

# 107

BASKIN DRIVE EAST

ARNPRIOR, ON

# FOR SALE



**CBRE**

# THE OFFERING

CBRE is pleased to offer this opportunity to acquire the Property at 107 Baskin Drive East in Arnprior, Ontario. This multi use, industrial site sits on approximately 25.14 acres and features three distinct buildings plus a storage outbuilding, totaling approximately 166,846 sq. ft. of space.

Building 1, located on the westernmost portion of the site, offers 36,000 sq. ft. of manufacturing and warehouse space, renovated in 1985. Building 2, centrally positioned, comprises 52,056 sq. ft., including 9,000 sq. ft. of ground floor office space, 9,140 sq. ft. of second-floor office space, and a mix of warehouse and light manufacturing areas, with an additional 11,560 sq. ft. concrete mezzanine, constructed in 1977 and expanded in 1989. Building 3, on the eastern end, provides 57,430 sq. ft., featuring 5,600 sq. ft. of ground floor office space and 9,830 sq. ft. of second-story office space, constructed in 1984. Additionally, the site includes 21,260 sq. ft. of outbuilding storage.








The Property is well located next to HWY 417 at the entrance to Arnprior. Located next to the Arnprior Airport and the Town's major retail node, the Property is an opportunity for owner users or investors to acquire a multi use facility with a variety of layout options.



## PROPERTY OVERVIEW

Address	107 Baskin Drive East, Arnprior, ON	
PIN	573170144	
Total Area	25.14 acres	
Building Size	Building 1:	36,000 sq. ft.
	Building 2:	52,056 sq. ft.
	Building 3:	57,430 sq. ft.
	Outbuildings:	21,360 sq. ft.
	Total:	166,846 sq. ft.
Year Built	Building 1:	Early 1940's (renovated 1985)
	Building 2:	1977 (renovated 1989)
	Building 3:	1984
Zoning	Airport Development (A-D) Zone	
Taxes (Final 2023)	\$75,366.42	
<b>Asking Price</b>	<b>\$8,500,000.00</b>	

## PROPERTY HIGHLIGHTS

-  RARE INDUSTRIAL OPPORTUNITY
-  THREE BUILDINGS PLUS AN OUTBUILDING
-  166,846 SQ. FT. TOTAL BUILDING AREA
-  25.14 ACRE SITE
-  MULTIPLE DOCK AND GRADE LEVEL LOADING
-  AIRPORT DEVELOPMENT (A-D) ZONE
-  VISIBLE AND WITH EXCELLENT ACCESS TO HWY 417
-  WIDE RANGE OF NEARBY AMENITIES





# LOCATION OVERVIEW

## TOWN OF ARNPRIOR, ON

Arnprior is situated along the Trans-Canada Highway (Highway 417), providing excellent connectivity to Ottawa and other major cities.

- › 65 KM West of Ottawa.
- › Approx 30 min drive to Kanata's high tech business park (Kanata North) which is home to over 500 companies.
- › 107 Baskin Drive East is located southeast of the Arnprior Airport, conveniently positioned for logistical and operational purposes.
- › Direct access to the Arnprior Airport.



### NEARBY AMENITIES

- |                         |                      |                   |                        |
|-------------------------|----------------------|-------------------|------------------------|
| 1. Arnprior Airport     | 5. LCBO              | 9. Metro          | 13. Home Hardware      |
| 2. Antrim Truck Stop    | 6. Tim Hortons       | 10. Mark's        | 14. A&W                |
| 3. No Frills            | 7. Shell Gas Station | 11. Canadian Tire | 15. Nick Smith Centre  |
| 4. The Prior Sports Bar | 8. McDonalds         | 12. Rexall        | 16. Shoppers Drug Mart |



