

# 101 CAMPBELL ROAD



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

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**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





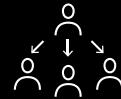
## PROPERTY DETAILS

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

## LEASING OPTIONS

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

## DEMOGRAPHICS



**153,809**

Total Population of Guelph



**38.4**

Median Age



**\$123,171**

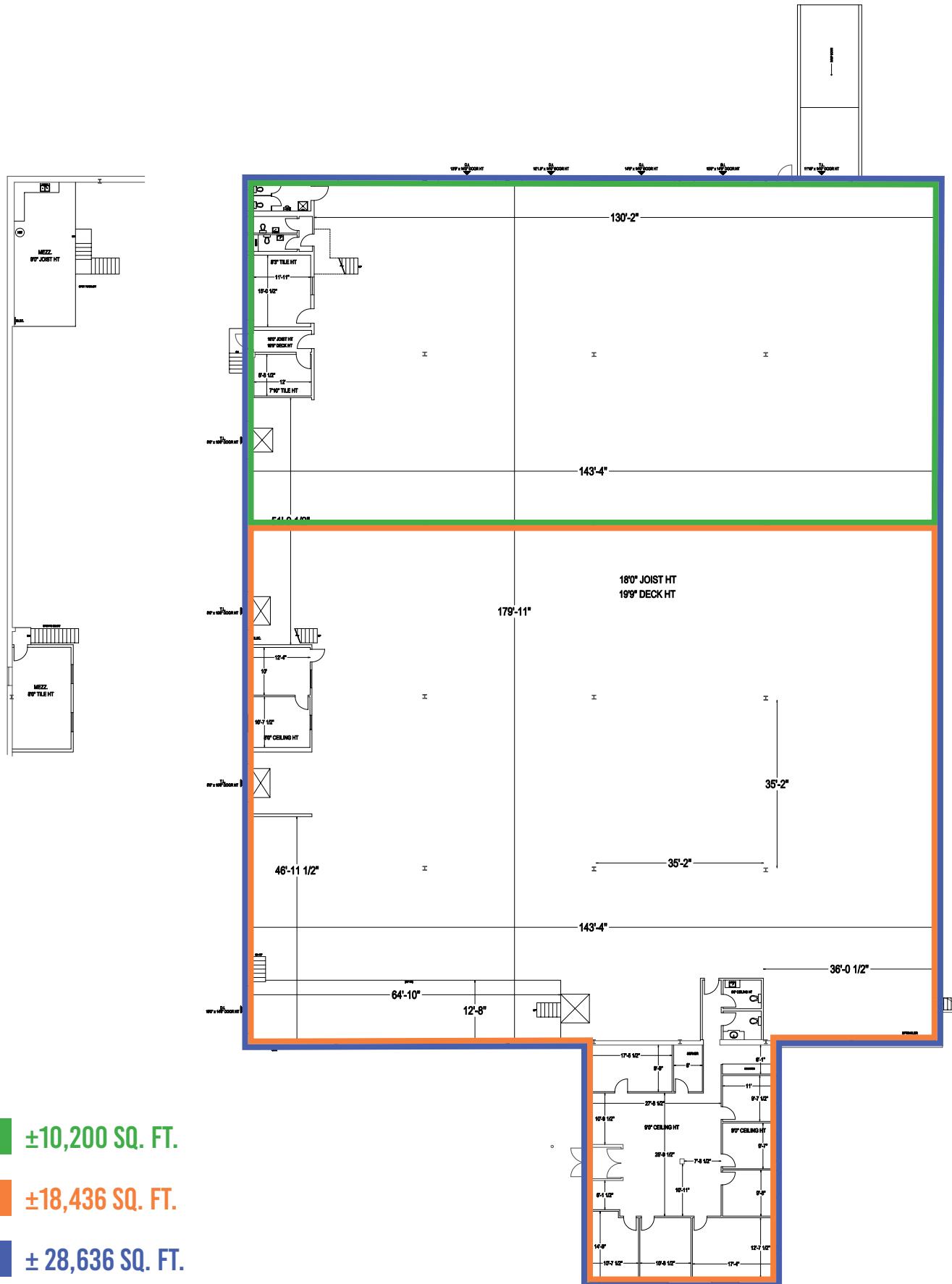
Avg. Household Income



**127,750**

Labour Force

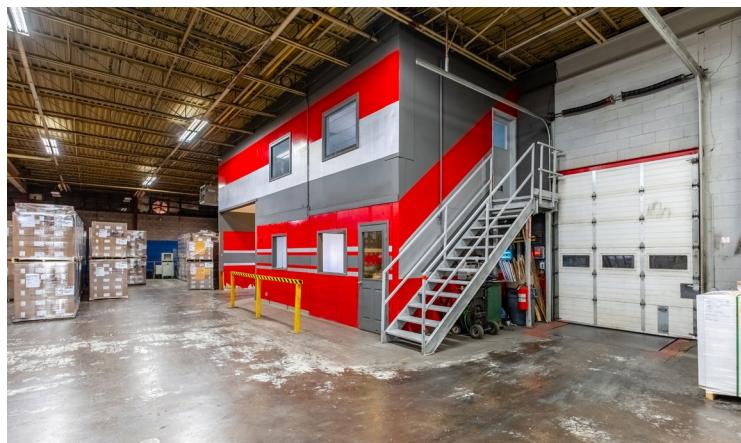
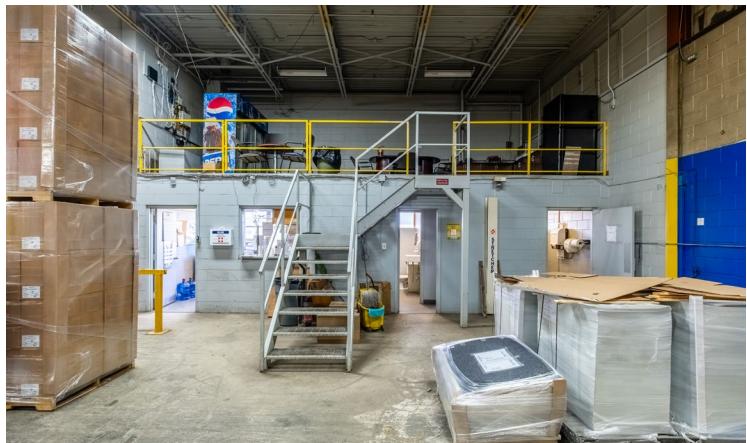
Source: SiteWise Tetrad Q1 2024



