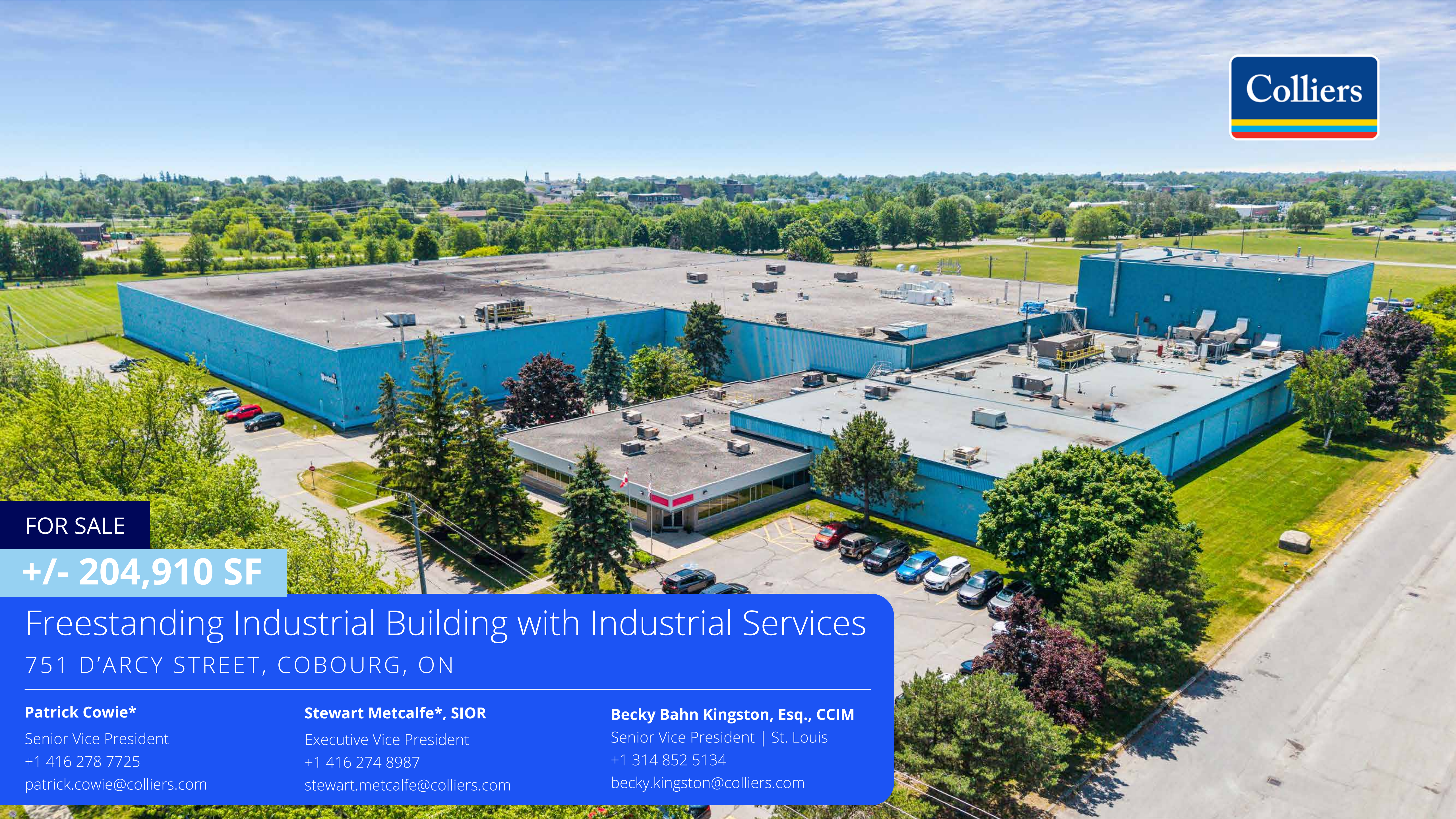




Colliers

FOR SALE

+/- 204,910 SF

Freestanding Industrial Building with Industrial Services

751 D'ARCY STREET, COBOURG, ON

Patrick Cowie*

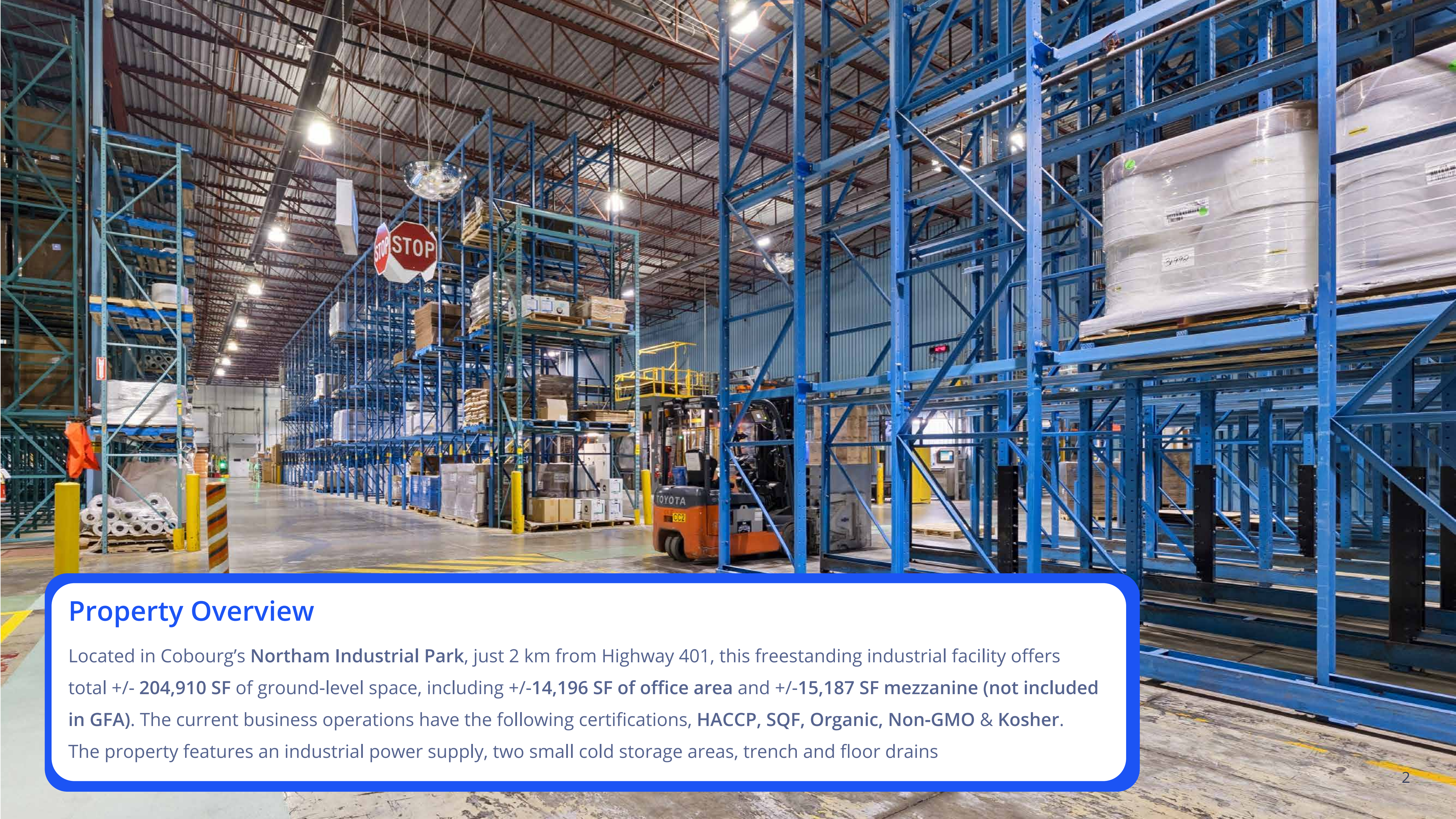
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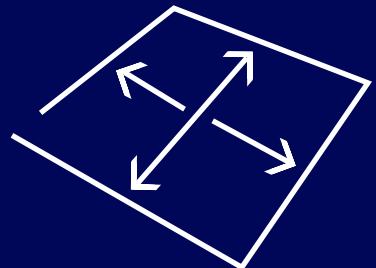
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Property Overview

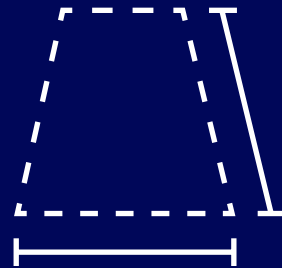
Located in Cobourg's Northam Industrial Park, just 2 km from Highway 401, this freestanding industrial facility offers total +/- 204,910 SF of ground-level space, including +/-14,196 SF of office area and +/-15,187 SF mezzanine (not included in GFA). The current business operations have the following certifications, HACCP, SQF, Organic, Non-GMO & Kosher. The property features an industrial power supply, two small cold storage areas, trench and floor drains

At a Glance



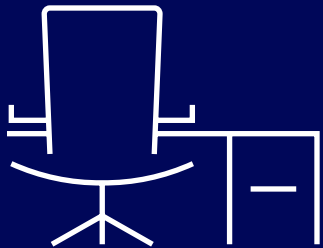
Land Area
Expansion Potential

14.468 acres total



Total Area (SF)

+/- 204,910 SF



Office Area

+/- 14,196 SF



Zoning

GM



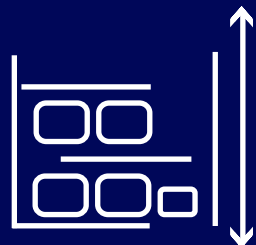
Taxes (2025)

\$250,488



Industrial Power Supply

