

FOR SALE | Tenant has Food Certified (SQF)

Colliers



Lease Potential with Option to Purchase | Potential Vendor Finance of 'OAC'

4150 JORDAN ROAD | **±55,927 SF Warehouse & Office on ±4.38 AC**
JORDAN STATION, ON | **with Cold Storage Refrigeration Available**

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LIST PRICE:

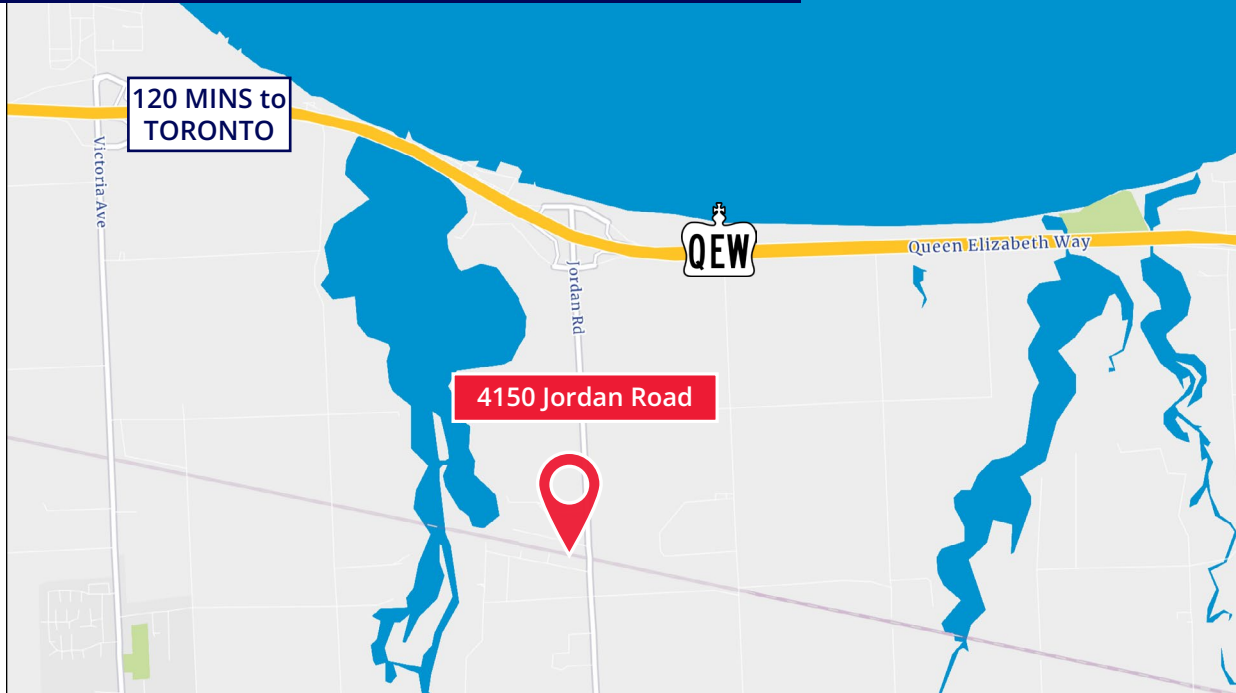
\$6,950,000

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*Broker **Broker of Record

Property Highlights

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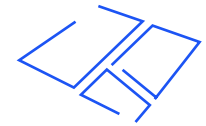
Cold Storage
Available



SQF - Food
Certified



Warehouse w/
Office Area



Lot Size ± 4.386 Ac
Surplus land



Paved On-Site
Parking Spaces



Easy Access to
QEW Highway



Frontage:
 ± 176.29 ft. along Jordan Road
 $\pm 1,102.64$ ft. along Chestnut Street



Permitted Existing Use & Alternative Uses
RM1-35 (H) | Residential Multiple 1 Zone
R2-36 (H) | Residential 2 Zone
OS | Open Space Zone



Property Details

Lot Size	±4.38 AC
Building Area	±55,927 SF
List Price	\$6,950,000
Taxes (2025)	\$90,334 (As Per Town)
Clear Height	±12 ft. to 18 ft. (To Be Verified)
Doors	18 roll-up overhead doors (Drive-In Doors & Truck level Doors)
Roof Systems	Metal paneling & flat tart and gravel
Zoning	• RM1-35 (H) Residential Multiple 1 • R2-36 (H) Residential 2 • OS Open Space
Official Plan	Low Density Residential (Industrial Use - Town Verification Permits Continued Existing Use)
Tenant	SQF Food Certified
Comments	• Income opportunity with fully tenanted property • Warehouse with office space • Cold storage refrigeration available • Excellent access to the QEW Hwy
Cold Storage	• 3 separate cold storage areas



