



FOR SALE

11 Massey Road

GUELPH ON

6,650 SF Industrial Building
with Excess Land

Chris Thoms

Senior Vice President
519 904 7015
chris.thoms@colliers.com

Cory Gallipeau

Sales Representative
437 826 7057
cory.gallipeau@colliers.com

Justin Lavoie

Executive Vice President
519 904 7008
justin.lavoie@colliers.com

Ron Jansen

Executive Vice President
519 904 7006
ron.jansen@colliers.com



Why 11 Massey Road?

- Versatile building suitable for light manufacturing, or industrial/warehouse operations
- Large 1.05 AC lot providing excess land for yard storage or future expansion
- Both dock level and drive-in shipping doors
- Rare opportunity to purchase a building in this size range
- Ideally located close to public transportation, retail amenities and Hwy 6



6,650

Square Feet



1.05

Acres



14'

Clear Height



1 TL | 1 DI

Shipping



Property Details

11 Massey Road, Guelph



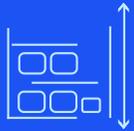
Building Area

6,650 SF



Land Area

1.05 AC



Clear Height

14'



Shipping

1 Drive In | 1 Truck Level



Zoning

B Industrial

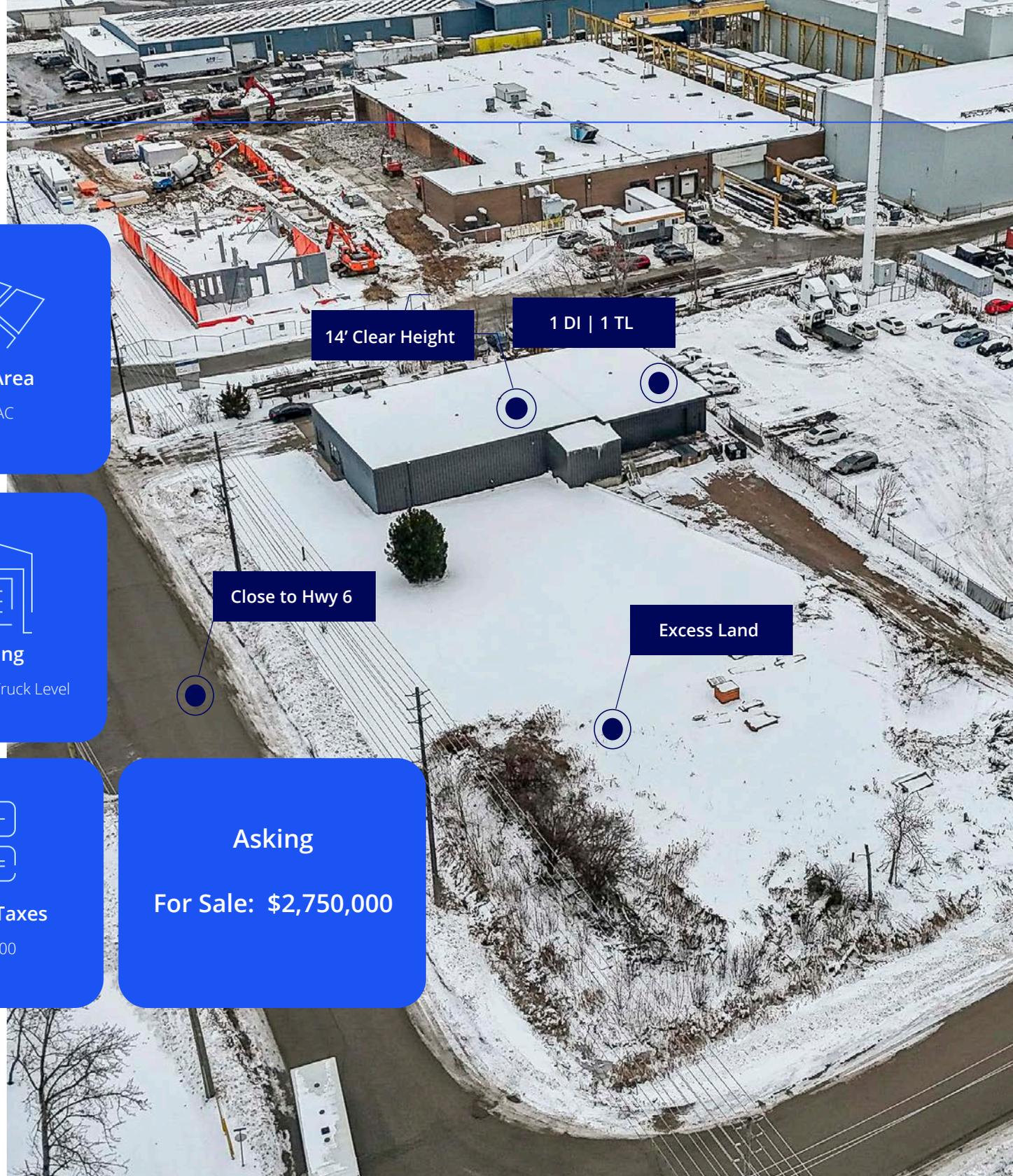


Property Taxes

\$22,957.00

Asking

For Sale: \$2,750,000



Location Overview

11 Massey Road is ideally positioned in Guelph's north industrial node, offering businesses excellent connectivity and access to key transportation routes. Situated just minutes from Highway 6 and within close reach of Highways 401 and 7, the property provides efficient regional and provincial distribution capabilities.

WORKFORCE & COMMUNITY BENEFITS

-  Strong local labour force
-  Access to nearby public transit routes
-  Close to many amenities

BUSINESS ADVANTAGES

-  Central location within Southwestern Ontario
-  Proximity to Waterloo Region
-  Proximity to GTA and Airports

PROXIMITY

-  Cambridge: 22 Minutes
-  Toronto: 80 Minutes
-  Boarding Crossing: 95 Minutes



Zoning Uses

B Industrial Permitted Uses

-
- Animal boarding establishment

 - Cleaning Establishment

 - Computer Establishment

 - Contractor's Yard

 - Food Vehicle

 - Major Equipment Supply and Service

 - Manufacturing

 - Print of Publishing Establishment

 - Repair Service

 - Research and Development Establishment

 - Tradespersons shop

 - Trucking Operation

 - Warehouse

 - Outdoor Storage Area





11 Massey Road GUELPH, ON

FOR SALE

Chris Thoms

Senior Vice President
519 904 7015
chris.thoms@colliers.com

Cory Gallipeau

Sales Representative
437 826 7057
cory.gallipeau@colliers.com

Justin Lavoie

Executive Vice President
519 904 7008
justin.lavoie@colliers.com

Ron Jansen

Executive Vice President
519 904 7006
ron.jansen@colliers.com

Adam Derouchie

Senior Sales Representative
519 904 2207
adam.derouchie@colliers.com

collierscanada.com