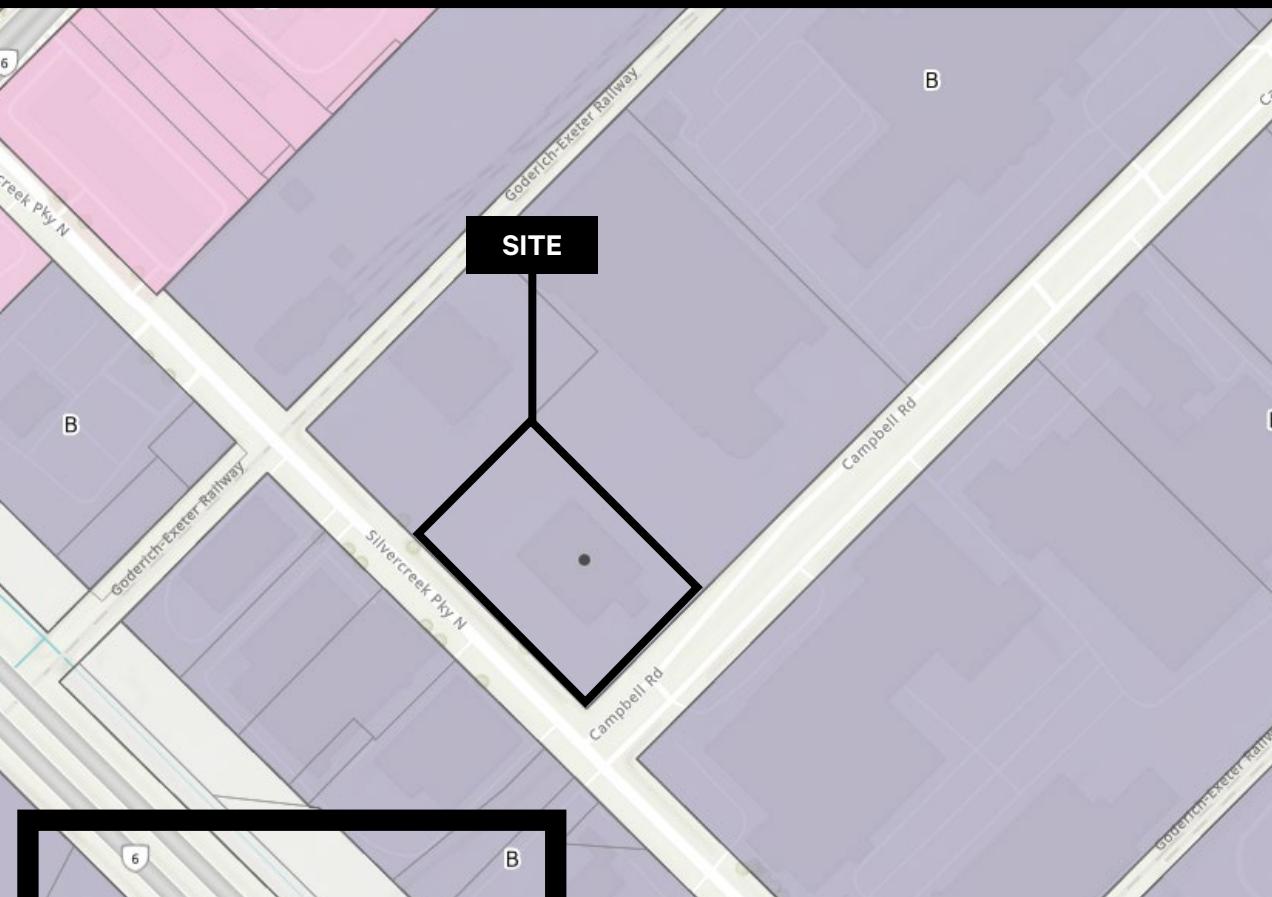
101

CAMPBELL  
ROAD

PROPERTY PHOTOS



**FREESTANDING INDUSTRIAL BUILDING | AVAILABLE FOR SALE & FOR LEASE**



Zoning By-law (2023)-20790

RL
RM
RH
CMUC
MUC
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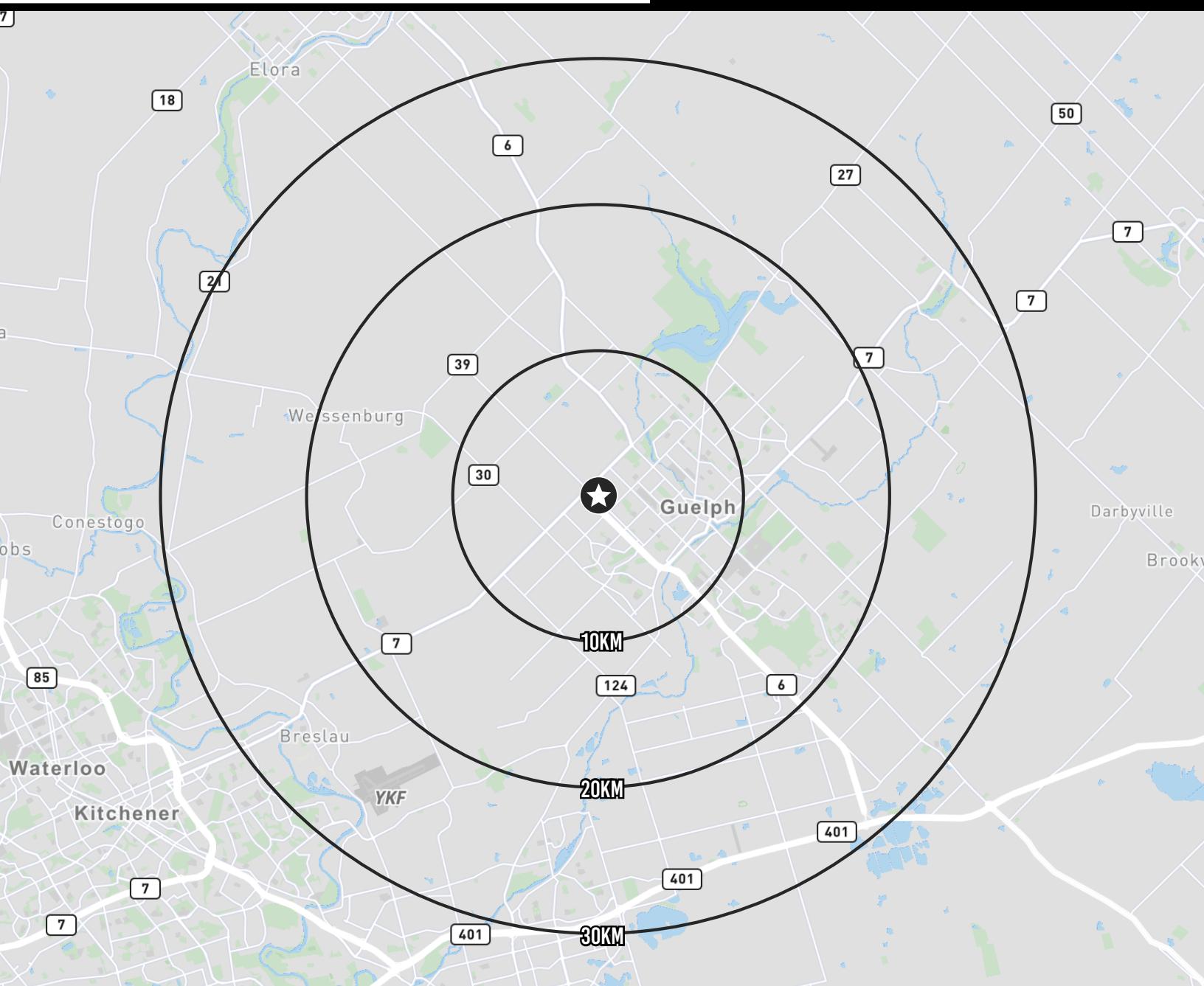
## PERMITTED

## 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.



## DEMOGRAPHICS

WITHIN 10KM
<b>157,078</b> Population
<b>130,493</b> Labour Force
<b>38.8</b> Median Age

WITHIN 20KM
<b>460,665</b> Population
<b>383,735</b> Labour Force
<b>39.3</b> Median Age

WITHIN 30KM
<b>848,875</b> Population
<b>703,961</b> Labour Force
<b>38.4</b> 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

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**CBRE**

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