

581

HWY #3

COURTLAND, ONTARIO

Industrial/manufacturing building **For Sale**

~~\$5,490,000~~ *Price Improvement*

\$4,950,000

31,232 SF on
4.72 Acres

[View Online Listing](#)

Bryan VanAcker

Associate Vice President

Sales Representative

+1 519 282 7509

Bryan.VanAcker@colliers.com

COLLIERS | SOUTHWESTERN ON

649 Colborne St., Ste. 200

London, ON N6A 3Z2

+1 519 438 4300

www.collierscanada.com

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HWY #3

COURTLAND, ONTARIO

Property Profile

31,232 Sf (+/-) industrial / manufacturing building on 4.72 Acres! Located on the busy regional thoroughfare of hwy 3, just west of hwy 59, offering unmatched visibility and exposure. This property is ideal for warehousing, Transportation, logistics, manufacturing, retail, wholesale, and many other uses. The facility offers 4 truck level Loading docks, 3 grade/drive-in doors (various sizes) and the perfect number of appointed offices. The property is Situated on a corner, accessible from both roads, and consists of a large site with the possibility for expansion and Includes a fenced compound for storage parking. This is a move-in-ready and versatile property. Contact the listing Agent for more details or to schedule a viewing.

ARN	331054102017400
PIN	501470221
Ceiling Height	18 FT at Center
Zoning	MG General Industrial
Lot	4.72 Acres
Industrial Area	28,512 SF
Office Area	2,720 SF 7 private offices and 1 large office area, board room and lunchroom
Total Area	31,232 SF
Shipping Doors	Truck Level 4 Drive-In Doors 3
Power	600 amp 3 Phase
Taxes	\$28,508 / 2024/ Annual
Asking Price	\$4,950,000

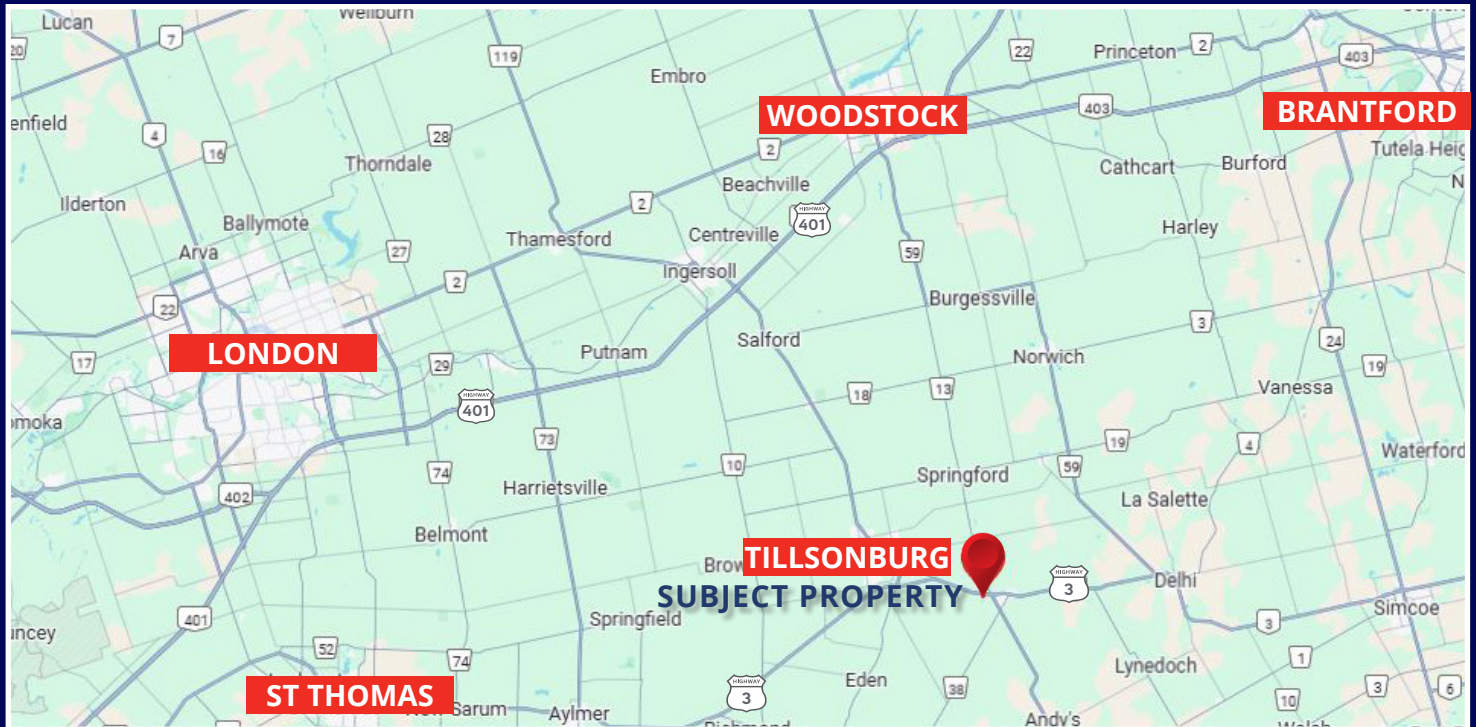


Property Photos



Property Location

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Tillsonburg, Ontario, is a thriving hub for commercial and industrial real estate. Located in the heart of Southwestern Ontario, it offers a strategic location with excellent transportation links, including proximity to Highway 401 and access to rail and air freight services. The town boasts a diverse industrial base, with businesses ranging from manufacturing and logistics to agriculture and food processing. The commercial real estate market is dynamic, with a variety of properties available for sale or lease, catering to different business needs. With a growing population and a supportive business environment, Tillsonburg presents significant opportunities for investors and businesses looking to establish or expand their operations.

For more information about this property please contact:

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View more on
[ColliersCanada.com](https://www.collierscanada.com)

Colliers Canada | Southwestern ON

Colliers Southwestern Ontario, Brokerage

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London, ON N6A 3Z2

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