



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. VTB available, speak to Listing Team.



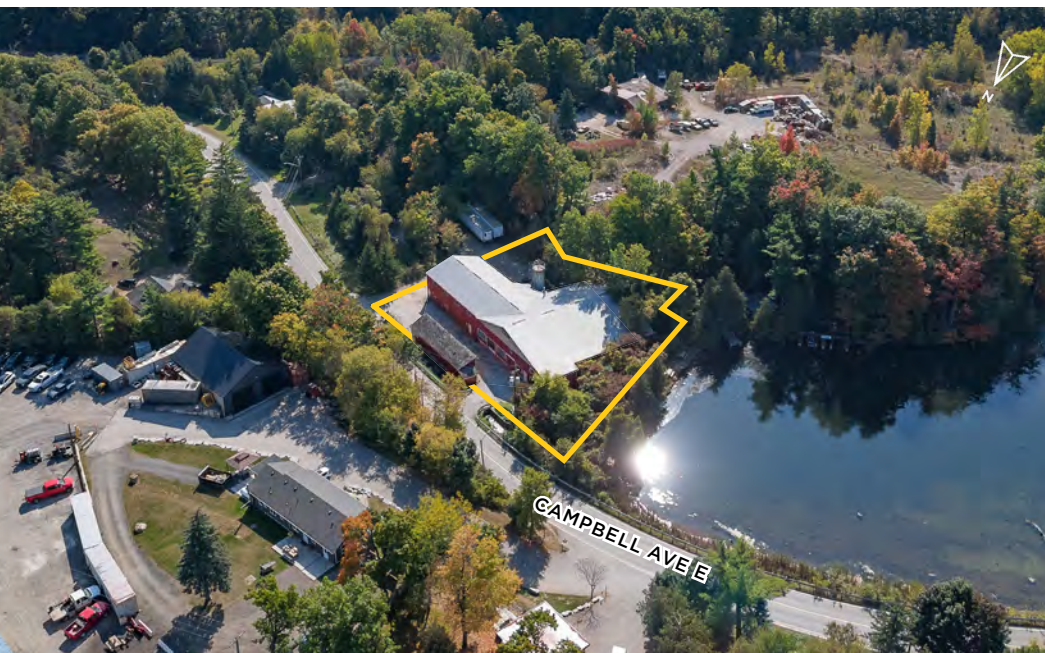
## PROPERTY SPECIFICATIONS

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:	<del>\$2,595,000</del> \$2,150,000

