



FOR SALE

775 Gillard Street
Wallaceburg, Ontario



**TIM
ONDEJKO
BROKER**

ADVANTAGE GROUP REAL ESTATE

OFFICE: 519-944-5357

MOBILE: 519-567-4296

tim.ondejko@royallepage.ca

PROPERTY FEATURES

- Class A Pristine Industrial/Transportation Depot
- 20,000 SF Building on 7 acres
- 3,000 SF of well appointed office space
- Fully fenced, well lit yard with power gate and security system
- Above ground fuel storage tanks
- Drive thru truck wash
- 2 loading docks, 8 grade level doors
- Parking for 70+ tractor trailers and 20+ cars

Sale Price: \$2,995,000

Zoning: M2

Property Taxes: \$46,000 approx (2024)

FOR SALE

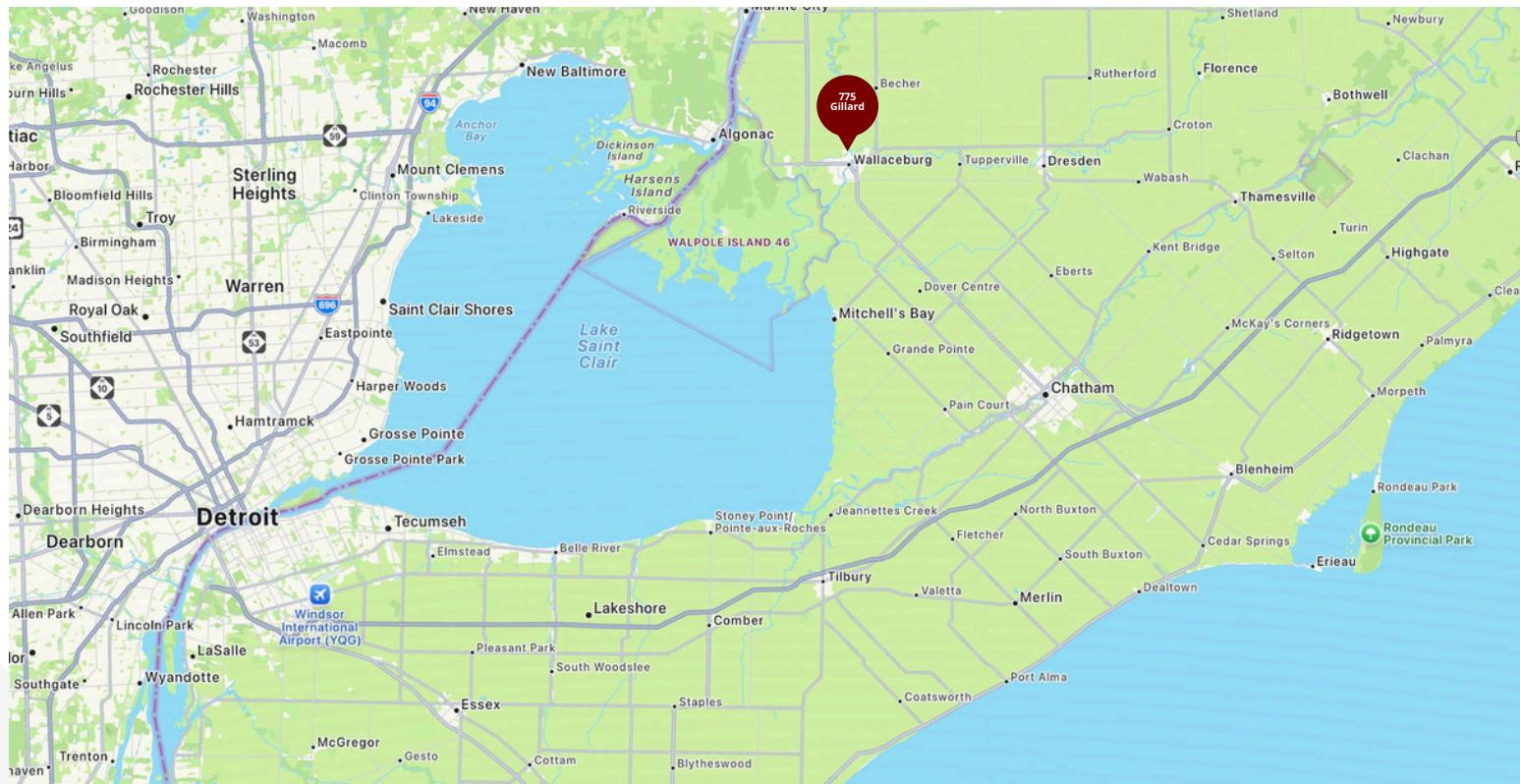


FOR SALE



775 GILLARD, WALLACEBURG ONTARIO

FOR SALE: 20,000 SF CLASS A PRISTINE INDUSTRIAL/TRANSPORTATION DEPOT on 7 ACRES - includes 3,000 SF of well appointed offices, fenced yard throughout with power gate / keypad access and security camera system. Parking for 70+ tractor trailers, 20+ cars and above ground fuel storage tanks. 2 loading docks, 8 grade level doors, service bay mechanics pit, drive through truck wash, parts room, secure driver lounge & shower facilities. 18 ft. clear height, LED lighting and in floor heat. Located in the heart of the industrial area.





519-944-5357

3181 Marentette Ave, Unit 3
Windsor, Ontario N8X 4G1

This disclaimer shall apply to Royal LePage, and to all divisions of the Corporation. The information set out herein (the "Information") has not been verified by Royal LePage, and Royal LePage does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Royal LePage does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Royal LePage.