

101

CAMPBELL ROAD



±28,636 SQ. FT.
INDUSTRIAL WAREHOUSE ON ±3.179 ACRES

Michael Black
Senior Vice President
+1 519 340 2313
michael.black@cbre.com

Payton Tummon
Sales Representative
+1 519 340 0154
payton.tummon@cbre.com

CBRE



AVAILABLE FOR LEASE & SALE

Welcome to 101 Campbell Road in Guelph, ON.

±28,636 Sq. Ft. warehouse on ±3.179 acres available for sale and lease. 600amp/ 600 volt power, 3- 8' x 10' docks, 5 - 12' x 14' drive-in doors, 18' clear height. Yard is fully fenced, lit with gated entry. Newer offices, building recently painted with new HVAC and exterior site work completed (grading and recycled asphalt). B-4 Zoning permits many uses. Outdoor storage is permitted.



±28,636 Sq. Ft. on
±3.179 Acres



3 Truck Level Doors



B - Industrial
Zoning



18' Clear Ceiling
Height



Reduced Lease Rate:
~~\$12.00~~ \$10.95 Per Sq. Ft. Net



Reduced Asking Price:
~~\$10,950,000~~ \$9,500,000



FREESTANDING INDUSTRIAL BUILDING | AVAILABLE FOR SALE & FOR LEASE



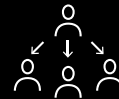
PROPERTY DETAILS

TOTAL BUILDING SIZE	±28,636 Sq. Ft.
INDUSTRIAL	±26,516 Sq. Ft.
OFFICE	±2,120 Sq. Ft.
LOT SIZE	±3.179 Acres
LOADING	3 Truck Level Doors 5 Drive-In Doors
CEILING HEIGHT	18' Clear
POWER	600 Amps, 600 Volts
ZONING	B — Industrial
TMI	\$5.00 Per Sq. Ft. Net (Heat & Hydro Included)
REDUCED ASKING PRICE	\$10,950,000 \$9,500,000

LEASING OPTIONS

WHOLE BUILDING	\$12.00 \$10.95 Per Sq. Ft. Net
±10,200 SQ. FT.	\$12.00 Per Sq. Ft. Net 5 Drive-In, 1 Dock Door
±18,436 SQ. FT.	\$12.00 Per Sq. Ft. Net 3 Dock Door

