



For Sale: Industrial

3 Paisley Lane

13,800 SF Freestanding Building on 2 acres in Uxbridge

Lennard:

Here is where your business will *grow*.

lennard.com

3 Paisley Lane, Uxbridge

13,800 SF freestanding industrial building available for purchase in Uxbridge's main industrial park.



Available Space

13,800 SF

Office Space

1,800 SF

Industrial Space

12,000 SF

Mezzanine (not included in total)

2,000 SF



Lot Size

2 acres



Clear Height

17'

Shipping

1 Drive-in Door

3 Double-Man Doors



Power

600 volts, 400 amps



Asking Price

\$6,900,000

Taxes (2023)

\$36,755.96

Property Highlights

- Corner lot with entrance on two streets
- 10,000 SF expansion ability (to be verified)
- 3 phase power - 3 transformers
- New roof - 2020
- 25 parking spaces
- Fully leased until September 2025 at \$8.24 net to Sep 2024 and \$8.36 net to Sep 2025
- Tenant has first right of refusal to match any offer to purchase the property
- Tenant has no option to renew

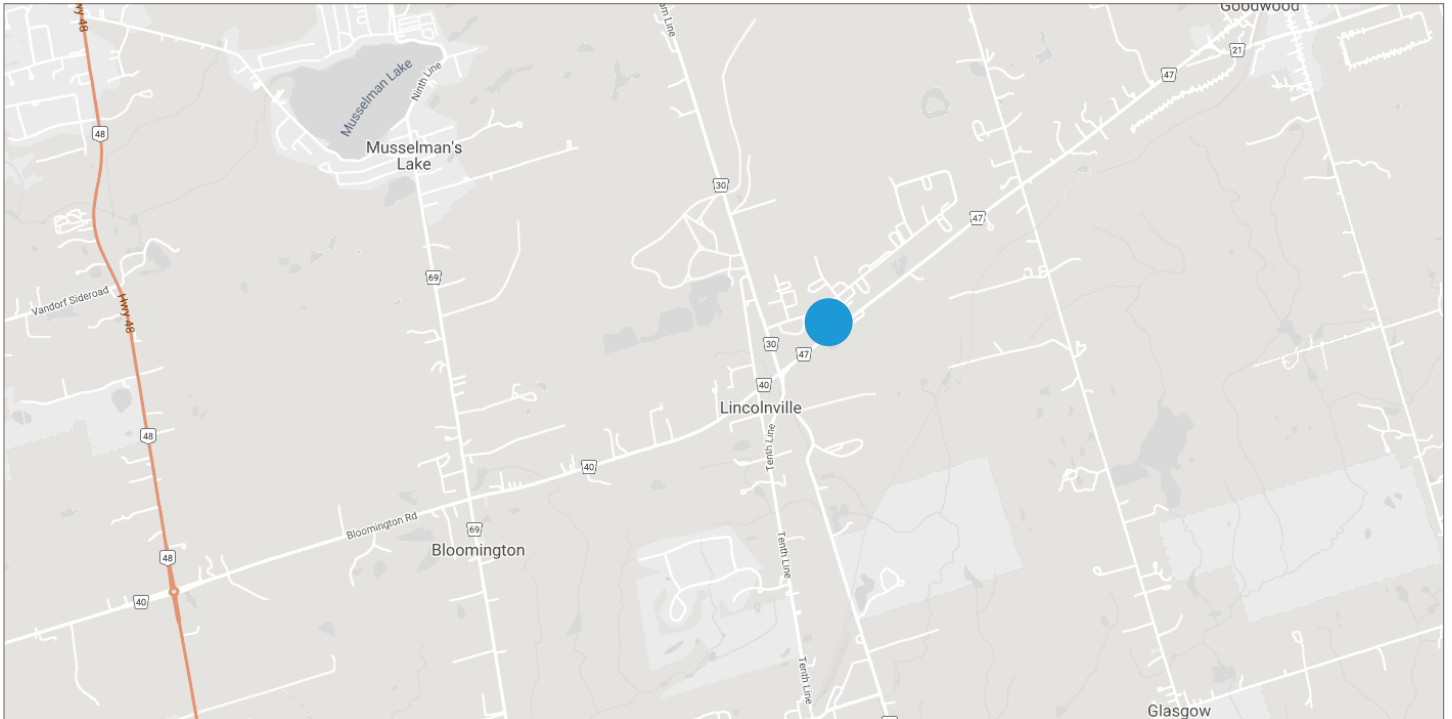
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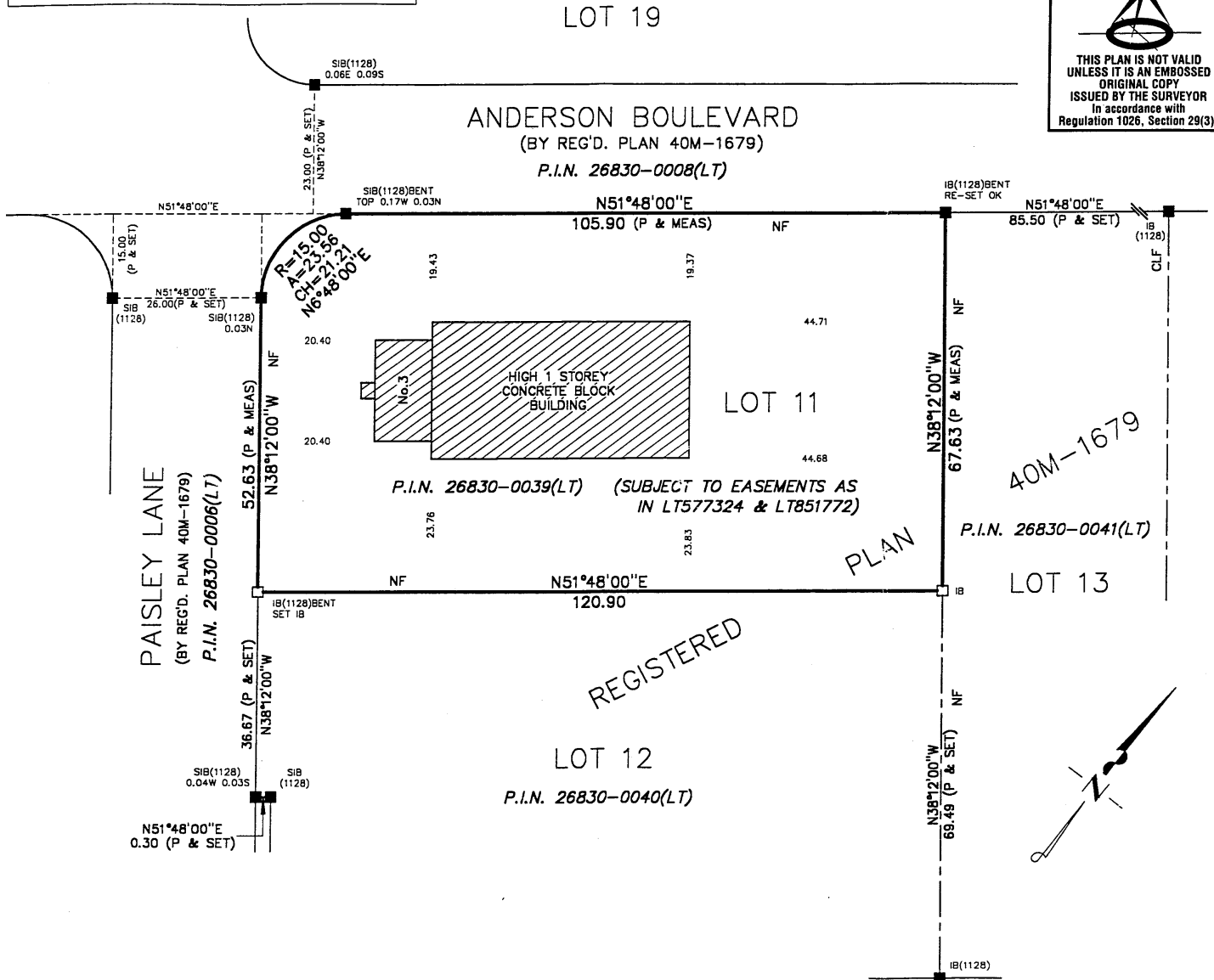
3 Paisley Lane

Site Plan

METRIC SCALE RATIO: 1 : 750
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

