

# 414

## Croft Street

401

Port Hope, ON

401

**141,550 SF**  
**INDUSTRIAL**  
**BUILDING ON**  
**25.22 ACRES**  
**FOR LEASE**

**Get more  
information**

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\*Sales Representative

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Platinum member





## Highlights

- Highway 401 frontage
- Excess land available for outside storage
- Large open span crane bays with cranes
- Currently set-up for wood working



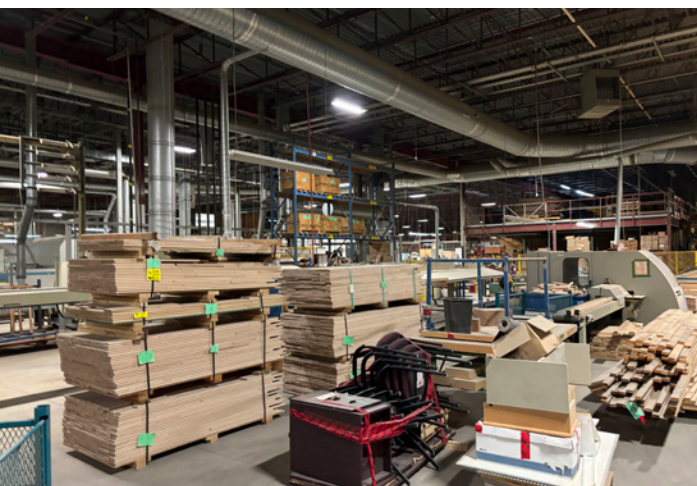
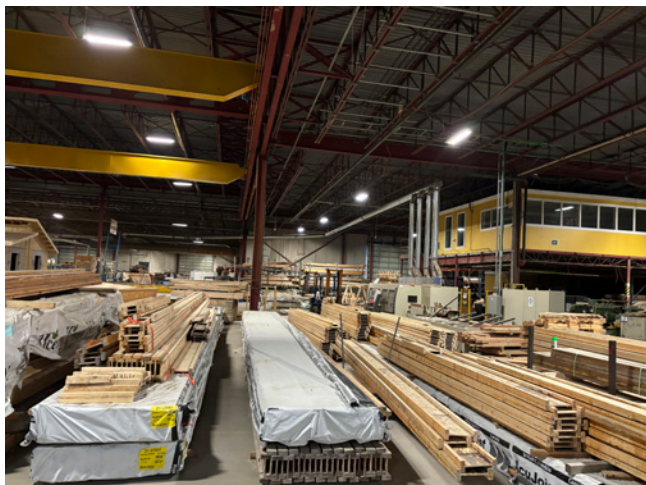
## Property Overview