Main transformer 3 MVA
supply 44,000 volts feed
into building 600 volts



Clear Height (FT)

16', 26.5', 45.5'



Shipping

12 Truck Level Doors
and trailer parking



Possession

March 2026



Property Features

Property	751 D’Arcy Street, Cobourg, ON
Property Type	Freestanding Industrial Facility
Total Area	+/- 204,910 SF (15,187 SF mezzanine not included in total SF)
Office Area	+/- 14,196 SF
Warehouse Area	Total Warehouse Area : +/- 190,714 (A, B, C, D, E) A : 33,364 SF B : 35,550 SF C : 35,550 SF D : 35,550 SF E : 50,700 SF
Clear Height	Various clear heights: • Building A: 16’ • Building South East A: 45.5’ (60` to deck with 45.5’ false ceiling) • Building B, C, D and E 26.5’
Shipping	12 truck-level doors are fully equipped with electric dock levelers, bumpers, seals, air curtains, and dock locks, with separate ingress/egress for shipping yard and employee parking
Power	Main transformer 3 MVA , transformer supply is 44,000 volts, feed into the building 600 Volts
Water and Gas Supply Lines	2 x 6” diameter and 1 x 8” diameter lines. Natural Gas supply 1 x 2” diameter line
Zoning	GM - General Manufacturing
Taxes (2025)	\$250,488
Asking Price	Speak to listing agents

