



75 Industrial Road, Tottenham

9,500 SF Freestanding Building on 3.2 acres **FOR SALE OR LEASE**

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**Sales Representative*

Property Facts

Opportunity

Opportunity to purchase or lease a 9,500 sq ft freestanding building with 2,000 square feet of nicely appointed office space with large boardroom and lunch area on 3.2 acres. Flexible EA2-6 zoning permits outside storage. The building is equipped with two overhead cranes (5 ton), two over sized drive-in doors and 800 amp electrical service. Vacant possession for June 1st. Truck level door is currently non functional and will require some excavation work.

Location Located at Mill St W & Industrial Rd in Tottenham

Legal Description PT LT 4, PL 1373, PT 6, 51R14150 ; NEW TECUMSETH

Site Area (ac) 3.2 acres

Current Zoning EA2-6

Industrial Area 7,500 sf

Office Area 2,000 sf

Industrial Clear Height 26'

Cranes 2 (5 Ton)

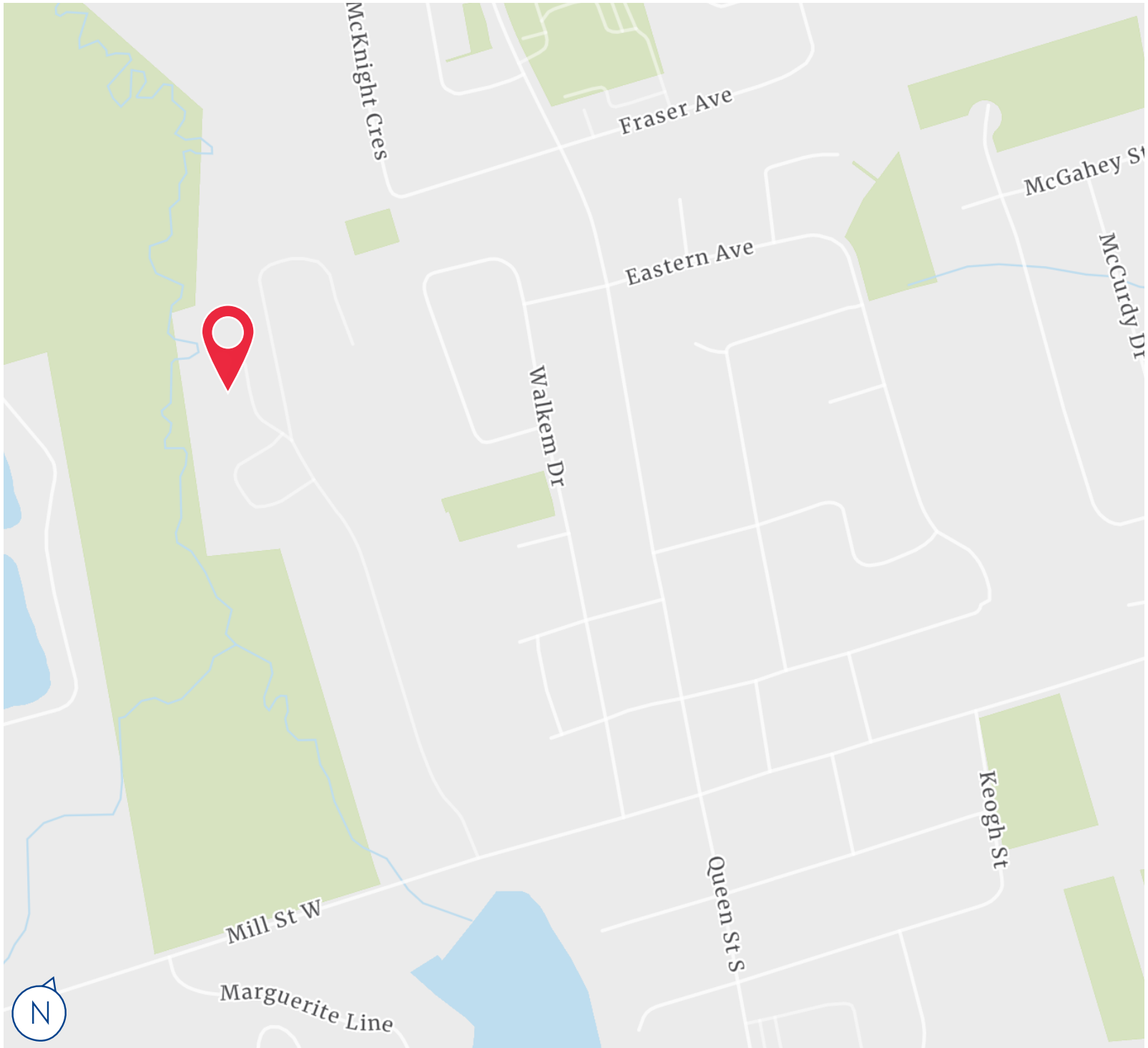
Drive-In & Truck Level Doors 2 DI (12'16" & 14'18") & 1 TL