BUILDING DETAILS | TOTAL BUILDING AREA: ±55,927 SF

- | | |
|---|---|
| 1. BUILDING A: <ul style="list-style-type: none">• Main Level Office and Storage: ±6,098 SF• 2nd Level Office: ±3,278 SF | 3. BUILDING C: <ul style="list-style-type: none">• Cold Storage / Warehouse / Shipping: ±14,431 SF |
| 2. BUILDING B: <ul style="list-style-type: none">• Main Floor - Production & Warehouse: ±15,960 SF• 2nd Level - Production: ±8,428 SF | 4. BUILDING D: <ul style="list-style-type: none">• Two Warehouse Units: ±7,732 SF |

Property Photos

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Property Photos

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Building A



Building B



Building C



Building D



Property Photos

Colliers

Building A



Building B



Building C



Building D



Property Photos

Colliers

Building B



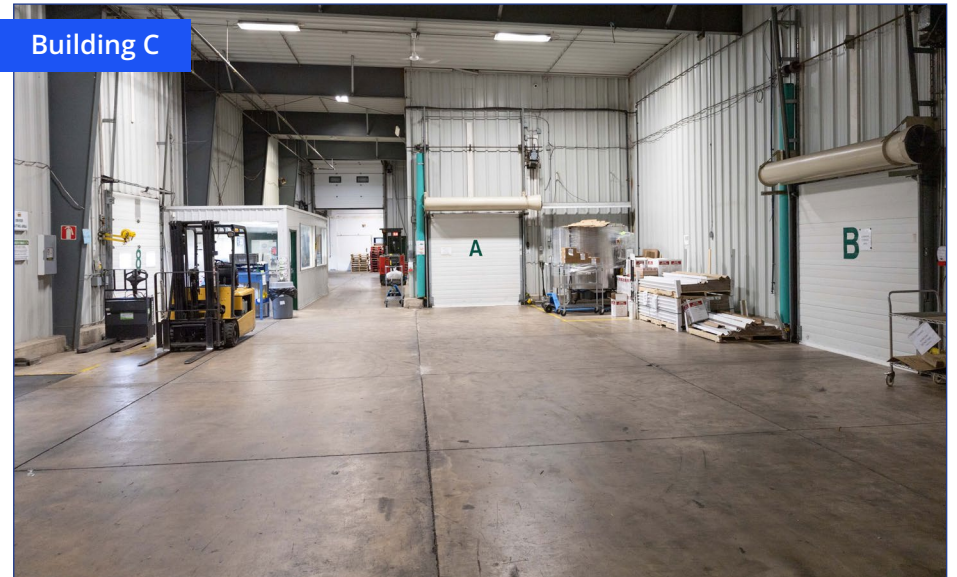
Building B



Building B



Building C



Property Photos

Colliers

Building C



Building C



Building C



Building C

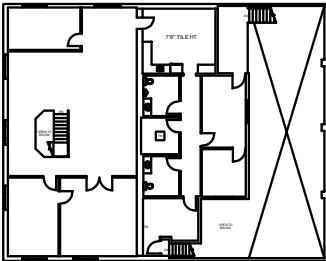


Property Photos

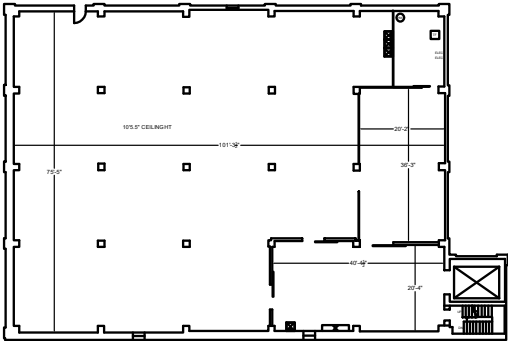
Colliers



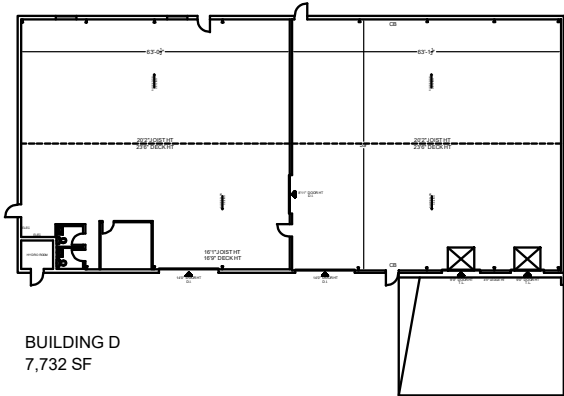
Floor Plans



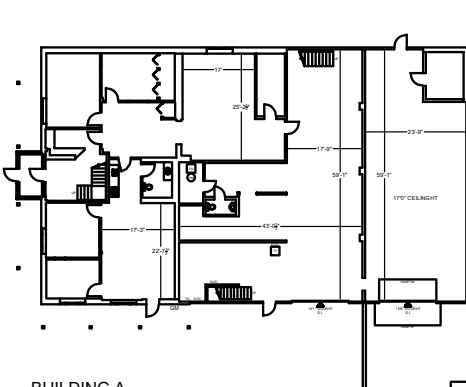
BUILDING A - SECOND FLOOR
3,278 SF