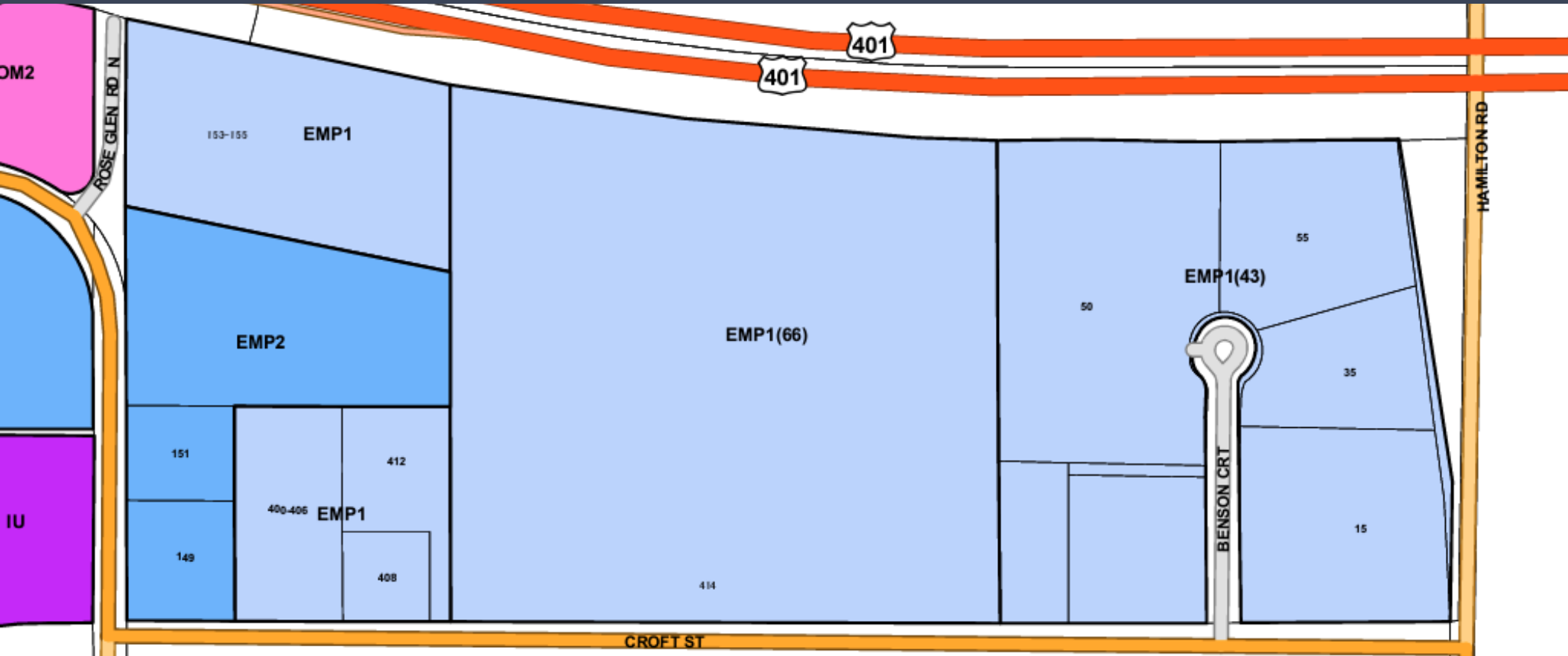
<b>SITE AREA</b>	25.22 ac
<b>BUILDING SIZE</b>	141,550 sf
<b>WAREHOUSE AREA</b>	128,204 sf
<b>OFFICE AREA</b>	13,346 sf
<b>SHIPPING</b>	20 Truck level 3 Drive-in
<b>CLEAR HEIGHT</b>	22' / 26'
<b>POWER</b>	4000 amps 600V
<b>AVAILABILITY</b>	90 days

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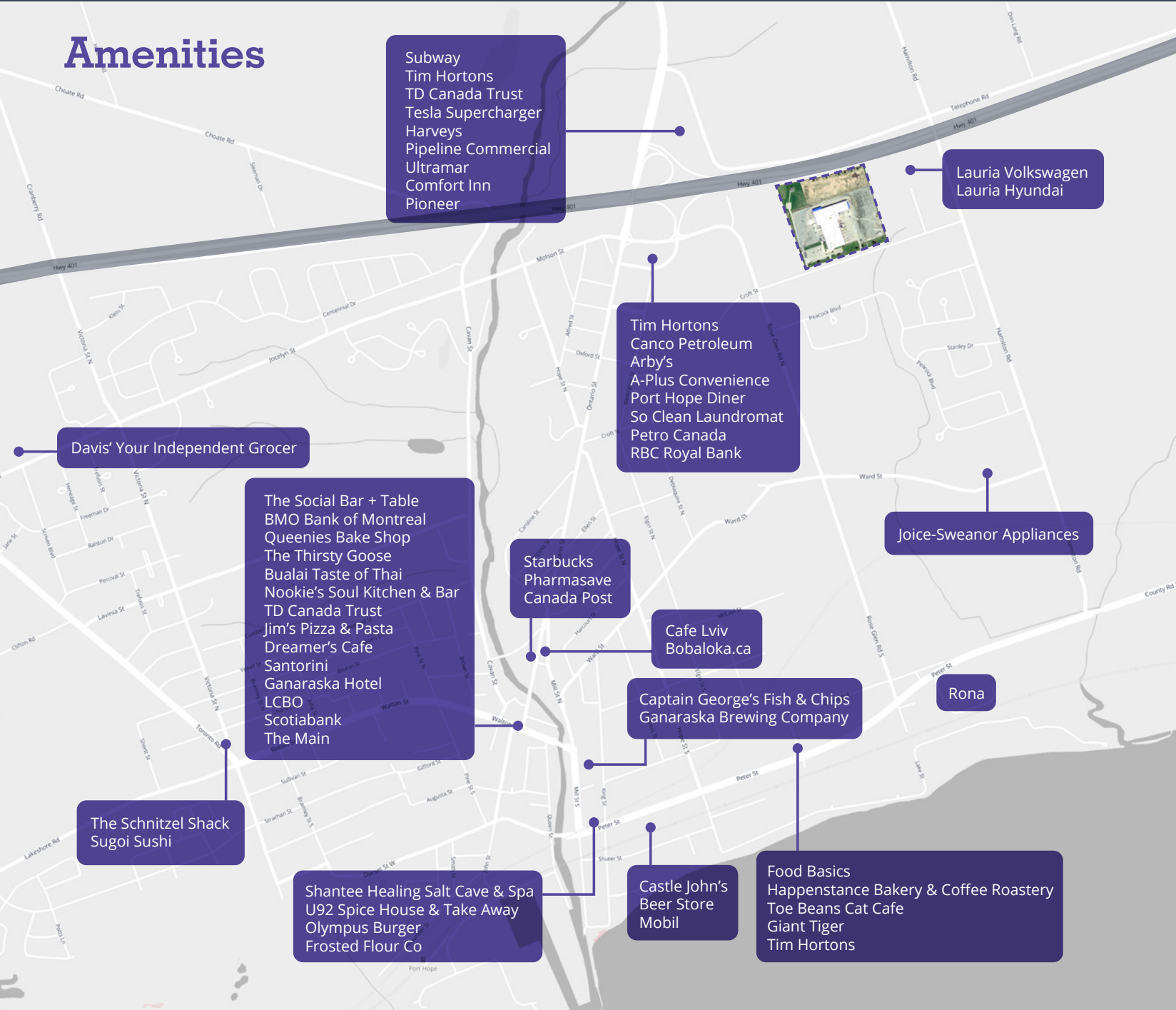
## Zoning