DEMOGRAPHICS



153,809

Total Population of Guelph



38.4

Median Age



\$123,171

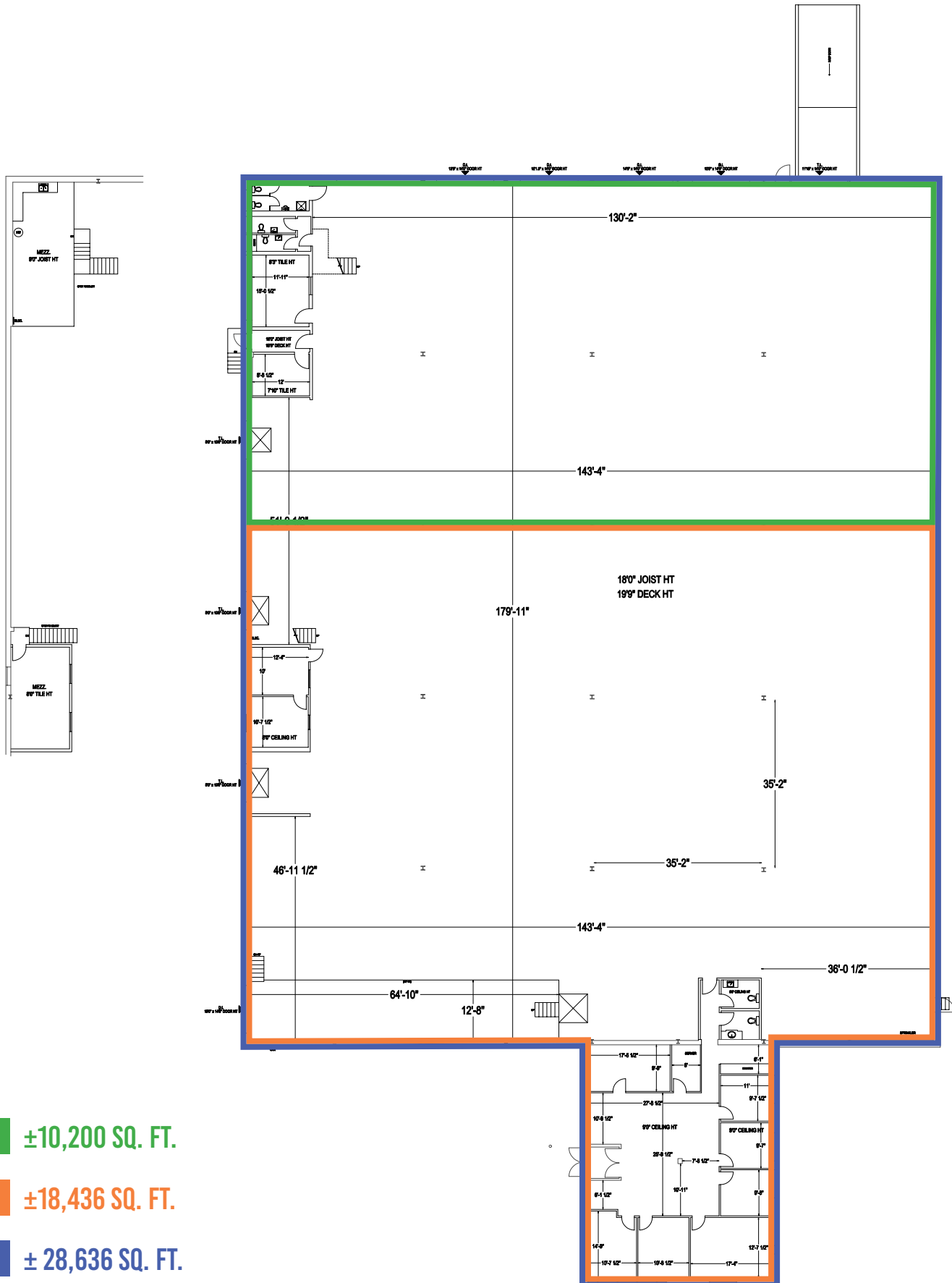
Avg. Household Income



127,750

Labour Force

