

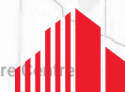


**FOR SALE | PRIME FREE-STANDING INDUSTRIAL BUILDING**

**Asking Price: \$1,300,000 | Building Area: 6,000 SF | Site Area: 1.8 ACRES**

**491-495 GLADWISH  
DRIVE**

*Sarnia, ON N7T 7H3*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$1,300,000

# PROPERTY HIGHLIGHTS

Free-standing 6,000 SF building on 1.8 acres zoned Heavy Industrial (HI1) in Sarnia's south-end industrial area. Located near Plank Rd and Modeland Rd at 491 Gladwish Dr, it features 18' clear height, four 16' grade-level doors, radiant heat, and 200-amp, 600V three-phase power. The 100% warehouse space includes a paved loading area with multiple access points. The adjacent undeveloped lot (495 Gladwish Dr.) offers expansion or resale potential.

- **Site Area:** 1.8 Acres
- **Building Area:** 6,000 SF
- **Zoning:** HI1 - Heavy Industrial
- **Grade Level Loading Doors:** 4 (16')
- **Clear Height:** 18'
- **Power:**
  - » Three Phase
  - » 600 Volts
  - » 200 Amps
- **Taxes:** Approx. \$17,482.05 (2024)



## JAMESON LAKE

*Sales Representative*

519 438 8548

jameson.lake@cushwakeswo.com

## MICHAEL JOHNSON

*Sales Representative*

519 438 7325

michael.johnson@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
www.cushwakeswo.com



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