

**FOR SALE & LEASE**



9,190 SF Industrial Building For Sale & Lease

**5**

**INDUSTRIAL ROAD  
ST. MARYS, ONTARIO**

**WHITNEY**  
Commercial Real Estate Services

# Industrial Building on 0.50 Acres

Great opportunity to acquire a 9,190 SF industrial building centrally located between London, Woodstock, Stratford and Waterloo Region.

The property features dock level and drive-in loading, a clear span warehouse / shop area and multiple private offices. Zoning permits for a wide variety of uses including automotive repair, contractors shop and machine shop.

A clean environmental report was recently completed.

**AVAILABLE SPACE** | 9,190 SF

**LAND AREA** | 0.502 Acres

**ASKING PRICE** | \$1,800,000

**LEASE RATE** | \$10.00 / SF Net

**ADDITIONAL RENT** | \$2.15 / SF

**TAXES** | \$10,136.58 (2024)

**ZONING** | M1

**CLEAR HEIGHT** | 15'11.5"

**LOADING DOOR** | 1 - 8' x 9' Dock Level Door  
| 1 - 14' x 12' Drive-in Door



## PERMITTED USES

- Assembly Hall
- Auction Establishment
- Automobile Parts Supply Store
- Automobile Rental Establishment
- Automotive Gas Bar
- Automotive Repair Establishment
- Automotive Service Station
- Automotive Washing Establishment
- Caterer's Establishment
- Cold Storage Locker Plant
- Contractors Yard or Shop
- Convenience Business Service Establishment
- Convenience or Variety Store
- Equipment Sales and Rental Businesses
- Factory Outlet
- Farm Implement Sales and Service Establishment
- Fuel Pump Island

- Furniture Refinishing and Woodworking Shop
- Kennel
- Laboratory and Research Facility
- Landscape Supply Outlet
- Laundromat
- Laundry Plant
- Machine Shop
- Mini-Storage Facility
- Parking Area
- Recycling Depot
- Rental Shop
- Repair Shop
- Self-Storage Establishment
- Wholesale Establishment
- Pet Hotel
- Warehouse



