

FOR SALE OR LEASE

Where Industry Meets Opportunity

1173 CAMERON STREET | HAWKESBURY, ON



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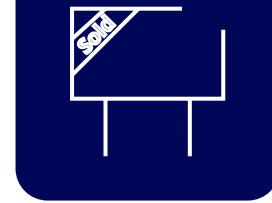
A Prime Industrial Opportunity



Net Rent
\$8.50 PSF



Additional Rent
\$1.46 PSF*



Sale Price
\$3,300,000.00



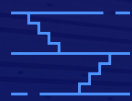
Annual Taxes (2025)
\$9,125.73

*(excluding snow removal, landscaping & utilities)

PROPERTY HIGHLIGHTS



33,737 SF freestanding building on a 3.17-acre site



Includes 3,711 SF of office space on two floors



**3 Truck-Level Doors
1 Drive-In Door**



1 min from Highway 17



1173 Cameron Street is located in Hawkesbury's primary industrial zone, situated near the intersection of Cameron Street and Spence Avenue, offering convenient access to local businesses and transportation routes.

The property features a 33,736 SF freestanding building, efficiently configured on a 3.2 acre lot to maximize parking and circulation.

Constructed in ±1982 and expanded in ±1989, the building features column-free warehouse space with 3 truck-level doors, 1 grade-level door, 18' clear ceilings, ample power and approximately 3,711 SF of existing office space on two floors.

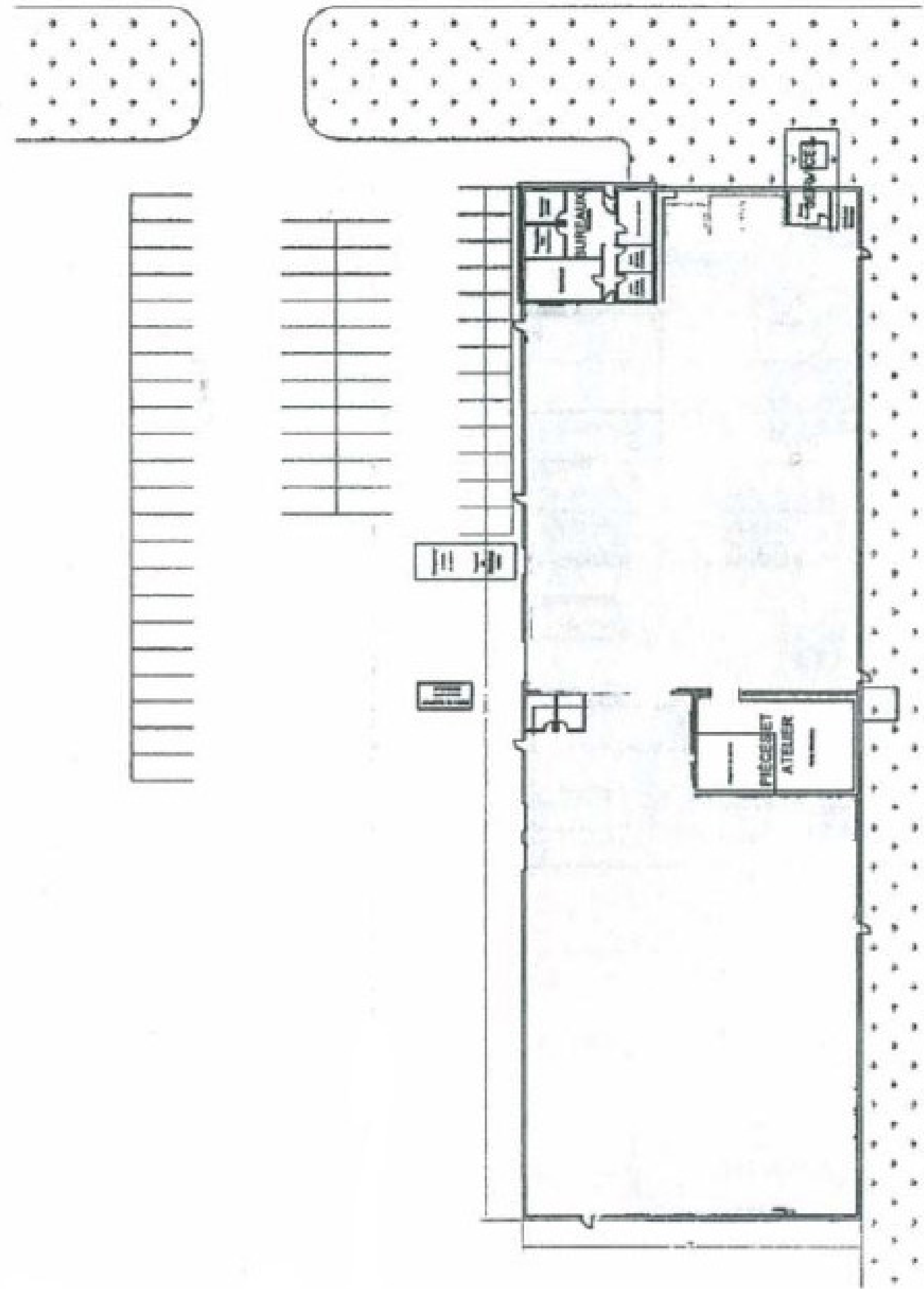
The Property is zoned E1 (Trade and Industry Zone) which supports a broad range of commercial and industrial uses.

