

EXCESS LAND FOR
TRAILER PARKING

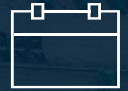
FOR SUB-LEASE



VISIBLE FROM
HWY 401



LARGE YARD &
SHIPPING AREAS



AVAILABLE
IMMEDIATELY

403430 ROBINSON ROAD | INGERSOLL

**TURNKEY INDUSTRIAL FACILITY
AVAILABLE IMMEDIATELY**

TED OVERBAUGH**

Senior Vice President

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CBRE

PROPERTY SPECIFICATIONS

BUILDING SIZE:
102,012 Sq. Ft.

OFFICE:
1,919 Sq. Ft.

SHIPPING:
11 Truck Level Loading Doors
2 Drive In Loading Doors

CLEAR HEIGHT:
24' Clear

POWER:
600 Amps / 600 Volts

SPRINKLERS:
ESFR

ZONING:
MG-3 - **General Industrial**

OCCUPANCY:
Immediately

TMI:
\$1.75/Sq. Ft.

ASKING LEASE RATE:
\$11.45 / Sq. Ft. Net

BUILDING FEATURES

- 40' x 40' bay sizes
- Hydraulic levelers on dock doors
- Back up generator in place
- Motion sensor LED lighting
- Radiant heating
- Clean floors with epoxy coating in half of the building
- Fully secured and gated property
- Existing battery charging stations
- Approximately 2 acres of existing yard space with ability to add more
- Located along Highway 401 at major exit
- Great location next to CAMI Plant
- Extremely low TMI figure

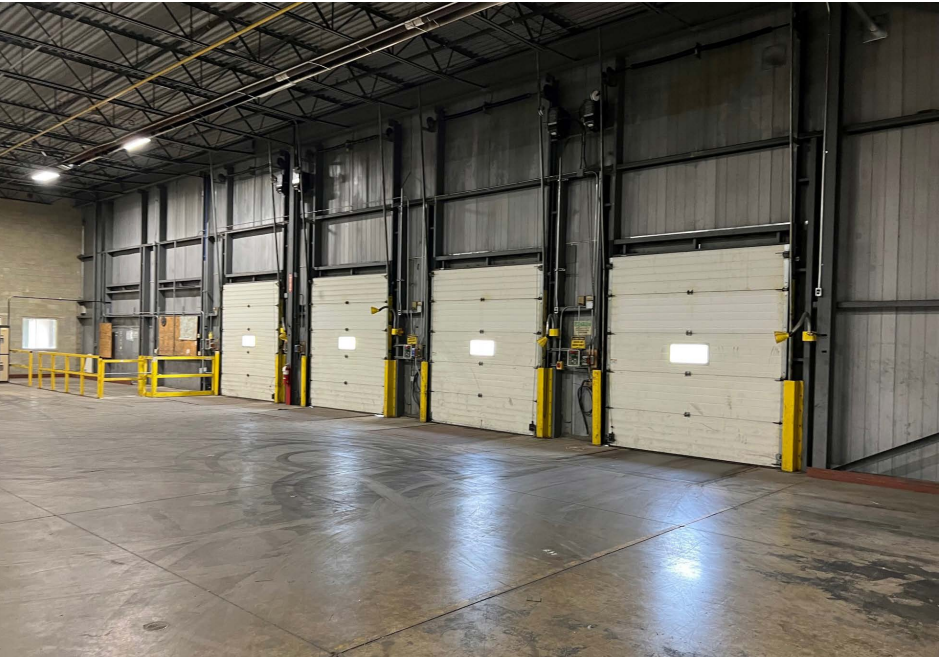
FLOOR PLAN



FLOW THROUGH SHIPPING



SMALL FUNCTIONAL OFFICE



LARGE SHIPPING COURTS



SECURED GATES



403430 ROBINSON RD, INGERSOLL

DRIVE TIMES

LONDON	18 MIN • 25 KM	LONDON INT'L AIRPORT	24 MIN • 28 KM
WATERLOO REGION	40 MIN • 46 KM	WATERLOO REGION INT'L AIRPORT	49 MIN • 72 KM
HAMILTON	50 MIN • 80 KM	TORONTO PEARSON INT'L AIRPORT	1 HR 13 MIN • 135 KM
MILTON	55 MIN • 100 KM	PORT HURON BORDER CROSSING	1 HR 21 MIN • 138 KM
GTA	1 HR • 120 KM	BUFFALO BORDER CROSSING	1 HR 48 MIN • 167 KM



DIRECT ACCESS FROM WINDSOR AND SARNIA BORDER CROSSINGS, AND A QUICK JUMPING POINT TO THE GTA AND GOLDEN HORSESHOE MARKETS



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