Ample Parking



Drive-in and Truck Level Doors



Centrally Located Between Cities



5 Minutes to HWY 7



# FLOOR PLAN

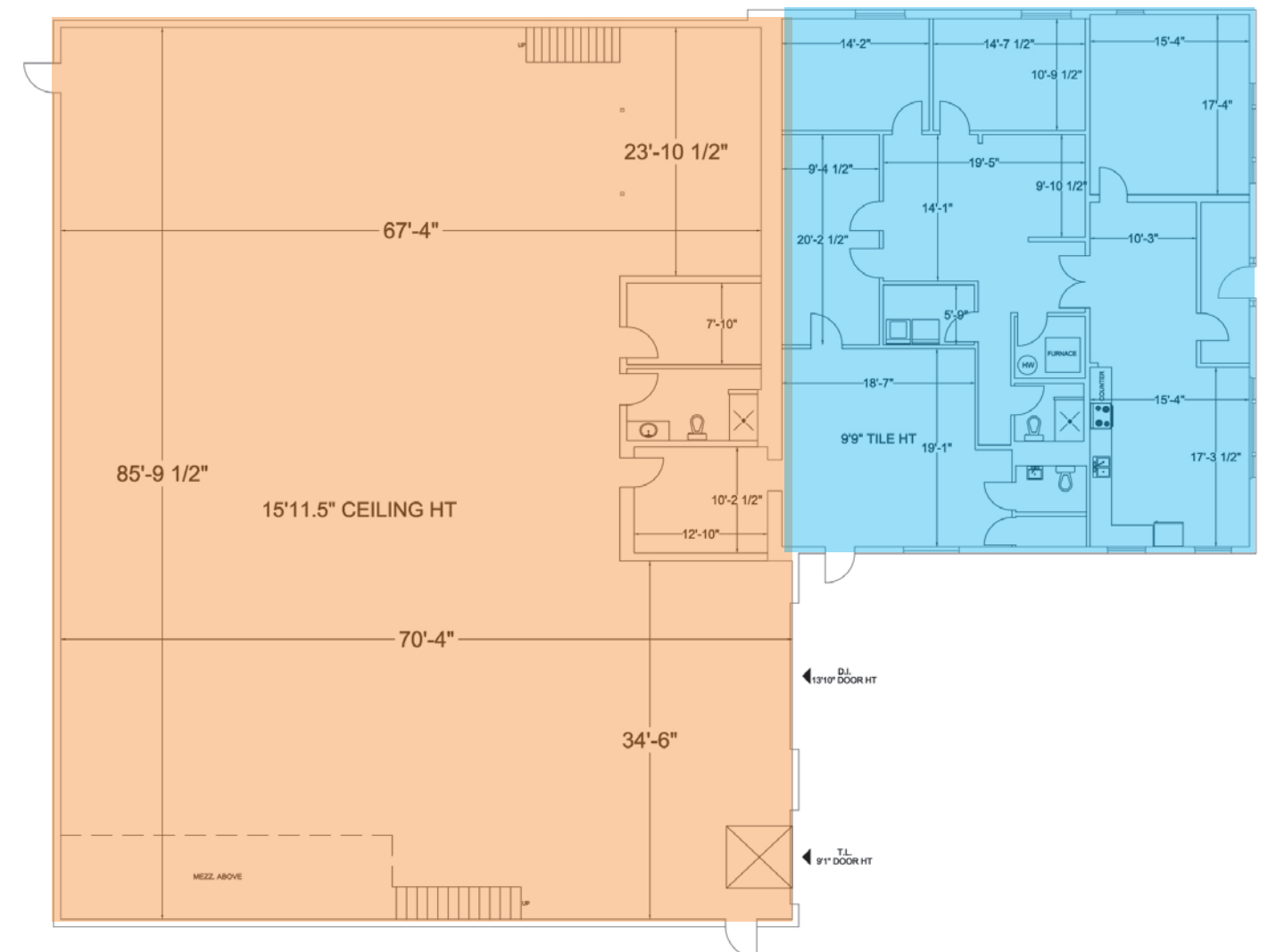
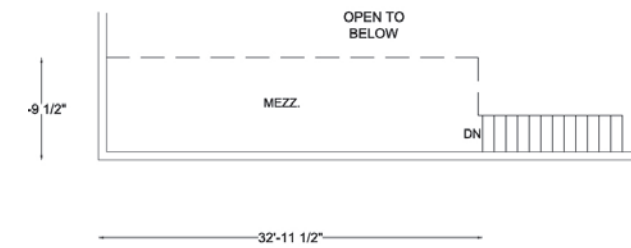
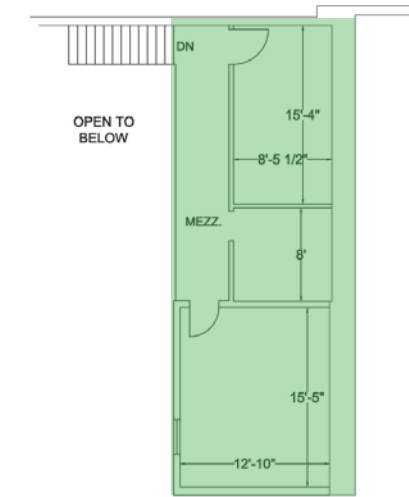
Total Area - 9,190 SF

Warehouse: 6,070 SF

Office Area: 2,484 SF

Office Mezzanine: 636 SF

(+ 288 SF of mezzanine storage)





**DISTANCE FROM 5 INDUSTRIAL RD, ST. MARYS**

STRATFORD - 14 KM  
LONDON - 35 KM  
INGERSOLL - 35 KM

WOODSTOCK - 45 KM  
WATERLOO REGION - 50 KM

**Contact Listing Agents for more information.**



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\*\*Broker \*Sales Representative