# ZONING OVERVIEW

## AIRPORT DEVELOPMENT (A-D) ZONE

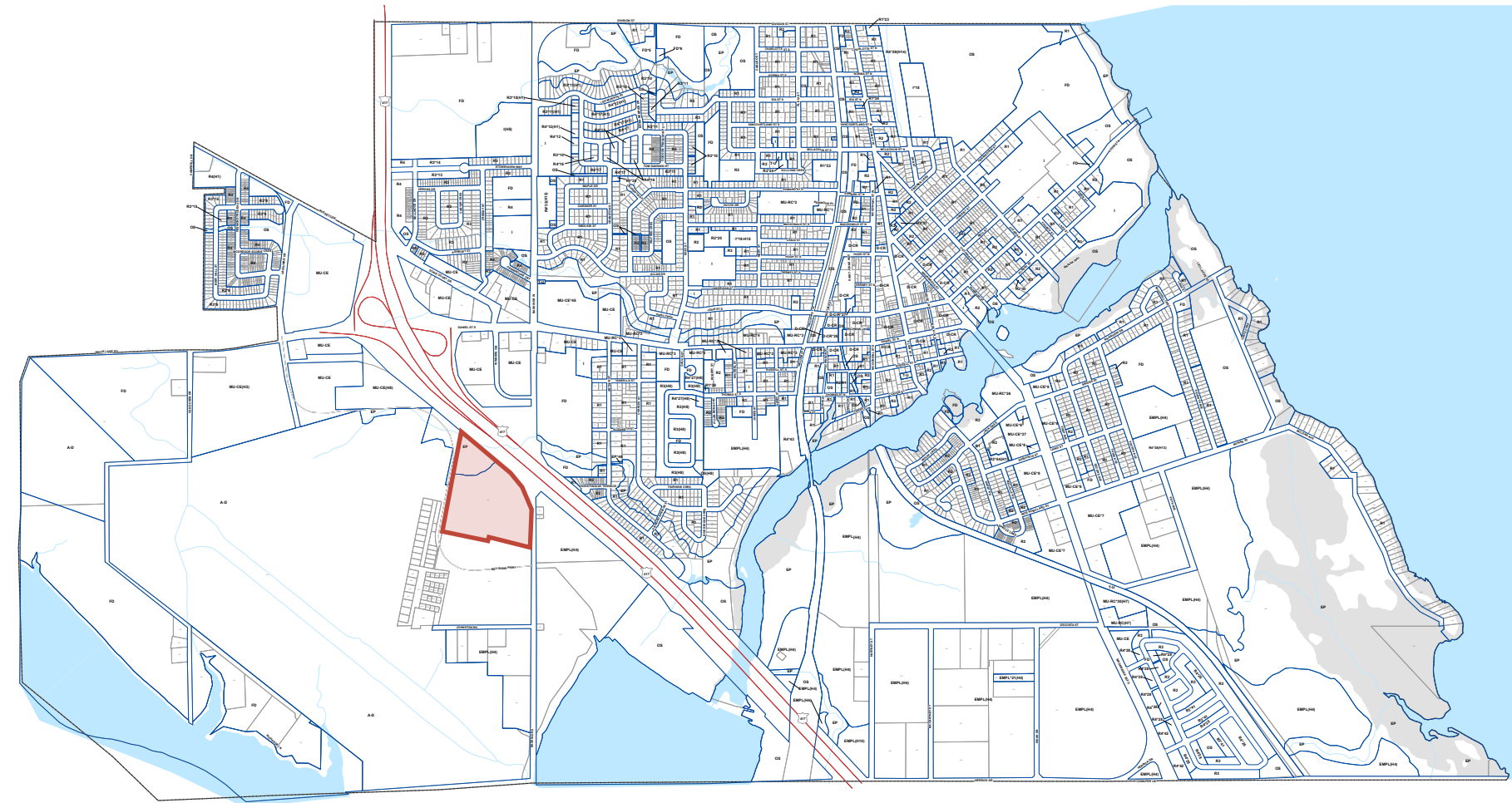
### PERMITTED USES IN EMPLOYMENT ZONE

USE	Employment zone
Municipal airport uses	X
Flight School	X
Airport Terminal	X
Hangar	X
Hanger, Cluster	X
Auxiliary industrial uses depended upon the aircraft industry	X