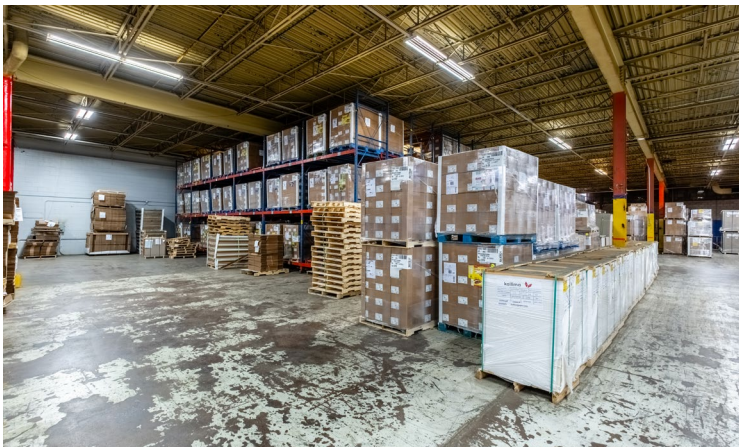
Source: SiteWise Tetrad Q1 2024

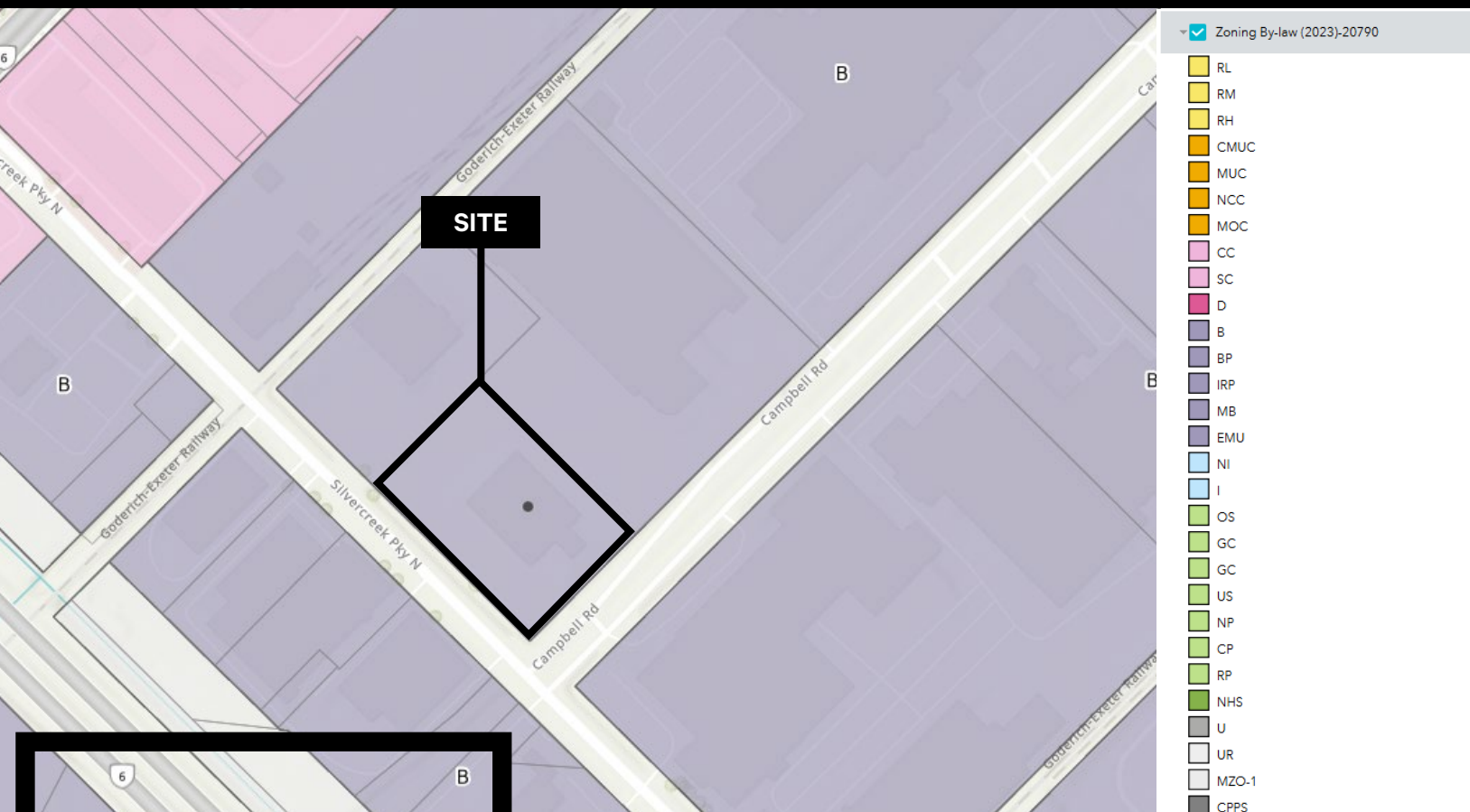


±10,200 SQ. FT.

±18,436 SQ. FT.

± 28,636 SQ. FT.