### Permitted Uses in Employment Zone – EMP1

- Animal shelter
- Banquet hall
- Building supply outlet
- Business office
- Commercial fitness centre
- Contractor's supply establishment
- Contractor's yard
- Dry cleaning establishment
- Dry industrial use
- Emergency service facility
- Equipment sales and rental establishment
- Farm implement dealer
- Industrial use
- Landscaping operation
- Laundry establishment
- Medical Marihuana production facility (6)
- Motor vehicle body shop
- Outdoor display and sales area, Accessory (4)
- Outdoor storage, Accessory (5)
- Printing and publishing establishment
- Public works yard
- Retail store, Accessory (1)
- Salvage yard (2)
- School, Commercial
- Service shop
- Studio
- Taxi service depot / dispatch establishment

- <sup>1</sup> Maximum permitted net floor area – The greater of 10% of the net floor area of the principal use or 75.0 square metres.
- <sup>2</sup> Only legally existing uses as of the date of passing of this By-law, are permitted.
- <sup>4</sup> Subject to Section 4.22 (Outdoor Display and Sales) of this By-law.
- <sup>5</sup> Subject to Section 4.23 (Outdoor Storage) of this By-law.
- <sup>6</sup> Where a medical marihuana production facility is located on a lot, no other use shall be permitted on that same lot.
- <sup>66</sup>
  - i. Maximum number of model homes - 3;
  - ii. An accessory outdoor display and sales area shall be limited to the yard abutting Highway 401.

**Amenities**



Subway  
Tim Hortons  
TD Canada Trust  
Tesla Supercharger  
Harveys  
Pipeline Commercial  
Ultramar  
Comfort Inn  
Pioneer

Lauria Volkswagen  
Lauria Hyundai

Tim Hortons  
Canco Petroleum  
Arby's  
A-Plus Convenience  
Port Hope Diner  
So Clean Laundromat  
Petro Canada  
RBC Royal Bank

Davis' Your Independent Grocer

The Social Bar + Table  
BMO Bank of Montreal  
Queenies Bake Shop  
The Thirsty Goose  
Bualai Taste of Thai  
Nookie's Soul Kitchen & Bar  
TD Canada Trust  
Jim's Pizza & Pasta  
Dreamer's Cafe  
Santorini  
Ganaraska Hotel  
LCBO  
Scotiabank  
The Main

Starbucks  
Pharmasave  
Canada Post

Cafe Lviv  
Bobaloka.ca

Joice-Sweanor Appliances

Captain George's Fish & Chips  
Ganaraska Brewing Company

Rona

The Schnitzel Shack  
Sugoi Sushi

Shantee Healing Salt Cave & Spa  
U92 Spice House & Take Away  
Olympus Burger  
Frosted Flour Co

