



FOR SALE

RARE
INDUSTRIAL
FREESTAND IN
THE HEART OF
CAMPBELLVILLE

BRAND NEW ASKING PRICE!
~~\$2,595,000~~ \$2,150,000



11,881 SF ON 0.724 ACRES

312 CAMPBELL AVE E

MILTON | ON

FOR MORE INFORMATION, CONTACT:

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PROPERTY FEATURES

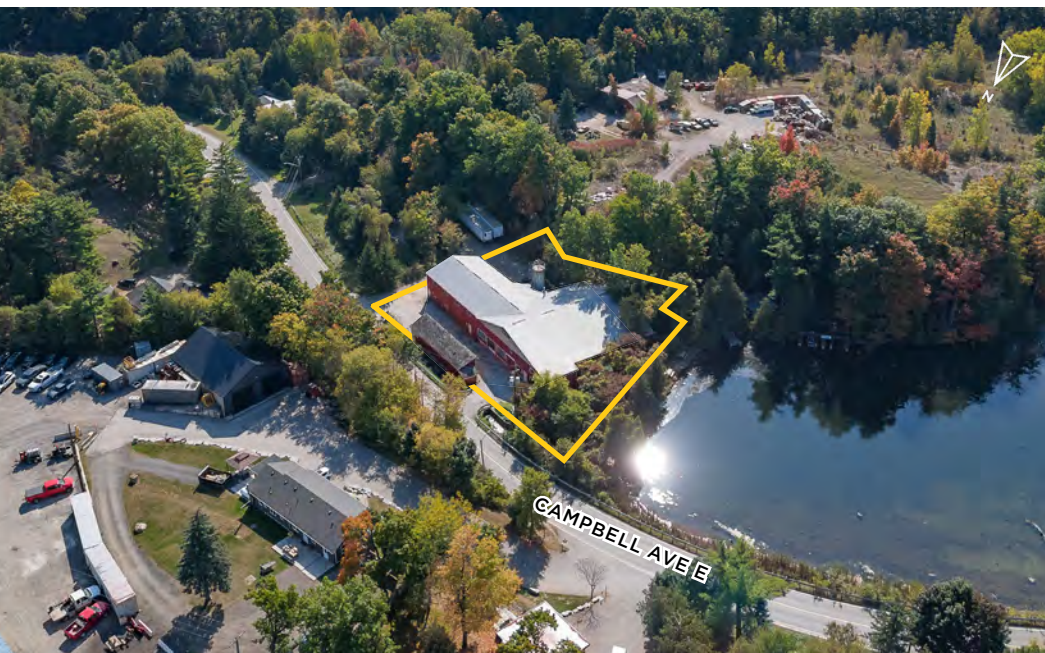
Freestanding industrial building located in the heart of Campbellville. Immediate access to Hwy 401 via Guelph Line interchange. Outside storage permitted, M2-52 zoned, building is equipped with both truck level and drive in access and possess 600 amps of power. Property is well configured for many industrial applications.



PROPERTY SPECIFICATIONS			
Building Size:	11,881 SF**	Shipping:	1 TL, 1 DI
Office Area:	403 SF	Power:	600 amps
Industrial Area:	11,478 SF	Possession:	Immediate
Location:	Hwy 401/Guelph Line	Zoning:	M2*52
Site Area:	0.724 acres	Taxes (2024):	\$8,539.12**
Clear Height:	16'	Sale Price:	\$2,595,000 \$2,150,000