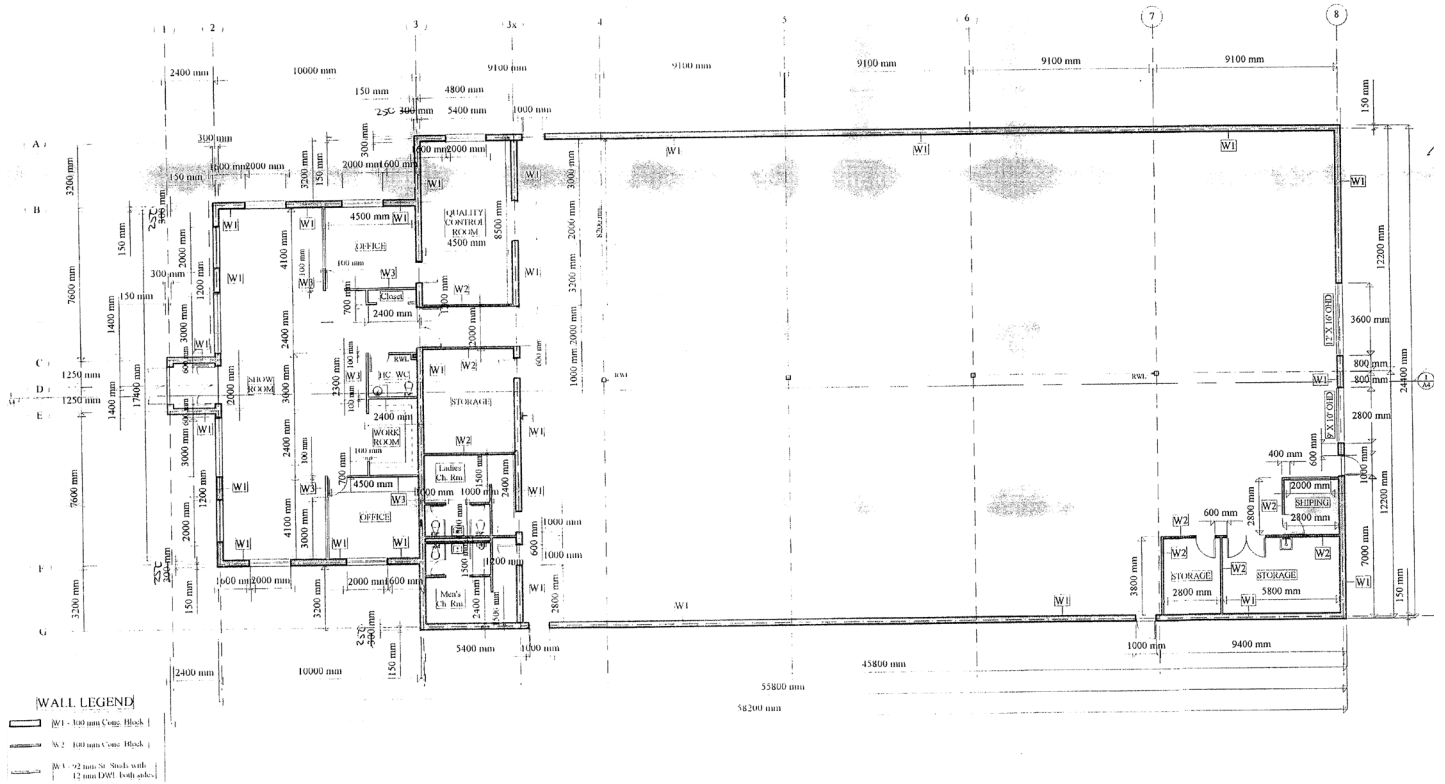
ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 1322567

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29(3).



3 Paisley Lane

Floor Plan



3 Paisley Lane

Zoning

Under the Township of Uxbridge Zoning By-Law, the property is zoned M1-27 under the Rural Industrial (M1) Zone.

Permitted Uses

- a light equipment sales and rental establishment;
- a light industrial manufacturing, processing, assembling or fabricating plant and related research and development uses;
- a plumbing, heating and air conditioning supply establishment;
- a warehouse;
- a wholesale establishment;
- a printing and/or publishing establishment;
- a retail sales outlet and related showroom facilities for the sale of products manufactured, processed, assembled or fabricated on the premises provided that such retail sales outlet does not exceed 25 percent of the gross floor area of all buildings;
- a data processing establishment
- a public use in accordance with the provisions of Section 5.18 of By-law No. 81-19
- all other uses contained in Section 4.18.1.b), of By-law No. 81-19, Non-Residential Uses, are prohibited.

For full zoning information, please refer to the Township of Uxbridge Zoning By-Law at <https://www.uxbridge.ca/en/business-and-development/zoning.aspx>

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.