Certifications	 Active certifications HACCP, SQF, Organic, Non-GMO, Kosher
Lighting	LED and legacy lighting mix
Coolers	Cold Storage: 31.5’ x 34’ x 26’ Flammable Storage : 31.5’ x 25’ x 12’
Sprinklers	A full building sprinkler system is in place, excluding locker room area. Warehouse D contains a dedicated 6-inch sprinkler line and a cooler room with new sprinklers installed but not yet tied-in
Waste Management System	On-site waste and recycling infrastructure includes : • 1 owned cardboard compactor • 1 leased waste compactor (UPak) • 2 leased food waste compactors (UPak)
HVAC	Building is outfitted with radiant heating, rooftop HVAC, and air make-up systems.
Additional Infrastructure Includes :	• Boilers, large compressor room and various compressors throughout, a battery charging station area, maintenance shop, 4 dust collectors • Trench and floor drains in various locations • Two internal silos remain active, with an additional decommissioned silo outside • Boilers: - Cleaver Brooks Model 5, M5 6000LWV, max capacity 4,800,000 BTU/hr - Cleaver Brooks CBH700-50, max capacity 2,082,000 BTU/hr • Compressors: - Atlas Copco variable oil-less 150HP compressor, air cooled - Denver Gardner – 150HP compressor, liquid cooled - Denver Gardner – 100HP compressor, liquid cooled - Denver Gardner – 50HP compressor, liquid cooled