Purchase Price **\$2,910,000.00**

Lease Price **\$16.00 PSF**

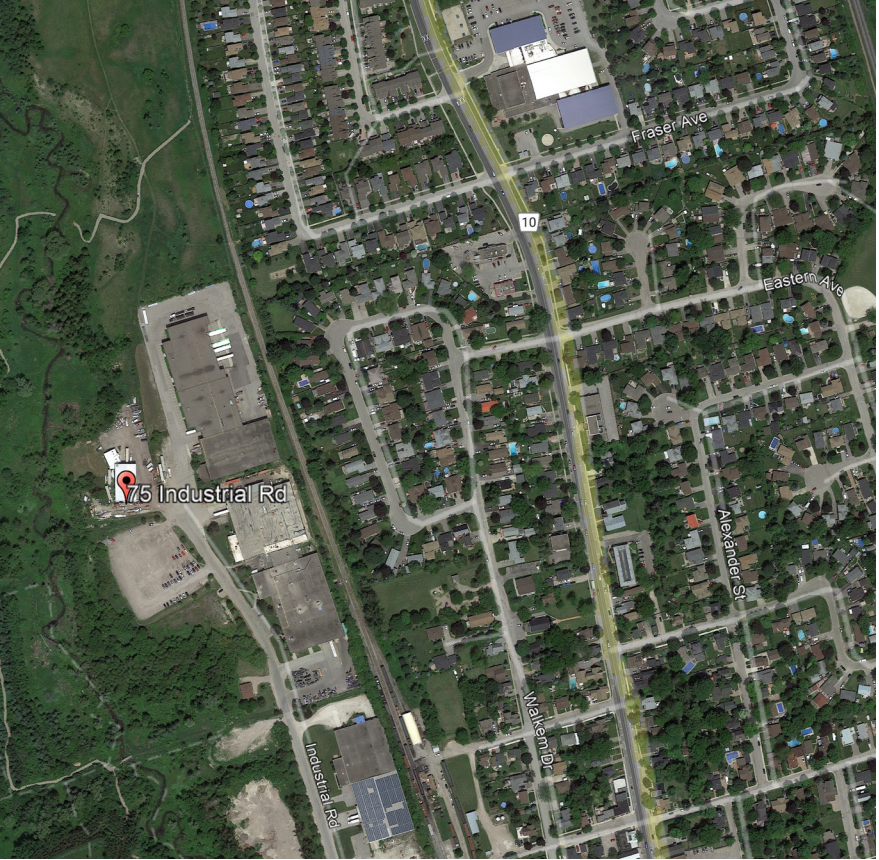


300 ft



Location Overview

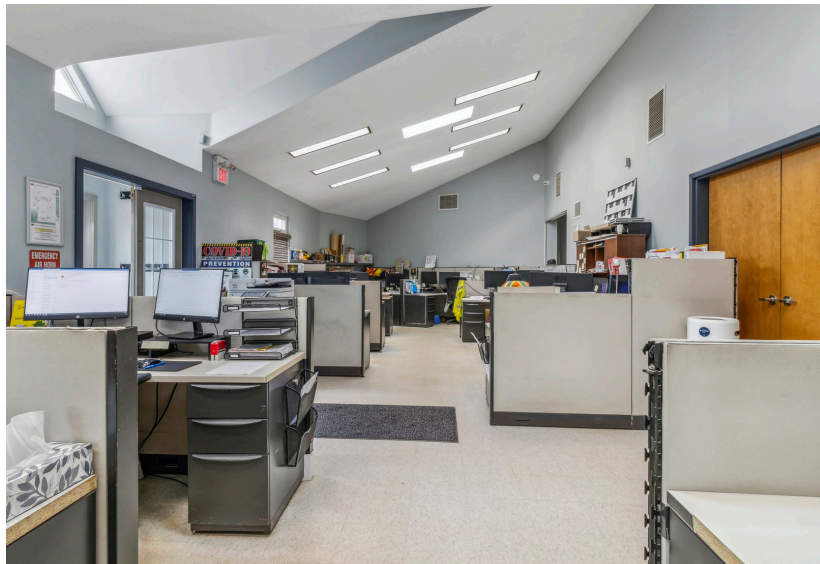
 Subject Property



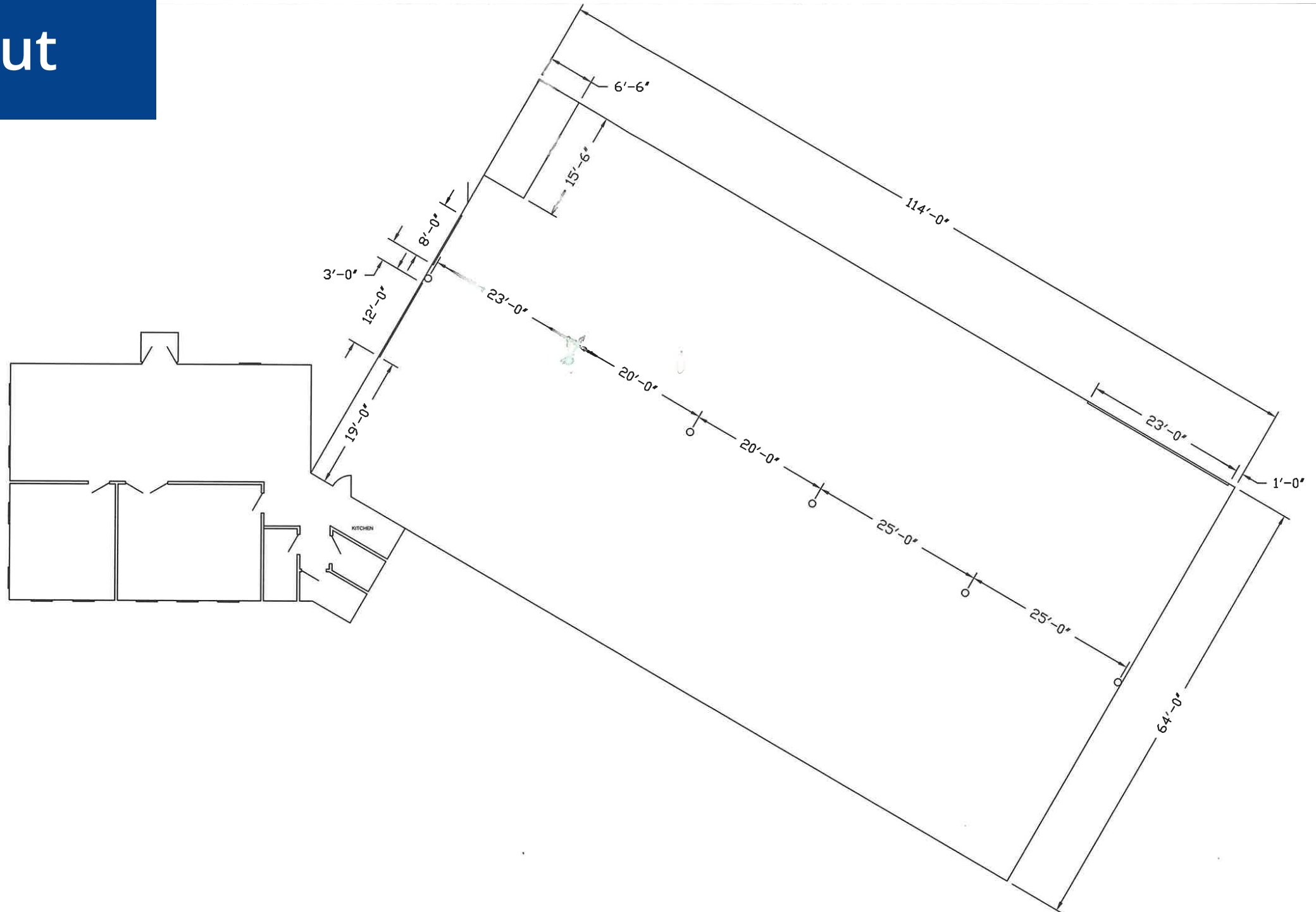
Photos



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Layout



Site Plan

GENERAL NOTES

MEASUREMENTS

are in
 of New
 provincial
 contractor is
 prior to
 Department of
 a minimum
 by a qualified

