



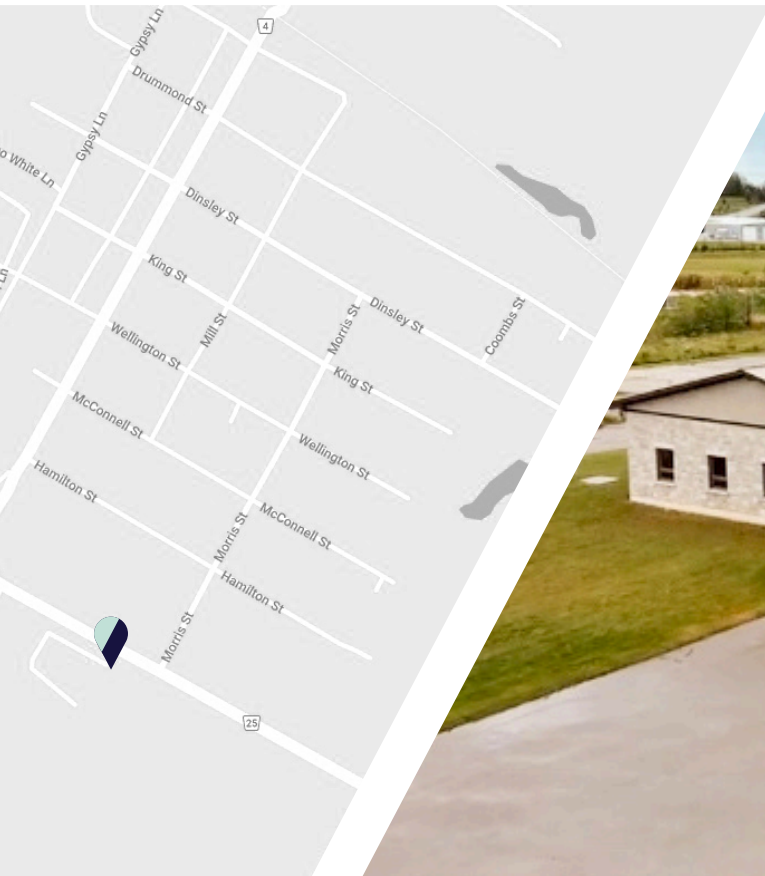
**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

40193 BLYTH ROAD

Blyth, ON



PRESTIGE INDUSTRIAL BUILDING AVAILABLE

ASKING PRICE

\$3,650,000

BUILDING AREA

14,714 SF

SITE AREA

4.576 ACRES

DAVID JONGERDEN

Sales Representative

519 438 9125

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Prestige Industrial building available on 4.576 acres of mostly paved lot. Located in Blyth, ON being part of the municipality of central Huron along the boundary of north Huron. In 2011 the property was improved with a custom built emergency training facility. The building built with post disaster rated construction. The warehouse area is open span with no pillars or obstructions. Concrete floor with wash down walls.

- **May be sold vacant possession or with leaseback on part of the building**
- **Building Area:** 14,714 SF
 - » **Warehouse:** 10,133 SF
 - » **Office:** 4,581 SF
- The adjoining office is nicely finished with recently updated carpet tiles, handicap accessible washrooms and additional grade level door (10'x10')
- Current office configuration is showroom space with separate reception, 4 private offices, boardroom and large conference room along with kitchen and washrooms
- Additional storage building on-site
- **Zoning:** M2 - General Industrial - broad zoning includes but is not limited to: Agricultural industrial, processing, trucking and transport, contractors yard, lumber yard, automotive body shop and sales and service, showroom and retail, Warehouse, Wholesale, Cannabis, Equipment rental etc.
- **Property Taxes:** \$32,018.00 (2024)
- **Clear Height:** 20'
- **Grade Level Doors:** 8 (14'x14')
- **Drive Through Bays:** 4
 - » In-floor drainage and in-floor heating
- Property is subject to restrictive covenants on title



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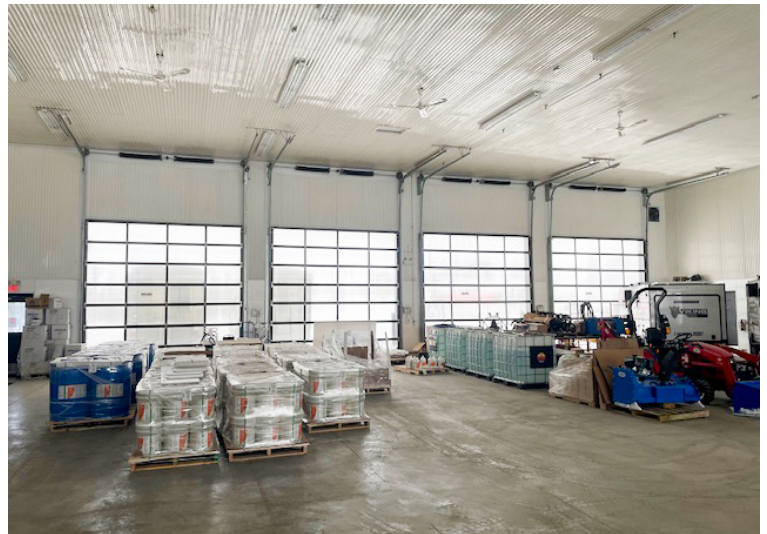
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PROPERTY IMAGES



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