Castle John's  
Beer Store  
Mobil

Food Basics  
Happenstance Bakery & Coffee Roastery  
Toe Beans Cat Cafe  
Giant Tiger  
Tim Hortons

**Amenities  
within 10km**



**9**  
BANKS



**62**  
RESTAURANTS



**11**  
GAS STATIONS



**6**  
GROCERIES

## Location

Driving distances  
from 414 Croft Street,  
Port Hope

### CITIES/TOWNS

Brampton	142 km	Ottawa	344 km
Kingston	158 km	Pickering	70 km
Mississauga	151 km	Cobourg	12 km
Milton	163 km	Richmond Hill	113 km
Montreal, QC	436 km	Scarborough	84 km
Oakville	172 km	Toronto	108 km
Oshawa	54 km	Vaughan	118 km

### HIGHWAYS

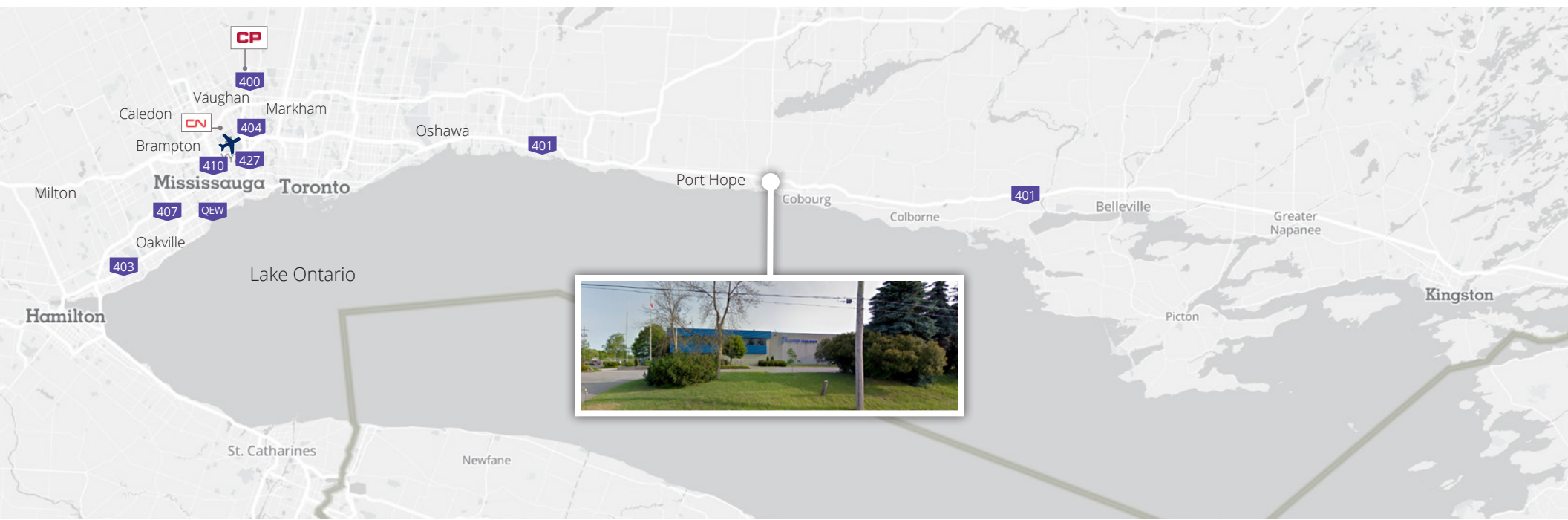
Highway 401	1.2 km
Highway 407 ETR	50 km
Highway 62	78 km
Highway 404 / Don Valley Parkway	91 km
Queen Elizabeth Way / Gardiner Expwy	106 km
Highway 400	119 km
Highways 410 / 403	142 km

### BORDERS TO U. S. A.

Thousand Islands ON / Alexandria Bay, NY	195 km
Niagara Falls ON / Buffalo NY	239 km
Cornwall ON / Akwesasne NY	330 km

### NETWORK

Toronto Pearson International Airport	117 km
CP & CN Railway Intermodal Yards	115 km
Port of Toronto	109 km



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