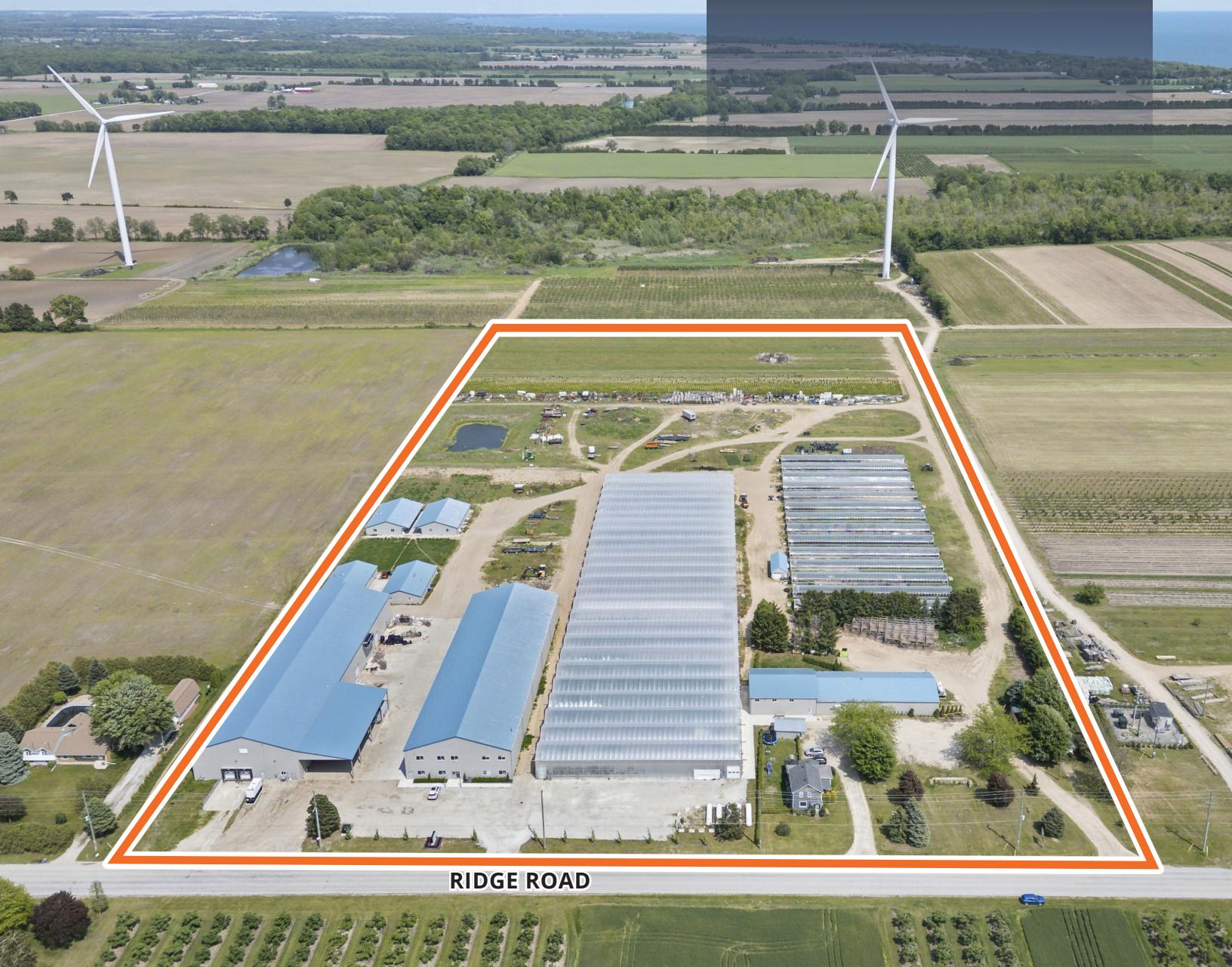


**AVISON  
YOUNG**

**1110  
Ridge Road  
Essex, ON**



**25.69 acres of land for sale**

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**BEST  
MANAGED  
COMPANIES**  
Platinum member

# 1110 Ridge Road

Essex, ON

## Property Details

Total Area 25.69 acres

Soil Type "Fsl" - Fox Sandy Loam

Zoning A1.1

Total Power 1,600 Volts, 400 Amps (500 kw backup generator onsite)

Asking Price \$9,250,000

### Warehouse / Cold Storage Building 1

- ±20,800 sf
- 1 cold storage bay
- 2 docks and 4 drive-ins (2 - 16'x16' & 2 - 10'x12')
- 24' clear height

### Warehouse / Cold Storage Building 2

- ±20,800 sf
- 2 cold storage bay
- 3 drive-ins (2 - 10'x12' & 1 - 14'x12')
- 24' clear height
- Two floors of office space

