

**WAREHOUSE/CROSSDOCK
LEASE @ \$4.50 / SQ FT NNN**

403430 ROBINSON RD, INGERSOLL

- MINUTES TO HWY 401
- 40,000 TOTAL SQ FT.
900 SQ FT OFFICE
- 8 LOADING DOCKS (4 EA SIDE)
40' X 40' BAYS
ON SITE PARKING
- 22' CEILING HEIGHT, FULLY SPRINKLERED,
INFRA RED GAS HEATING
600 VOLTS (3 PHASE-4W)
- EXCEPTIONALLY MAINTAINED VERSATILE
FACILITY
5 YEARS OLD



Richard Wood

Broker of Record

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ROYAL LePAGE R.E. Wood Realty, Brokerage

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MLS® #: 438503i	Major Area: OC
Price: \$4.50	District: IN
Lease Price: \$4.50	Sub-Dist: IN
Status: Lease	
Legal Descr.: PT.LT 25, CONC. 2, S.W. OXFORD	
Address: 403430 ROBINSON RD	
City: INGERSOLL, N5C 3J7	
Sd/Rd: South	
Near:	
Near Town: INGERSOLL	
Prop. Size:	Zoning: MG-3
Square FT/M:	Taxes: \$ ()
Possession:	

Internet Remarks 5-Year old warehouse facility 200'x200' with Hwy#401 exposure. Crossdock-synchronization/logistics station. Office area 900 sq.ft. +/-, 39,100 sq.ft. warehouse. Bay sizes 40'x40' - 22 ft ceiling height; 8 docks with levellers and seals. Drive-in door 12'x12'. Power is 600 v (3 phase-4W). Lease: \$4.50/sq.ft. net/net/net. Additional Rent fee is \$1.62/sq.ft. for each (office, warehouse).

Type: Industrial, Warehouse	Office Heat/Ac: Forced Air, Air Conditioned	Water: Municipal
Type of Dwelling: Free Standing	Ware/Indust Heating: See Remarks	Sewer: Sewer
Parking: Included In Rent	Fuel: Gas	Amenities: Finished Offices, Lunch Room, Natural Light
Sale/lease: Building Only	Elevators:	Incl. in Add. Rent: Build Insurance, Property Taxes
Fire Protection: Full Sprnklr Sys	Signage:	
	Loading: At Dock, At Grade	
Parking Spaces:	Age: 5	Lease Type: Net
Volts: 600	Washrooms: 3	Lease Exp.Date:
Amps: 600	Handicap Washrooms:	SPIS: No
Clear Height:	Equipment Rental:	Solicit Seller: No
	:	Special Conditions: N
		Add. Sale Info:

Type	Area (Sq.Ft.)	\$ Per Sq.Ft.	Add. Rent
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Office	900		1.62
Warehouse	39100		1.62

Improvements: _____ Down Payment: _____

Listing Office: **ROYAL LEPAGE R.E.WOOD REALTY, BROKERAGE** :

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