PERMITTED

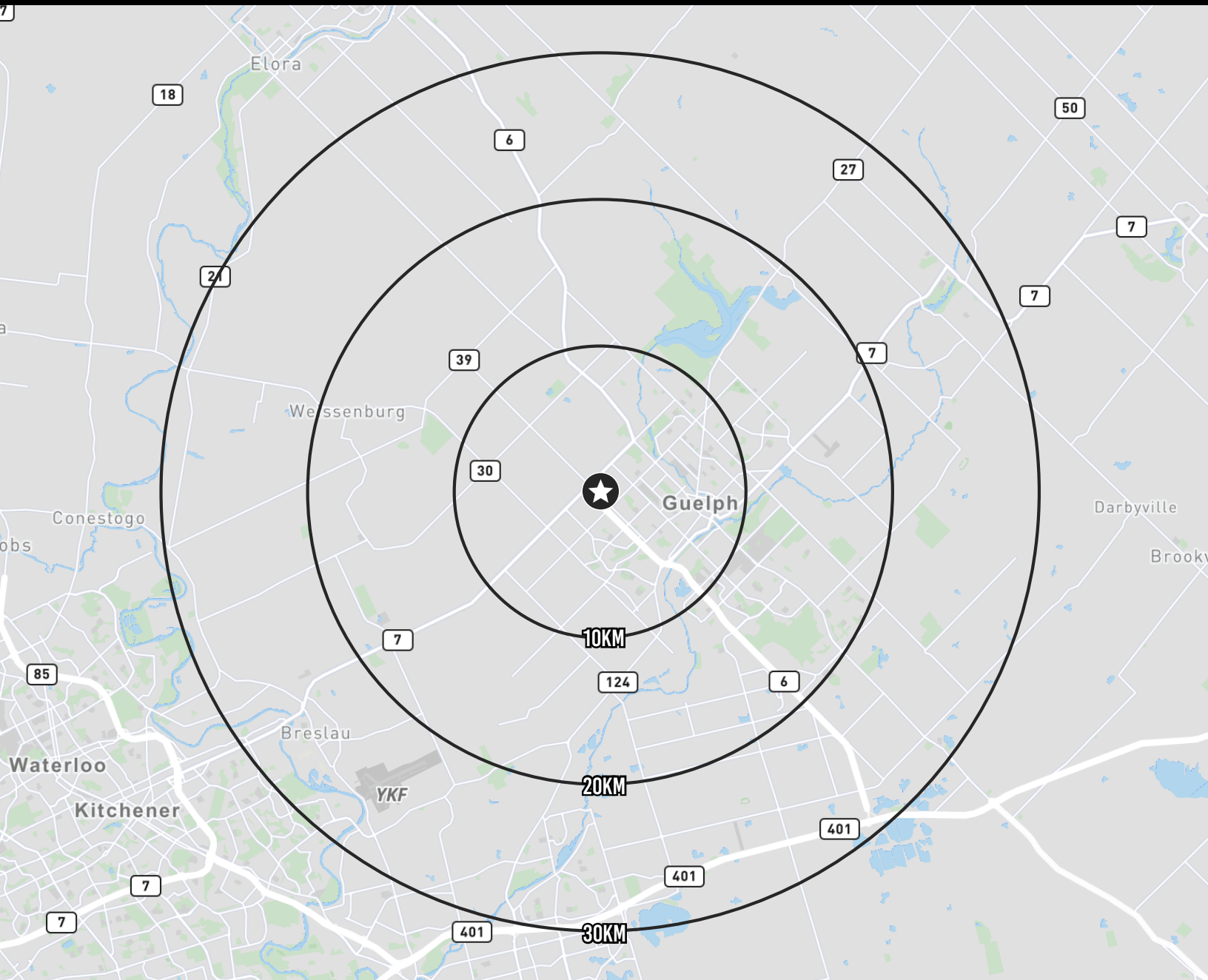
USES

B - INDUSTRIAL

- Catering Service
- Cleaning Establishment
- Commercial School
- Computer Establishment
- 20093
- Food Vehicle in accordance with Section 4.30
- Manufacturing
- Print Shop
- Repair Service
- Research Establishment
- 17187
- Towing Establishment
- Tradesperson's Shop
- Trucking Operation
- Contractor's Yard
- 20093
- Manufacturing
- Repair Service
- 17187
- Veterinary Service
- Food Vehicle in accordance with Section 4.30
- Hotel
- Laboratory
- Mall
- Medical Clinic
- Medical Office
- Office
- Post Secondary School
- Public Hall
- Trade and Conventions Facilities
- Warehouse (entirely within a Building)

*Special Provision to allow sales of Heavy Vehicles & Equipment.

FREESTANDING INDUSTRIAL BUILDING | AVAILABLE FOR SALE & FOR LEASE



DEMOGRAPHICS

WITHIN 10KM	WITHIN 20KM	WITHIN 30KM
157,078 Population	460,665 Population	848,875 Population
130,493 Labour Force	383,735 Labour Force	703,961 Labour Force
38.8 Median Age	39.3 Median Age	38.4 Median Age

DRIVE TIMES

Highway 7	800 m
Highway 401	15 km
Kitchener	20.8 km
Waterloo	24 km
Cambridge	25.3 km
London	121 km
Toronto Pearson International Airport	79 km
Niagara Falls (Fort Erie) Border Crossing	153 km
Windsor Border Crossing	302 km

101

CAMPBELL ROAD



Contact Us

Michael Black*

Senior Vice President

+1 519 340 2313

michael.black@cbre.com

Payton Tummon*

Sales Representative

+1 519 340 0154

payton.tummon@cbre.com

CBRE

CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | *Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE 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 CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth