the region, building approximately 300,000 to 400,000 SF each year.

Many companies such as Rawlings, Home Depot US, IPEX, have selected other 214 projects for their industrial property needs. 214 has proven to be innovative and efficient in their process, design and delivery of newly constructed industrial buildings, meeting clients expectations and timelines.

Contact Us

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