*\*\*Information to be verified*



# AERIAL PHOTOGRAPHY



OUTLINES ARE APPROXIMATE

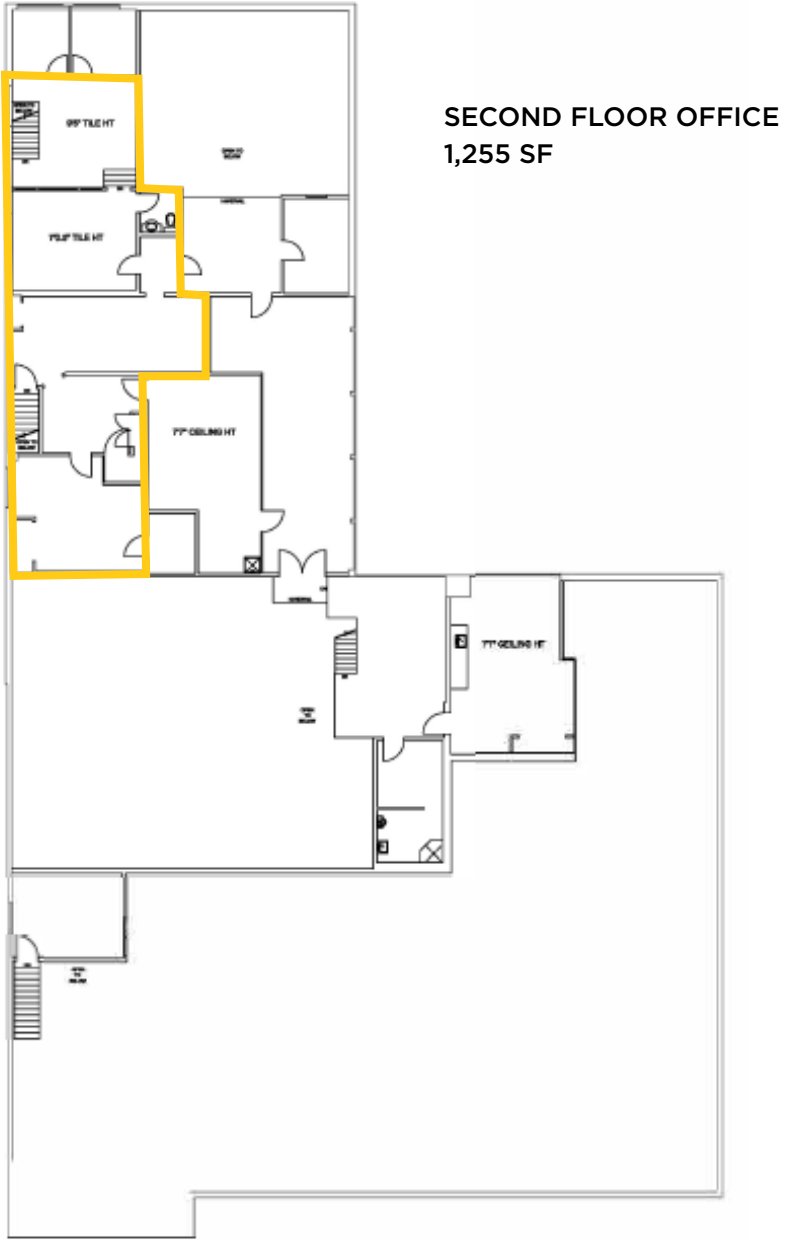
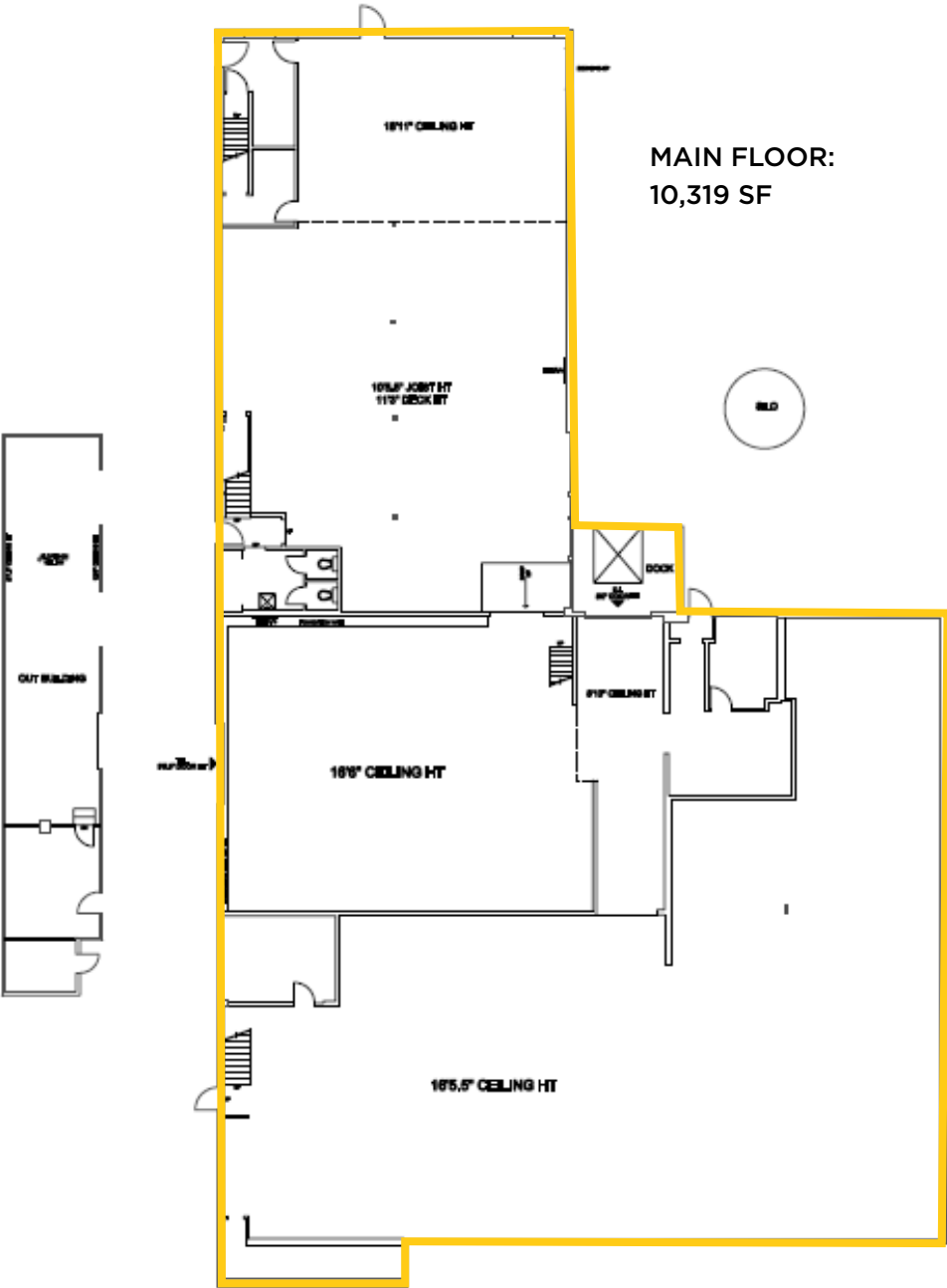


# EXTERIOR PHOTOGRAPHY

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# FLOOR PLAN









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