F. Granular material used for bedding shall be placed in layers 150mm in depth maximum and compacted to 100% Standard Proctor Dry Density or as recommended by a qualified Soils Consultant.
 G. All disturbed areas are to be restituted to their original condition.
 H. All silt control and erosion protection devices are to be in place prior to commencement of construction and shall remain in place and be maintained until construction is complete and the grass has caught. Refer to DWG 68066-A-2 for site Erosion and Sediment Control Plan.
 I. Benchmark: W. Bolt Top Flange Fire Hydrant. Assumed elevation: 100.00 metres.
 J. Base mapping and topographic information from drawing 98-3053 prepared by Richard A. Preas Surveying Ltd. and dated 13 November 1998. Topographic information from field survey 11 November 1998.

SANITARY SEWERS

A. Pipe classification to be PVC DR35, rubber gasket type joints, and shall conform to C.S.A.-B-182.2.3.4.
 B. Sewers shall be constructed with bedding as per OPSD 1005.01, Class B, and the bedding material shall be accordance with the Soils Report.
 C. Frost restrainer clamps are to be used on all sanitary manholes.
 D. Core = "N" - Seal gaskets to be used in pipes at manholes.
 E. Manhole Tops are to be set to suit proposed final grade.
 F. Manhole shall be installed in accordance with Standard Drawings OPSD 1001.01, 1004.01, 401.01 closed cover Type "A", OPSD 405.01. Manhole cover to have the word "SANITARY" and year of construction printed on lid.
 G. Sanitary service laterals to be accordance with INTSD 101.01.

WATERMAINS

A. Pipe material shall be in accordance with T.N.T. 6.7.
 B. All fittings to be ductile iron with mechanical joints and shall be complete with restrainer clamps and where necessary, the appropriate thrust protection.
 C. Minimum cover over watermain to be 1.7m at all times.
 D. All PVC watermain to be installed with 12 gauge TW solid copper, white plastic coated trace wire (with proper trace wire connections to the existing tracer wire) which shall be brought to the surface at the outside wall of the building and secured above grade to a suitable post.
 E. Valves, less than 400mm diameter, shall be CLOW AWWA C-509 or approved equivalent, with mechanical joint ends.
 F. Valves to be installed in accordance with OPSD 1101.02 and conform to AWWA C500 latest revision. Valve boxes shall be 125mm CAN-VAL 55-48 sliding type with 125mm diameter lids marked "WATER".
 G. 150mm wide Terra Toppe marked "Caution Water Line Below" to be installed above all mains and services.
 H. Thrust protection shall be in accordance with OPSD 1103.01
 I. Bedding shall be in accordance with OPSD 1102.01-CLASS 'B'
 J. Watermain service connections to be accordance with INTSD 103.01.
 K. Contractor shall be responsible for locating existing watermain and determining fittings required to suit the alignment shown this drawing.