Possession
March 2026



Sprinkler System
throughout except locker
rooms



LED
Lighting
Current mix older
fixtures and LED



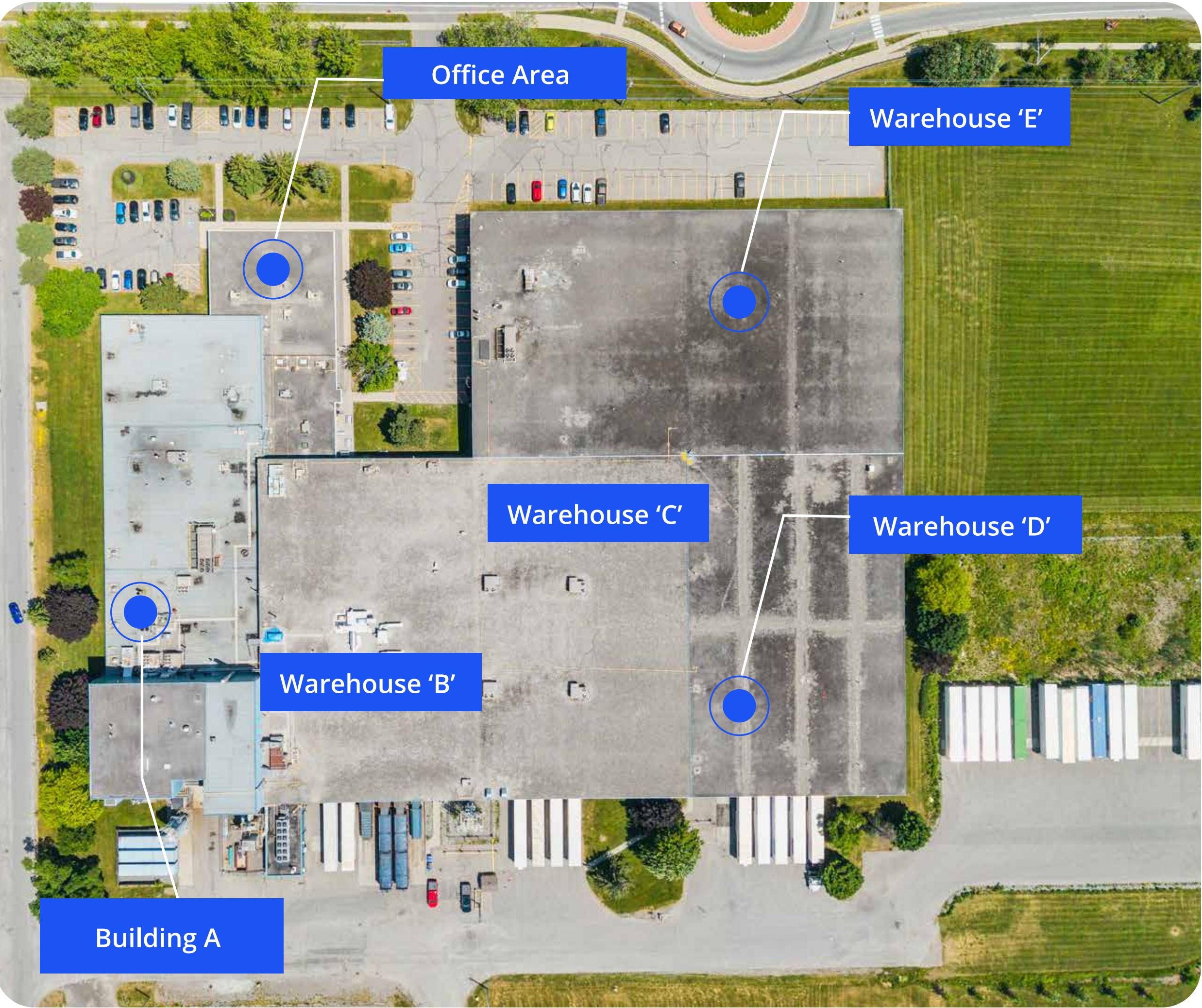
2 Small Coolers



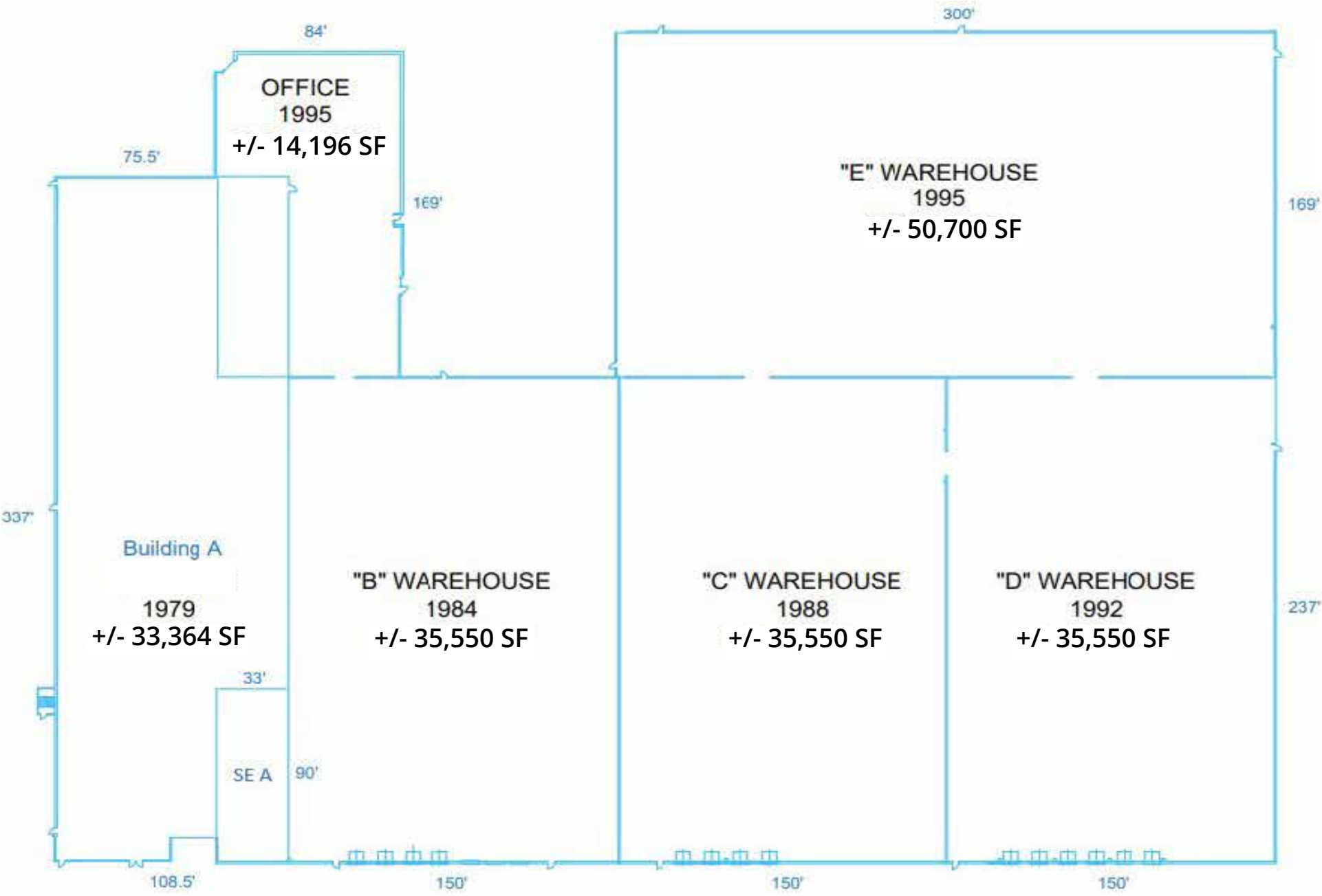
Separate ingress / egress
car parking and shipping
yard

4

Site Plan



Useable Height
A - 16'
South East A - 45.5'
B,C,D,E - 26.5'



Area	Year Built	SF +/-
Building A	1979	+/- 33,364 SF
Office Area	1995	+/- 14,196 SF
Warehouse B	1984	+/- 35,550 SF
Warehouse C	1988	+/- 35,550 SF
Warehouse D	1992	+/- 35,550 SF
Warehouse E	1995	+/- 50,700 SF