The Space



Facility Features

Address	1173 Cameron Street, Hawkesbury, ON
Land Area	3.22 AC
Building Area	33,737 SF
Warehouse Area	30,026 SF
Office Area	3,711 SF
Clear Height	18'
Standard Truck Level Doors	3
Grade-Level Doors	1
Zoning	E1 - Industrial
Availability	Immediately



EAST HAWKESBURY AIRPORT 5 MIN

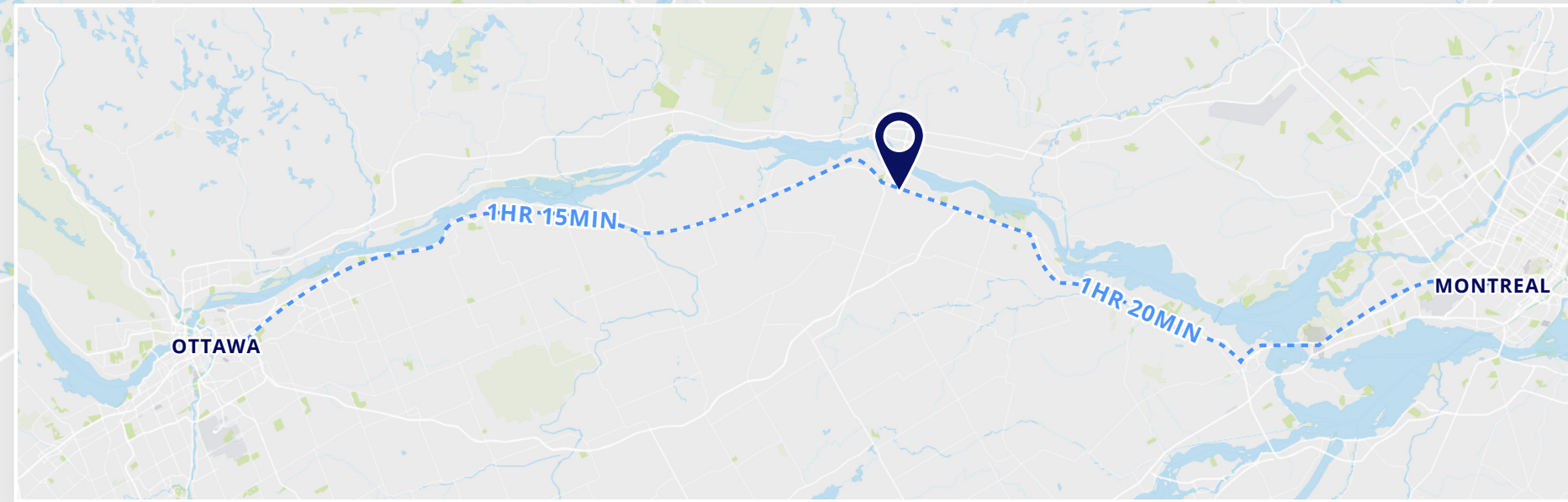


1173 CAMERON STREET

HIGHWAY 17

HIGHWAY 417

15KM



MONTRÉAL-PIERRE ELLIOTT TRUDEAU
INTERNATIONAL AIRPORT 1 HOUR



Strategically Located

LABOUR POOL

15 KM

Labour Force Available 93%

Median Age Taxes 53

Top Occupations

Sales and Services 22%

Trades, Transport/Equipment Operators 21%

Business, Finance and Administration 15%

Manufacturing and Utilities 9%

Surrounded by Success

CORPORATE NEIGHBOURS

- 1. IKO Industries
- 2. Montebello Packaging
- 3. Pan Glo
- 4. Shuttle Express Inc.
- 5. Premoule Inc
- 6. Leclerc Foods Ltd





The Team



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