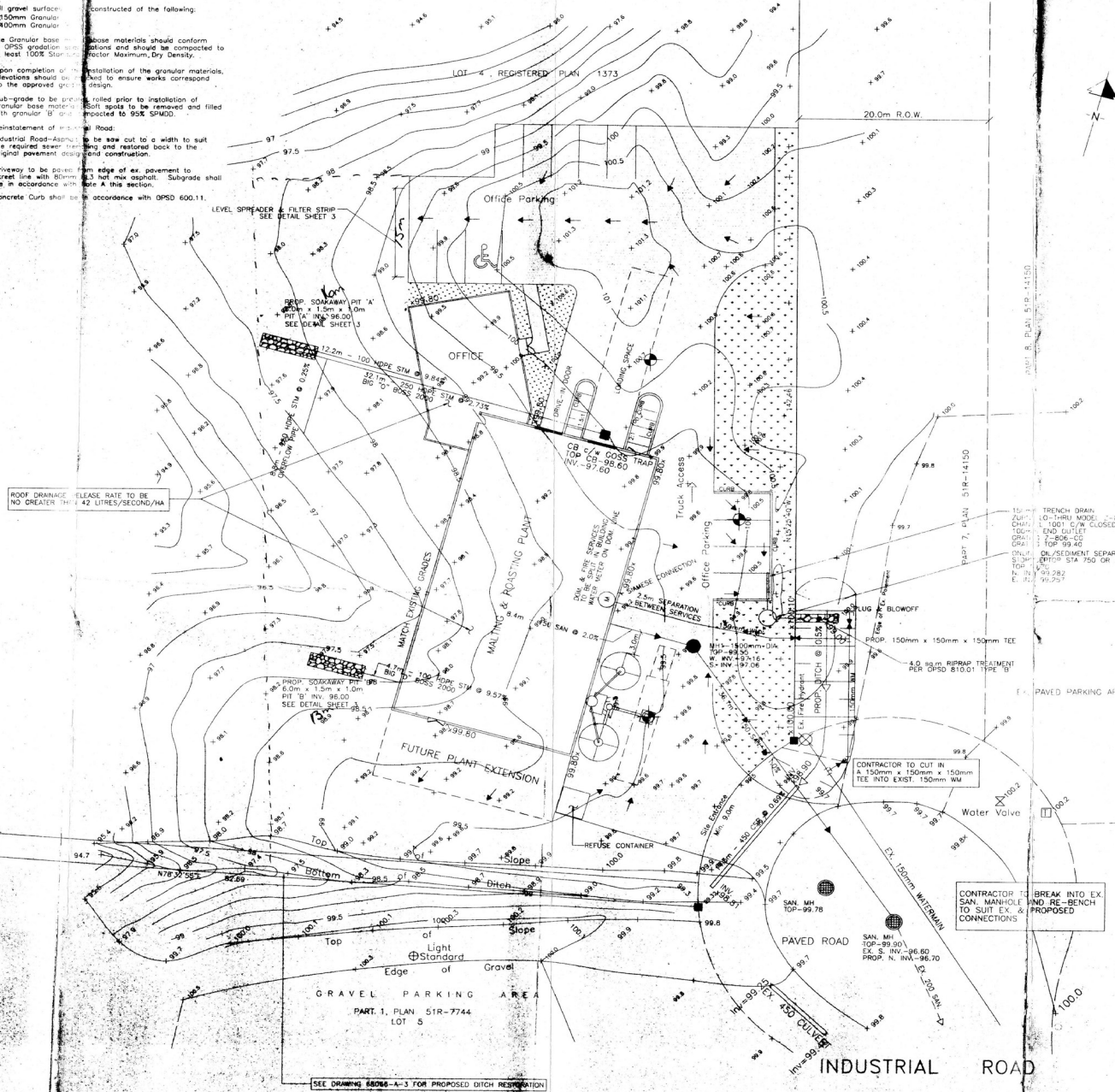
ROAD WORKS

A. All gravel surfaces to be constructed of the following:
 -350mm Granular
 -400mm Granular
 The Granular base materials should conform to OPSD gradation and should be compacted to at least 100% Standard Proctor Maximum Dry Density.
 B. Upon completion of installation of the granular materials, elevations should be checked to ensure works correspond to the approved design.
 C. Sub-grade to be prepared prior to installation of granular base material. Soft spots to be removed and filled with granular & grade processed to 85% SPMU.
 D. Reinstatement of Industrial Road.
 E. Industrial Road-Asphalt to be saw cut to a width to suit the required street widening and restored back to the original pavement design and construction.
 F. Concrete Curb shall be in accordance with OPSD 600.11.

ROOF DRAINAGE RELEASE RATE TO BE NO GREATER THAN 42 LITRES/SECOND/HA

GRAVEL PARKING AREA
 PART 1, PLAN 51R-7744
 LOT 5

SEE DRAWING 68066-A-3 FOR PROPOSED DITCH RESTORATION



KEY PLAN

SITE STATISTICS

LOT AREA:	12,979 sq.m
BUILDING:	
- OFFICE	165 sq.m
- MALTING & ROASTING PLANT	694 sq.m
NATURAL (UNDISTURBED) AREA:	10,146 sq.m
GRAVEL SURFACED AREA:	1,475 sq.m
LANDSCAPED AREA:	599 sq.m
PARKING REQUIRED:	
PARKING SPACES PROVIDED:	12
NUMBER OF LOADING SPACES REQUIRED:	1
NUMBER OF LOADING SPACES PROVIDED:	1