Plant Layout



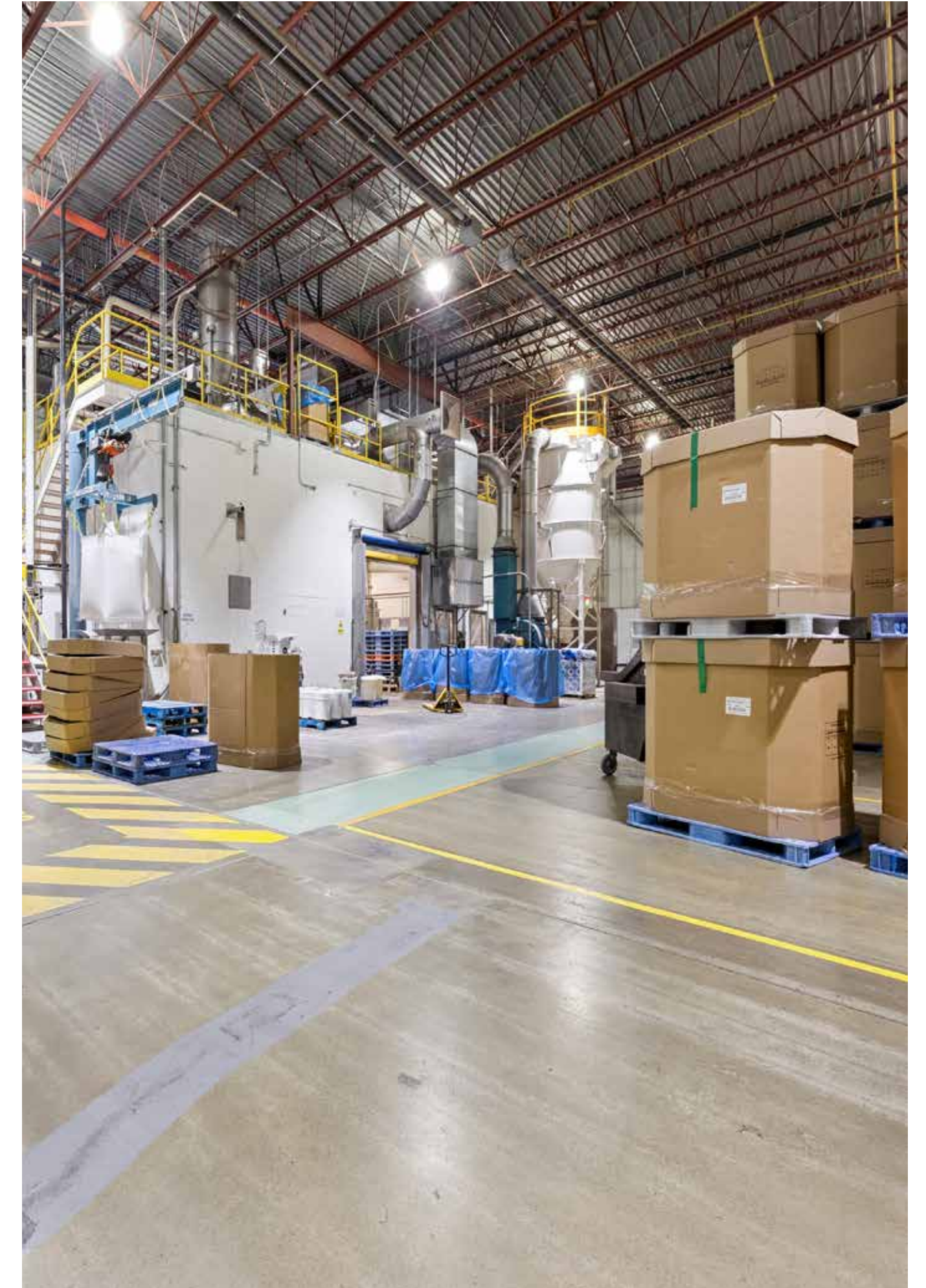
Aerial Photos

751 D'Arcy Street, Cobourg, ON



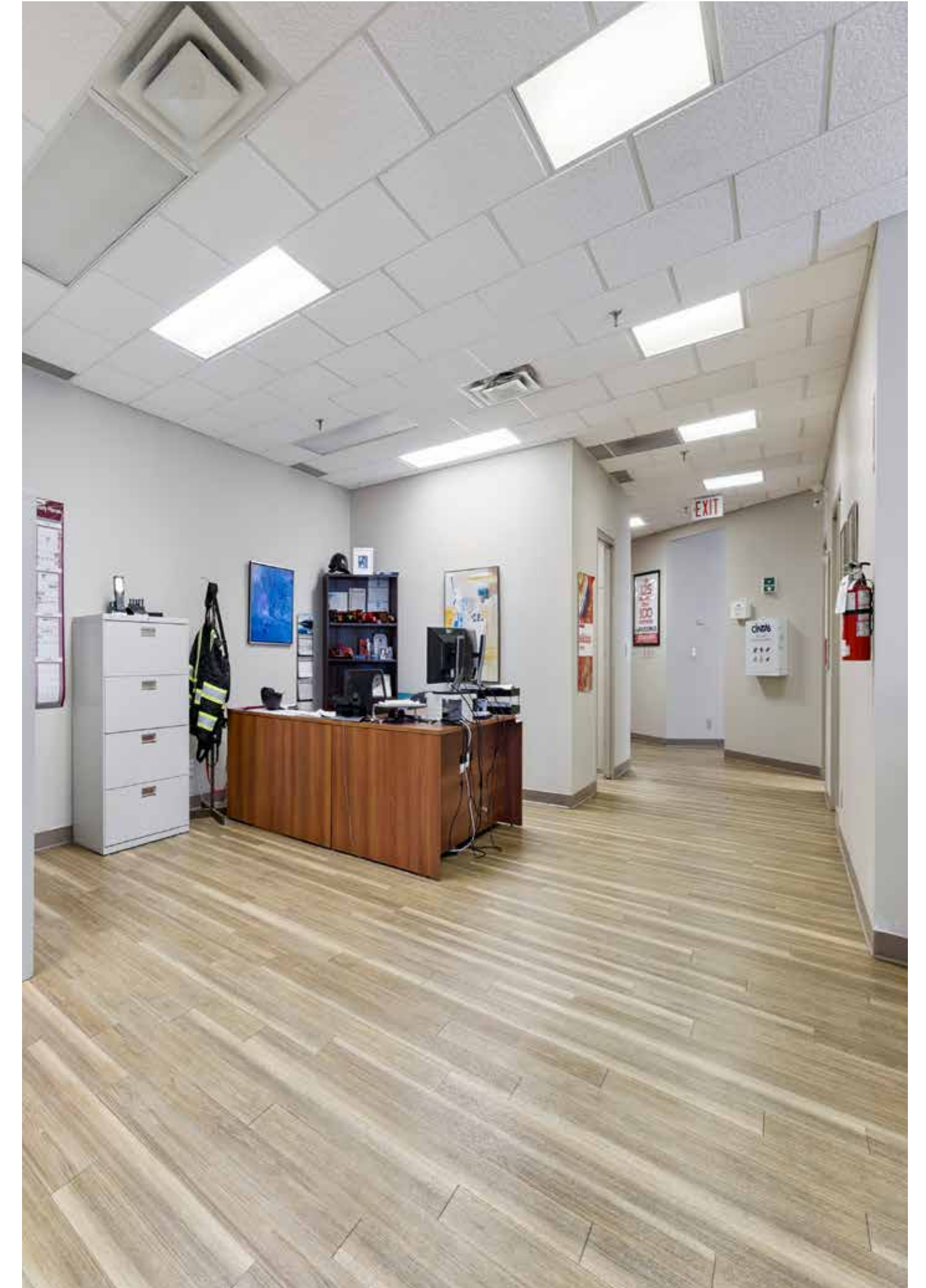