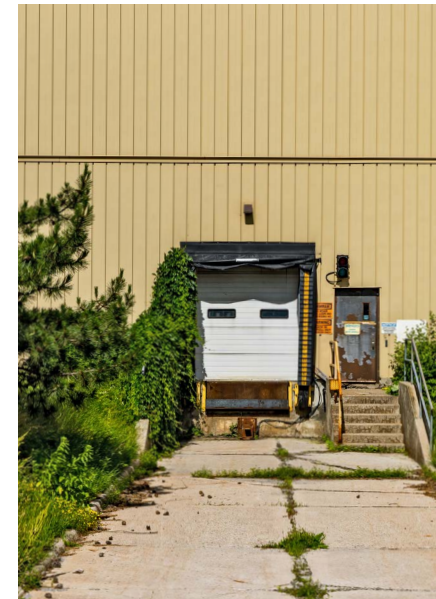
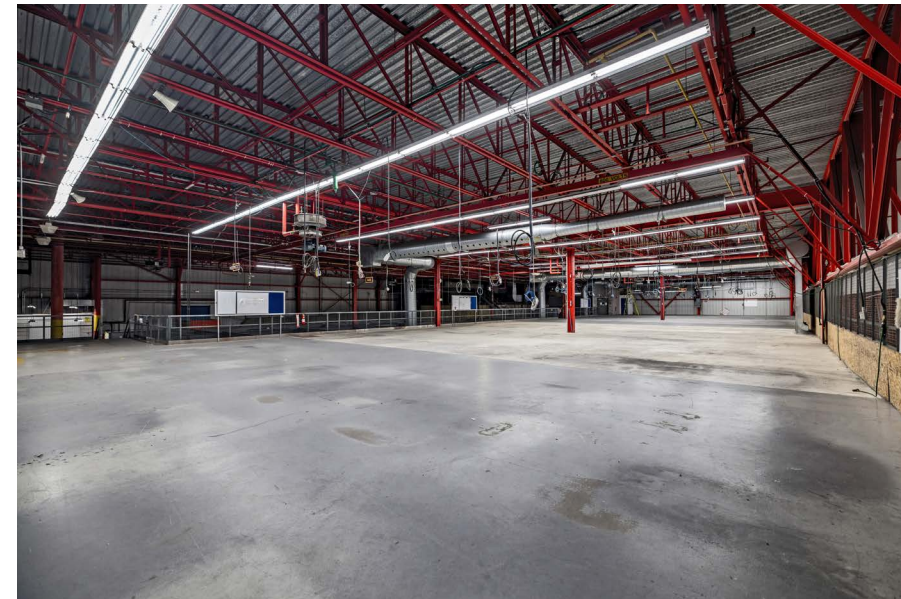
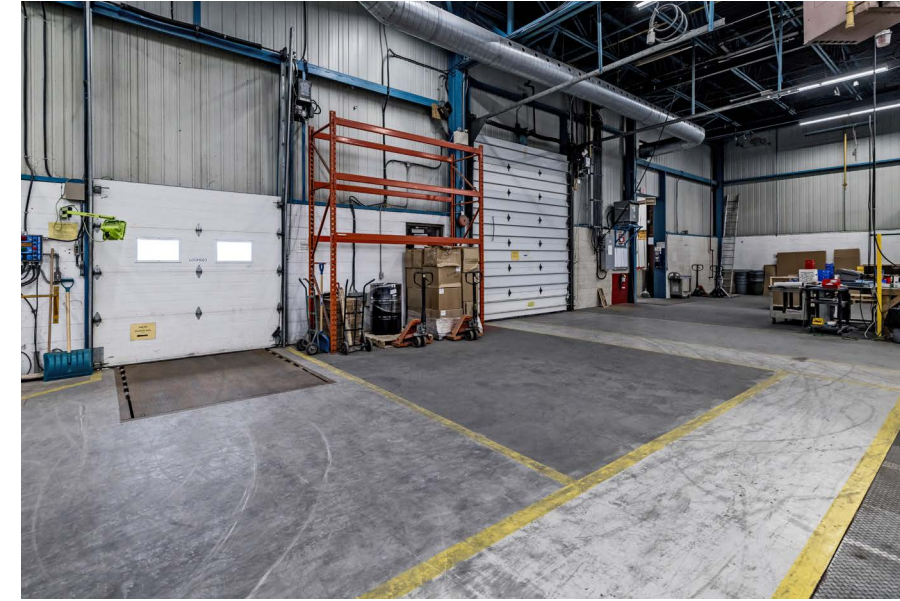


