



FOOD GRADE PRODUCTION/WAREHOUSE FACILITY | FOR LEASE

**3 MILO ROAD**

*Leamington, ON N0P 2P0*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



# PROPERTY DETAILS

Food grade production/warehouse facility for lease in one of the largest integrated infrastructure food hubs in Southwestern Ontario. Facility is HACCP & NSF certified and FDA registered

AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
47,536 SF	\$8.80 PSF Net	\$2.50 PSF

- **Zoning:** M1
- **Parking:** 25 trailer stalls
- 5,688 SF of former freezer space, offering potential for repurposing or upgrades
- Premises is inclusive of 2<sup>nd</sup> floor storage space
- Additional office space can be made available
- Food production equipment/amenities can be made available, including weigh scale, solid waste water separator, produce misting/watering system, high pressured natural gas, on-site waste water facility and 12,000 Lbs/H steam capabilities



## ANDREW JOHNSON

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## CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

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# PROPERTY IMAGES



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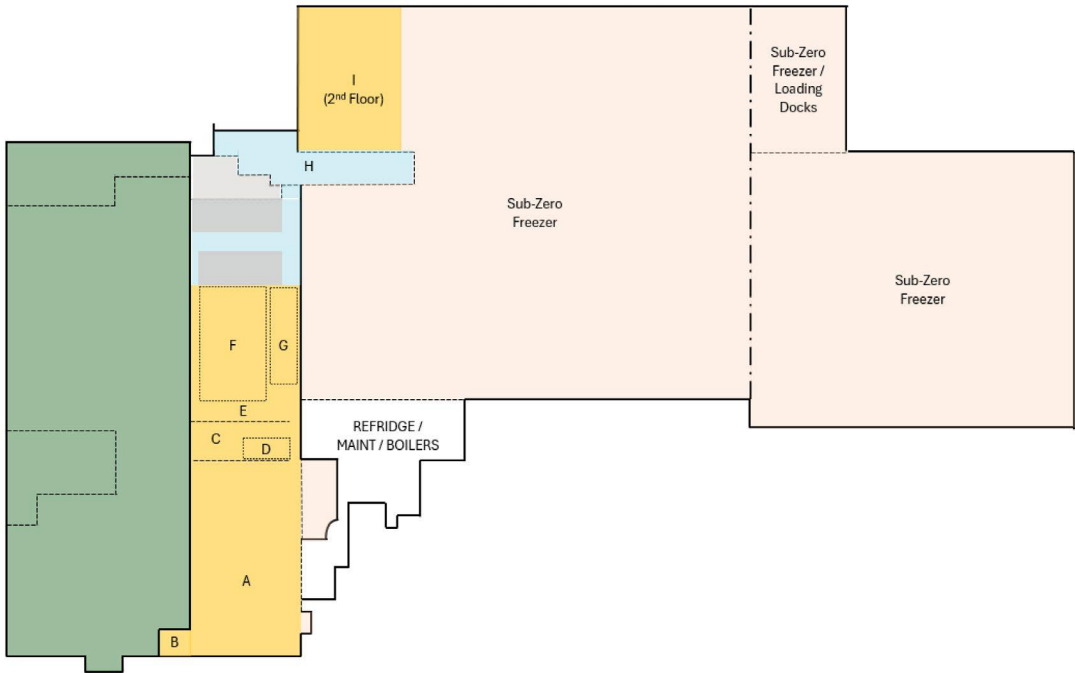
## CUSHMAN & WAKEFIELD

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# FLOOR PLAN



Milo Road



Exclusive Use
Shared Space
Warehouse Facility
Tenant Occupied

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