Infrastructure Photos

751 D'Arcy Street, Cobourg, ON



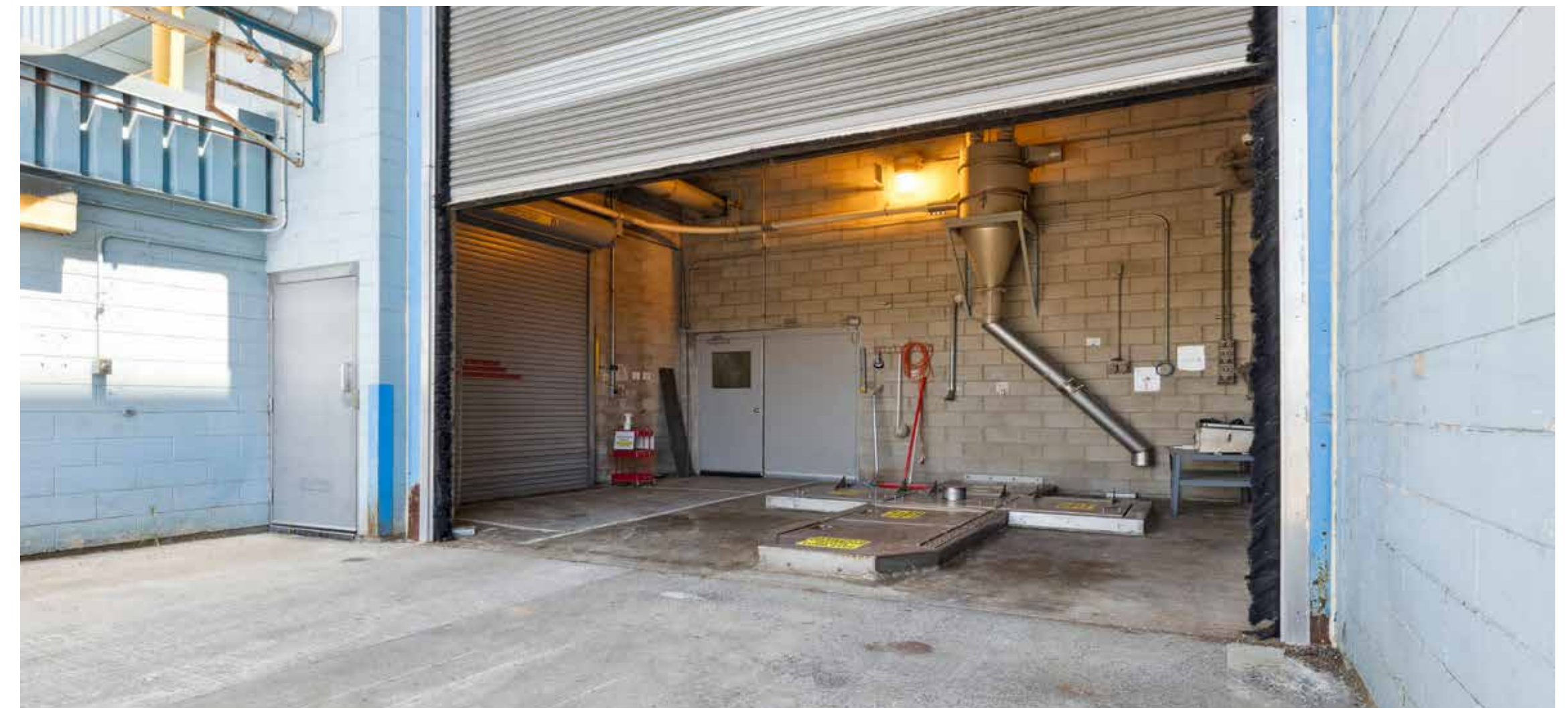
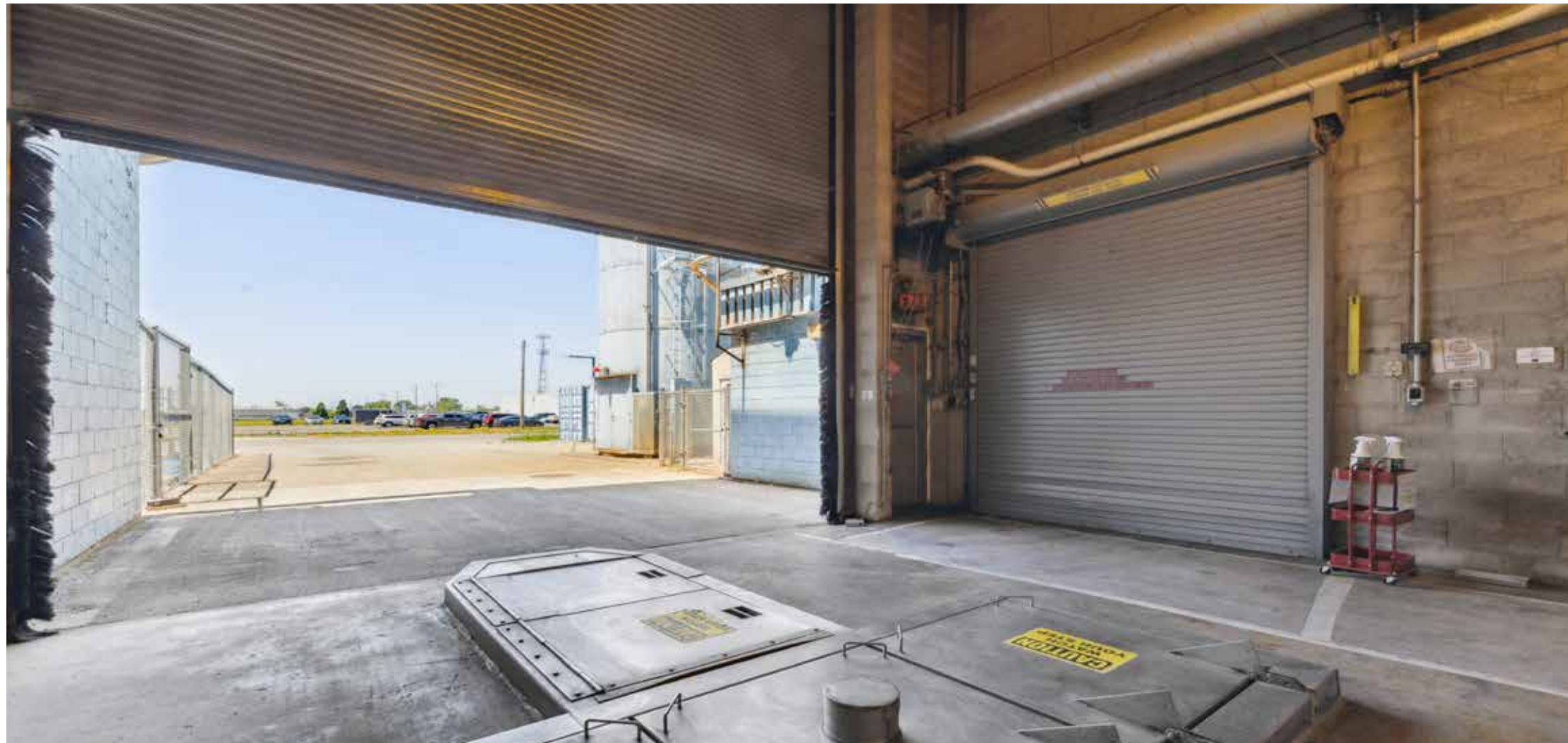
Interior Photos