## TOWN OF ARNPRIOR ZONING BY-LAW 6875-18

A-D	Airport	FD	Future Development	OS	Open Space	R4	Residential Four
D-CR	Downtown - Commercial/Residential	I	Institutional	R1	Residential One	T-U	Transportation/Utilities
EMPL	Employment	MU-CE	Mixed Use - Commercial/Employment	R2	Residential Two		Floodplain Overlay
EP	Environmental Protection	MU-RC	Mixed Use - Residential/Commercial	R3	Residential Three		



# PROPERTY PHOTOS



# 107

## BASKIN DRIVE EAST

ARNPRIOR, ON



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**CBRE**

# Confidentiality Agreement

107 BASKIN DRIVE EAST, ARNPRIOR

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The undersigned hereby acknowledges that CBRE Limited ("CBRE") has been retained by the vendor to arrange the sale of 107 Baskin Drive East, Arnprior, Ontario (the "Property"). All inquiries and communications with respect to the Property shall be directed to any of the listing agents of CBRE. We have requested from the vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the vendor and CBRE, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors collectively, ("representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us.

We understand that upon the vendor's request we will provide all pertinent financials of the company looking to purchase the above-mentioned Property to the vendor in a timely manner and that these statements will only be used for the purpose of determining the financial feasibility for this transaction.

We agree to read and examine all material provided by the vendor on the above-mentioned Property and will do so prior to submitting an Agreement of Purchase and Sale or Letter of Intent.

We agree to return all documentation provided herewith, and any notes or copies made thereof if we decide not to pursue or complete this opportunity. We also agree not to use the information provided in any way detrimental to the vendor (or any parties assisting the vendor), either before or after cessation of our pursuit of property purchase. The provisions of this Agreement are binding on our successors or assigns.

We acknowledge that the other information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the vendor and CBRE.

We agree to indemnify and save harmless the vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the vendor also reserve the right not to release information.

We agree that any signage CBRE has installed on the Property shall remain for a period of 6 months after the closing period.

We agree that any and all communication with regards to this Property shall be done so through CBRE. We and/or our representative will not at any time contact the vendor directly.

In the event we are the purchasers of this property, we agree to allow CBRE the right to market the purchase price after closing. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the vendor or CBRE. A digitally submitted or a scan of a signed copy of this Agreement shall be deemed to be an original signed copy.

**THE SECTION BELOW MUST BE COMPLETED AND SUBMITTED TO [CARA.LORD@CBRE.COM](mailto:CARA.LORD@CBRE.COM) IN ORDER TO RECEIVE THE DUE DILIGENCE PACKAGE**

*(I possess the authority to legally bind the Corporation)*

<b>*PROPONENT NAME:</b>	<b>REPRESENTATIVE:</b>
<b>*COMPANY:</b>	<b>COMPANY:</b>
<b>*EMAIL:</b>	<b>PRIMARY EMAIL:</b>
<b>PRIMARY PHONE #:</b>	<b>PRIMARY PHONE #:</b>
<b>ADDITIONAL PHONE #:</b>	<b>DATE:</b>
<b>*DATE:</b>	<b>SIGNATURE:</b>
<b>*PRIMARY SIGNATURE:</b>	<small>Please indicate if you would like a follow up call or meeting:</small> <b>CALL:      MEETING:</b>



The button above can be clicked to submit the CA electronically using the Adobe Reader application, once the required fields have been filled.

OR

Please print, complete, sign and scan an email copy to [cara.lord@cbre.com](mailto:cara.lord@cbre.com).

\*REQUIRED FIELDS. This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (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.