



PRIME INDUSTRIAL FACILITY | **FOR SALE**

4700 COMBER SIDEROAD

Comber, ON N0P 1J0

ASKING PRICE: \$3,200,000 | BUILDING AREA: 25,000 SF



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario



ASKING PRICE: \$3,200,000

PROPERTY HIGHLIGHTS

Prime Industrial Facility Near Highway 401 in Comber, ON. Located just 1.8 km from Highway 401, this 11.5-acre industrial property features two buildings totalling 25,000 SF. The 20,000 SF horseshoe-shaped warehouse includes finished office space, a 15' clear height, two 14' grade doors, and four loading docks. The 5,000 SF truck repair facility offers finished office space, an 18' clear height, four 16' grade doors, and a 40' pit. Zoned Rural Commercial/Employment, this property suits automotive, transportation, and warehousing operations. Currently tenanted, this is an excellent investment or owner-operator opportunity.

- **Building Area:** Approx. 25,000 SF
 - » Horseshoe-shaped warehouse: 20,000 SF
 - » Truck repair facility : 5,000 SF
- **Site Area:** Approx. 11.5 Acres
- **Zoning:** CR-24 Rural Commercial/Employment
- **Taxes:** Approx. \$12,999.09 (2024)



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