**Information to be verified

AERIAL PHOTOGRAPHY

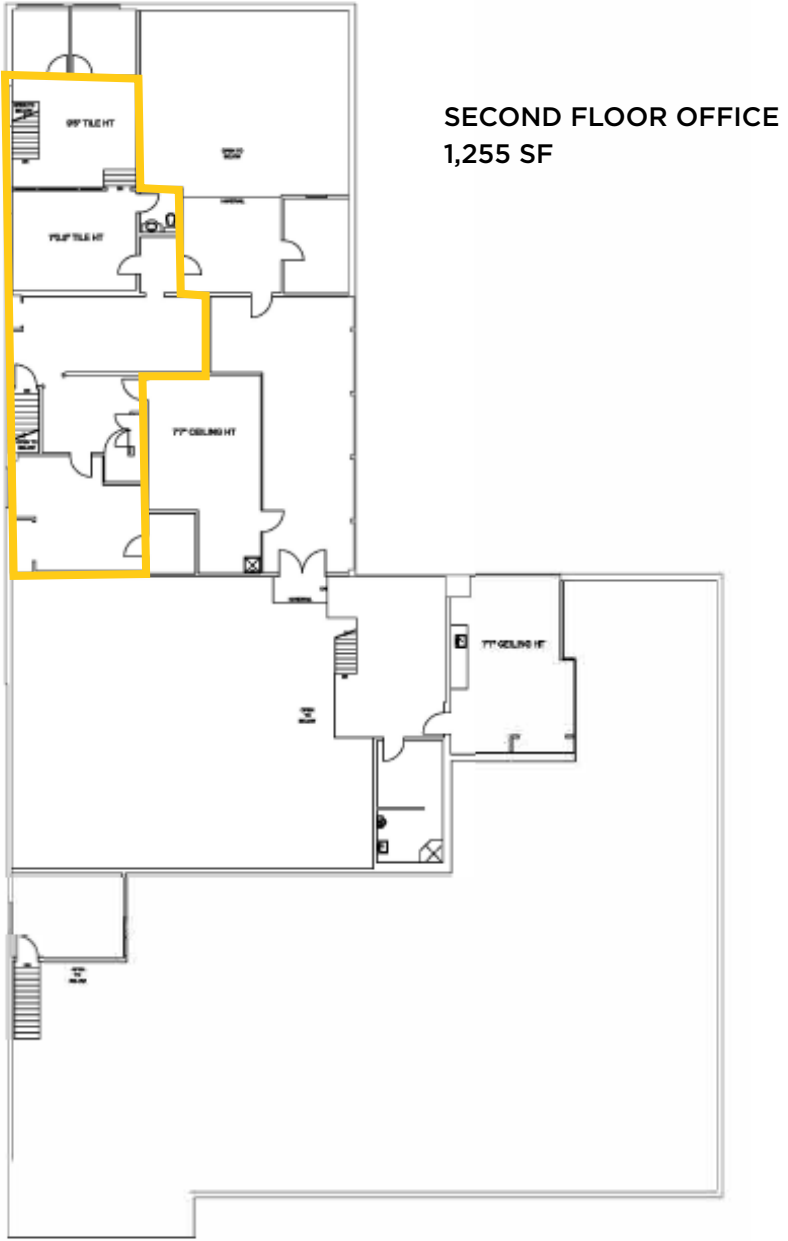
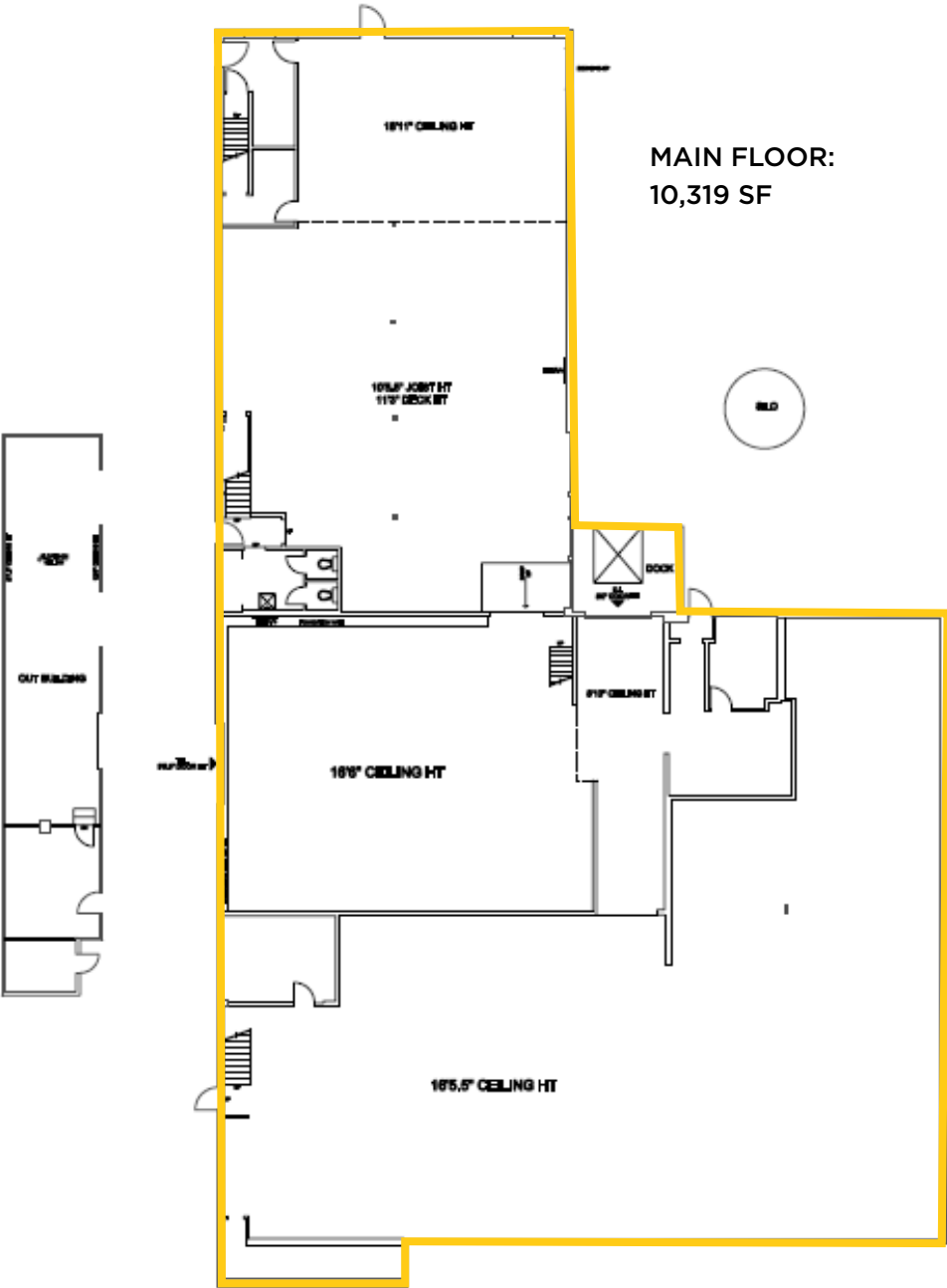


OUTLINES ARE APPROXIMATE

EXTERIOR PHOTOGRAPHY



FLOOR PLAN





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