### Laboratory

- ±8,464 sf
- Various climate-controlled growing/culture rooms

### Greenhouses

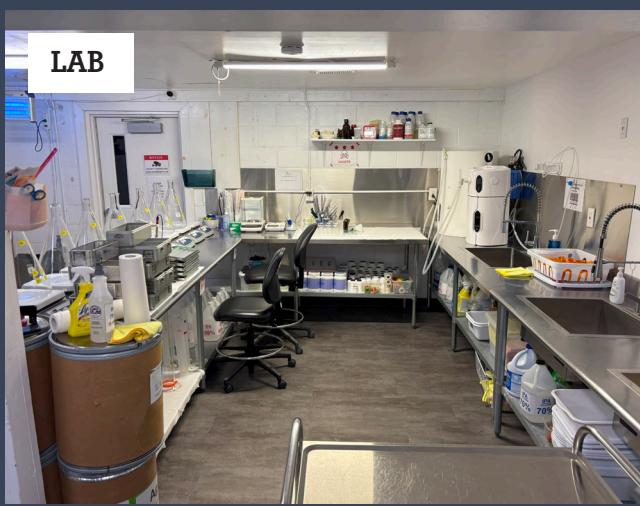
- ±93,600 sf (2.5 acres)
- Additional 14 hoop houses

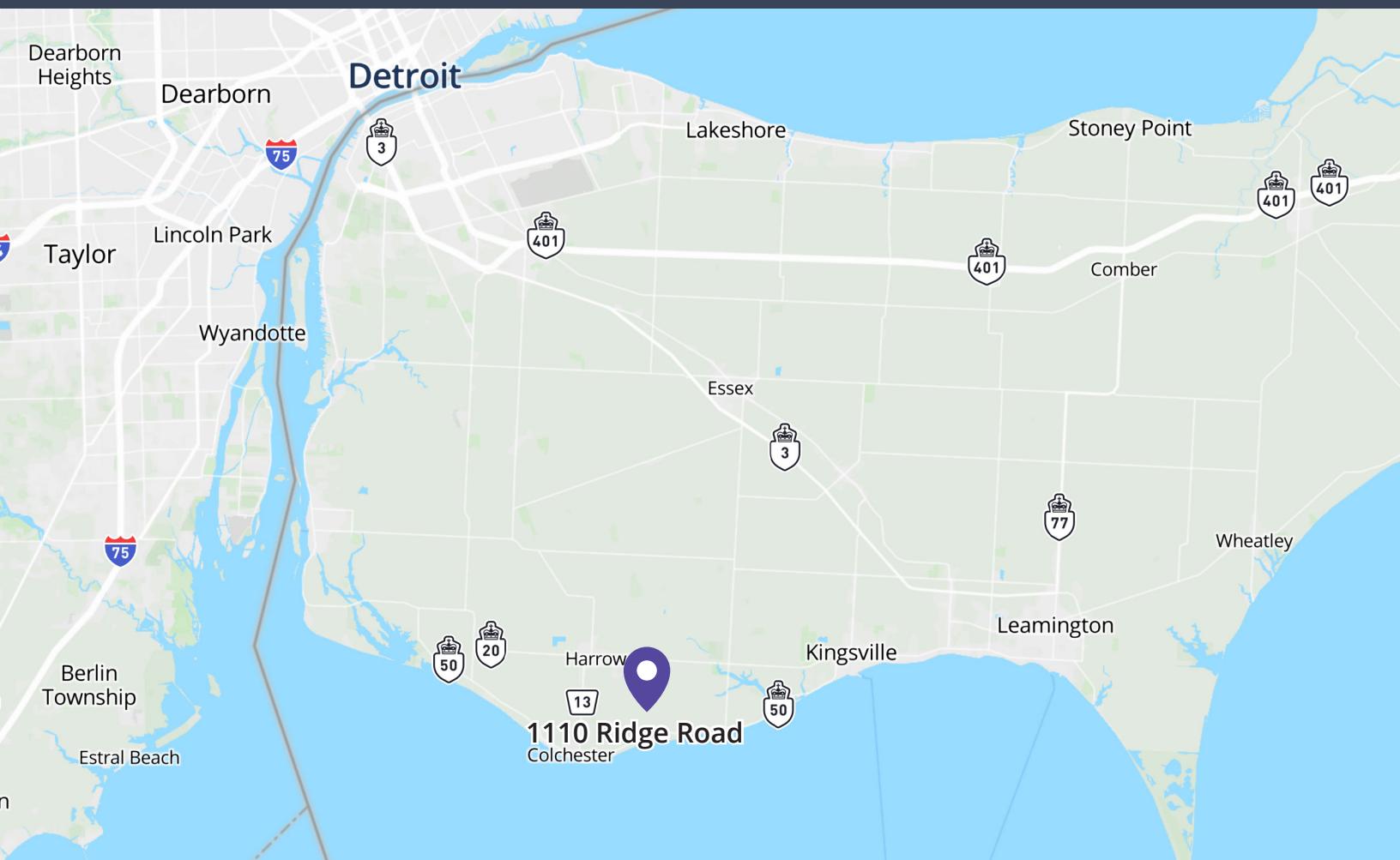
### Residences

- 4 onsite bunkhouses which can sleep a total of 64
- 2 additional detached single-family homes

## Highlights

- Road access to the site is via Ridge Road
- Full scale agricultural research and nursery operation
- Separate onsite laboratory/research facility
- Inquire with Listing Agent regarding additional properties for sale





## Amenities within 30 km

 **39**  
Gas Stations

 **9**  
Grocery

 **5**  
Fitness Centres

 **22**  
Big Box Retailers

 **50**  
Restaurants

 **21**  
Coffee

### Get more information

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