751 D'Arcy Street, Cobourg, ON



Exterior Photos

751 D'Arcy Street, Cobourg, ON

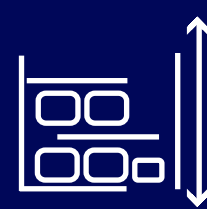




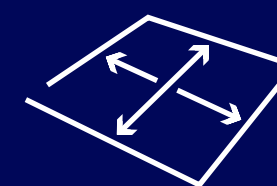
SHIPPING
12 Truck Level Doors
& trailer parking



INDUSTRIAL POWER SUPPLY
Main transformer 3 MVA,
transformer supply 44,000 volts
feed into the building 600 volts



CLEAR HEIGHT
Varying 16', 26.5', 45.5'



LOT SIZE
14.468 Acres
Expansion land

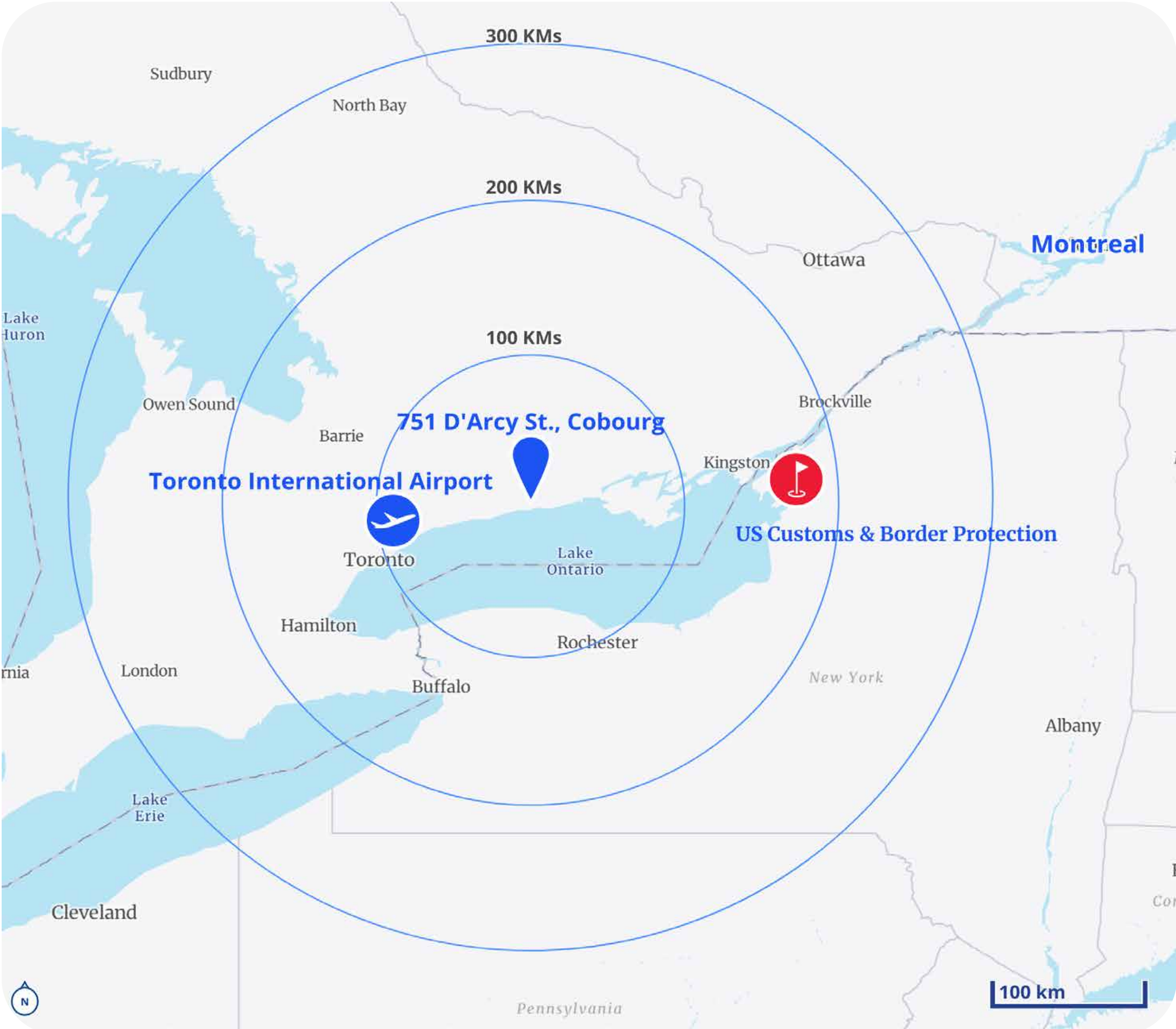


Location Overview

Strategically located in the well-established Northam Industrial Park, 751 D'Arcy Street offers excellent connectivity within Southern Ontario's growing industrial corridor. Situated just 2 km from Highway 401 via the Baltimore Road Interchange, the property provides direct access to the Greater Toronto Area, Eastern Ontario, and key U.S. border crossings—making it ideal for regional and national logistics.