LEGEND

- EXISTING GRADES
- PROPOSED GRADES
- DIRECTION OF PROPOSED DRAINAGE
- LANDSCAPED AREA
- GRAVEL SURFACE
- WATER METER
- VALVE BOX (WATERMAIN)

Rev.	By	Date	Reason	Checked
1	CHG	13 MAR 10 1999	TOWN COMMENTS/REVISED GRADING	CHG
0	CHG	DEC 21 1998	FIRST SUBMISSION	CHG

Aquafor Beech Limited
 CONSULTING ENGINEERS
 2 MARION COURT UNIT 14
 801 ON ONTARIO ST. TORONTO
 905-881-5343

PART OF LOT 4
 REGISTERED PLAN 1373
 (TOTENHAM)
 TOWN OF NEW TECUMSETH
 COUNTY OF SIMCOE

DESIGNED BY: [Signature]
 APPROVED BY: [Signature]

CLIENT: PLATEAU INVESTMENTS INC.

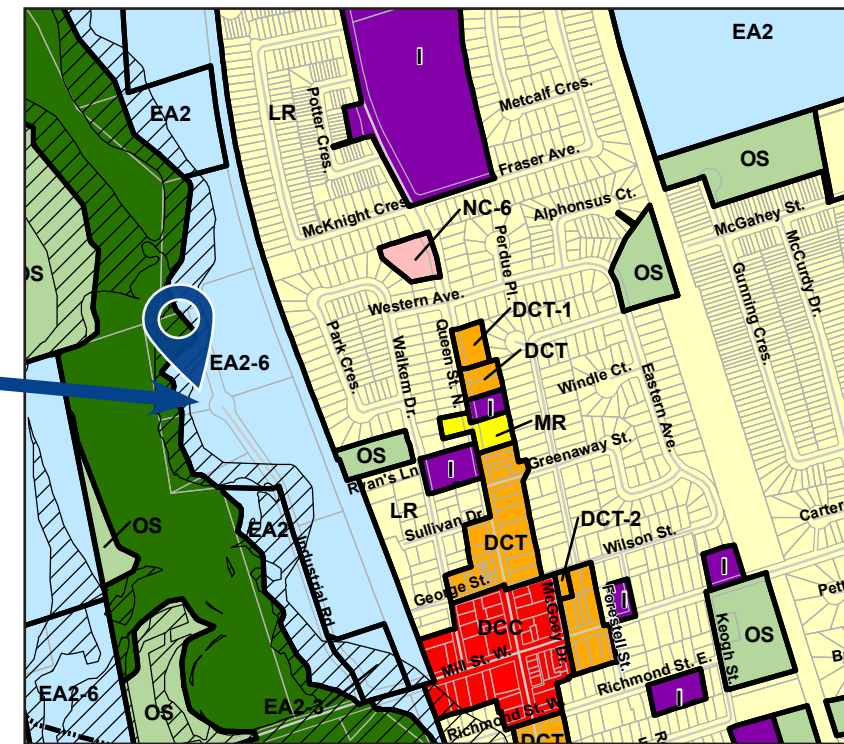
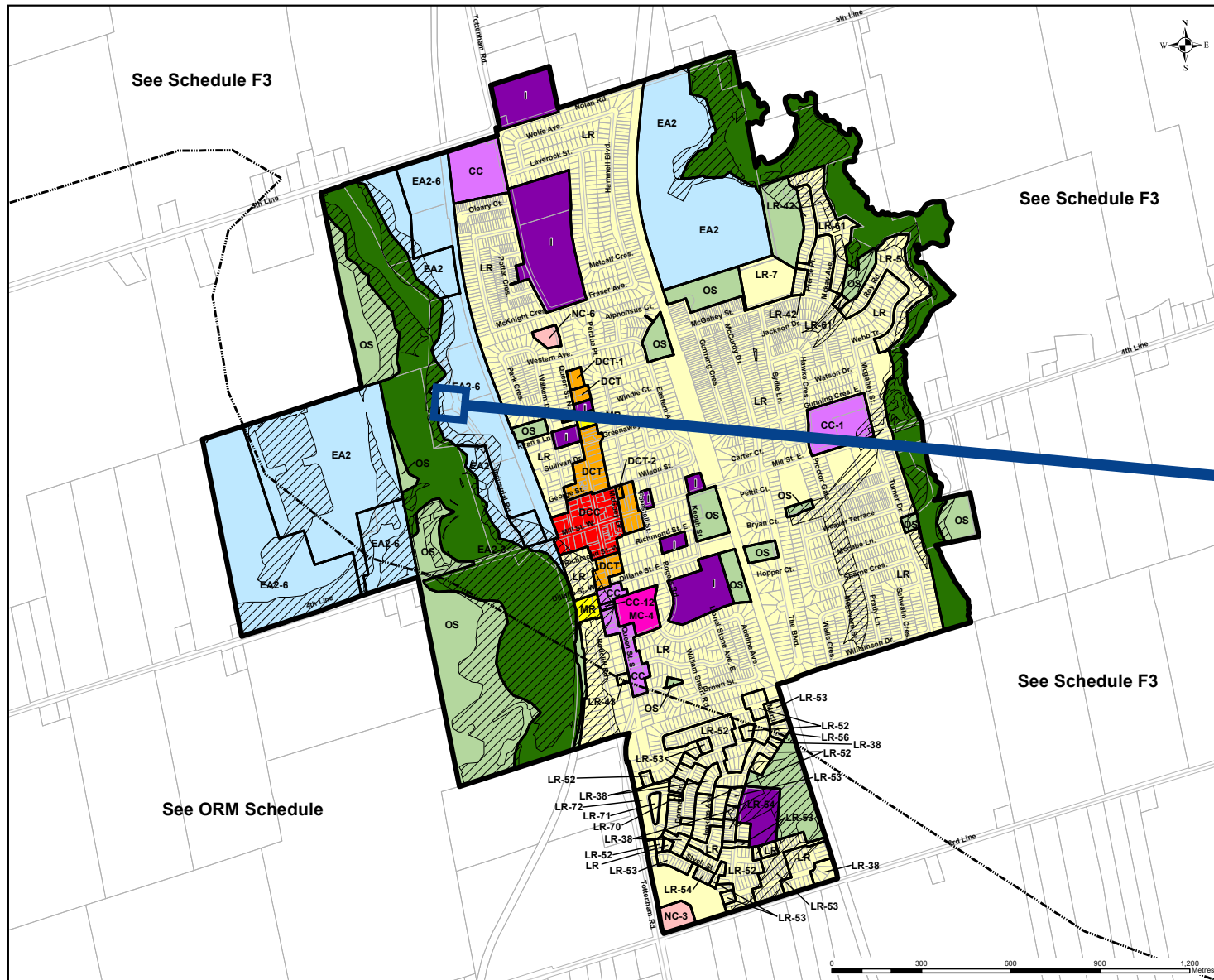
MUNICIPALITY: TOWN OF NEW TECUMSETH