Cobourg continues to attract industrial investment due to its business-friendly environment, skilled workforce, and affordable operating costs compared to major urban markets. With nearby access to rail infrastructure, commercial services, and municipal transit, Northam Industrial Park is home to a diverse mix of manufacturers and food producers, reinforcing the area's position as a high-functioning and well-served industrial hub.

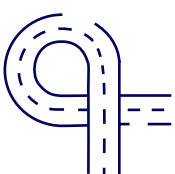
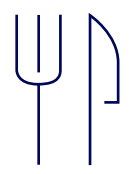
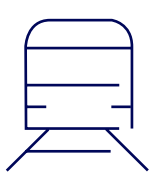
Location	Distance Drive Time
US Border & Customs	220 KM 2h 28 minutes
Toronto International Airport	127 KM 1h 33 minutes
Oshawa	60 KM 43 minutes
Montreal	420 KM 4h 25 minutes

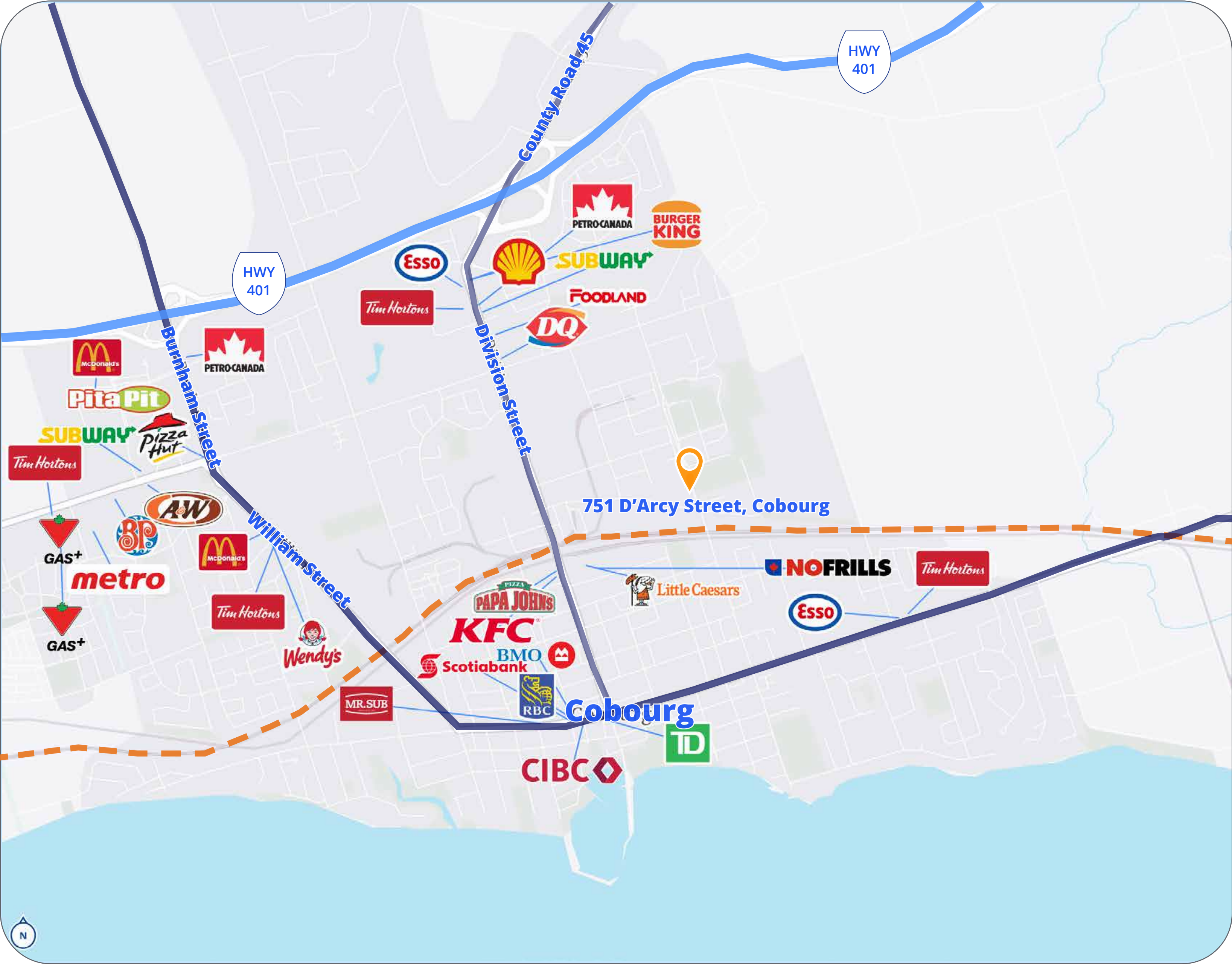


Amenities Nearby

 751 D'Arcy Street, Cobourg, ON

LEGEND

-  Highway 401 - 2 Kms | 5 Mins. Drive
-  Restaurants - within 1.5 Kms radius | 5 Mins. Drive
-  Cobourg Via Rail - 1.7 Kms | 3 Mins. Drive
-  Gas Stations - within 1.5 Kms radius | 5 Mins. Drive
-  Rail Line





Colliers

All property lines are approximate. To be verified by the buyer.

751 D'Arcy Street, COBOURG, ON

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