TITLE: SITE SERVICES PLAN
 LOT 4 INDUSTRIAL ROAD

Zoning - EA2-6



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75 Industrial Road, Tottenham

EA2-6 Zoning: Permitted Uses

Permitted Uses:

- Auto-Oriented Uses
- Commercial Schools
- Computer, Electronics and Data Processing Facilities
- Contractor Facilities
- Industrial Uses (General)
- Industrial Uses (Prestige)
- Offices where included in a multi-tenant building containing another permitted use
- Printing and Associated Service Establishments
- Recreational Facilities
- Research and Development Facilities

Permitted Ancillary Uses:

- Child and Adult Day Care Facilities
- Convenience Retail Stores
- Offices
- Restaurants
- Retail Uses limited to the sale of goods resulting from the operations of a permitted use
- Service Commercial Uses

5.10.4 EA2-6 (formerly UM-6)

In addition to Section 3.6, the lands zoned “Employment Area Two - Exception (EA2-6)” shall also permit the following:

- a) Animal Hospital Shelters;
- b) Automotive Sales and Service;
- c) Business Office;
- d) Car Wash;
- e) Catering and Canteen Service;
- f) Commercial School;
- g) Exhibition Conference Hall;
- h) Industrial Research and Development Establishment;
- i) Merchandise Service Establishment;
- j) Recreational Establishment; and,
- k) Rental Shop

(By-law #2013-146)

Source link [here](#)

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