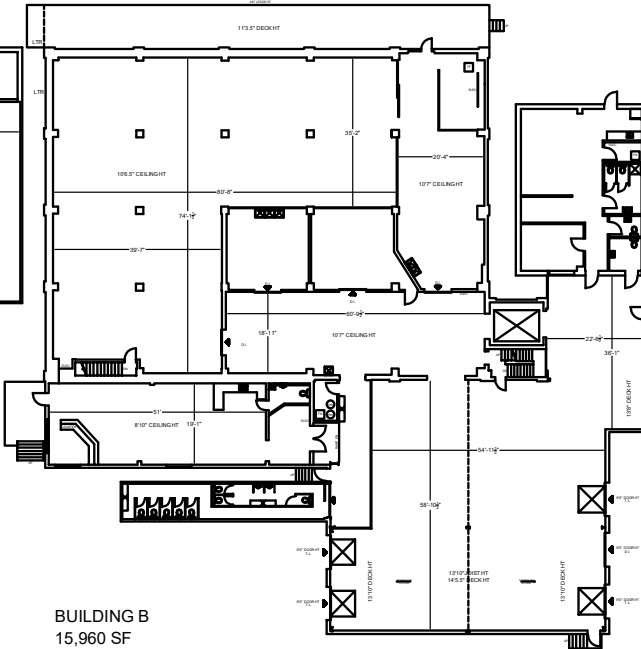
BUILDING B - SECOND FLOOR
8,428 SF



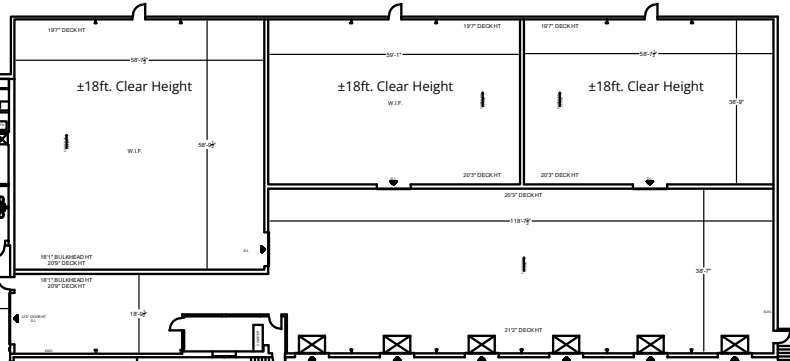
BUILDING D
7,732 SF



BUILDING A
6,098 SF



BUILDING B
15,960 SF

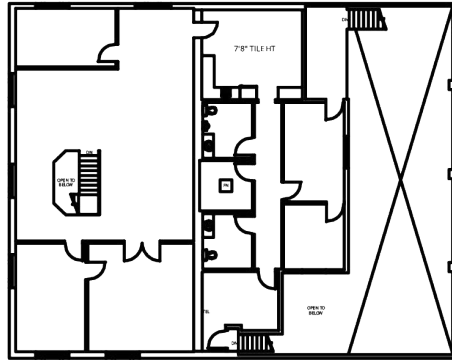


BUILDING C
14,431 SF

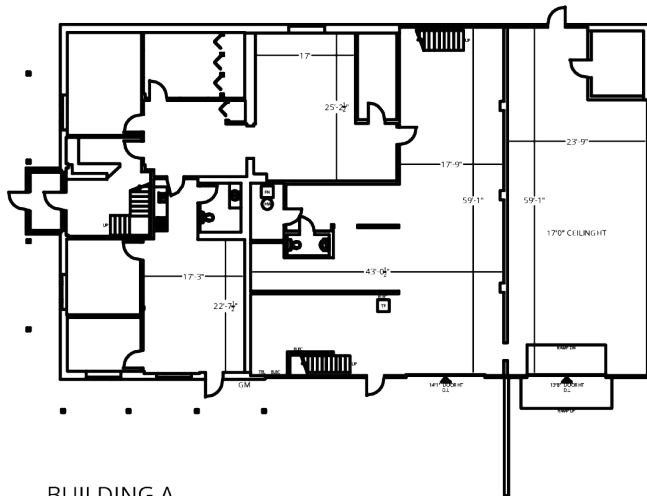
55,927 SF	
LOCATION: FLOOR PLANS 4150 JORDAN ROAD JORDAN STATION, ONTARIO	PREPARED FOR: BUILDING OWNER
	DATE: JUNE 15, 2026
	FILE: 4150JORDAN.DWG
	SCALE: NTS

Building A – Floor Plans

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BUILDING A - SECOND FLOOR
3,278 SF



BUILDING A
6,098 SF



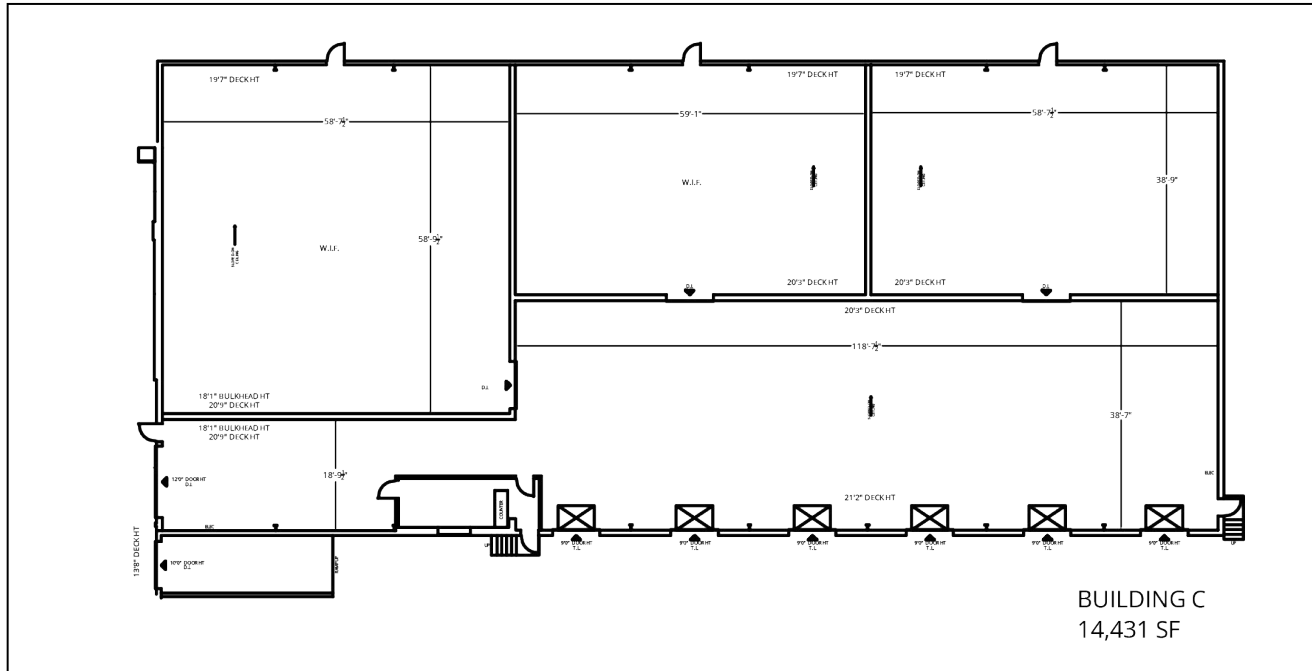
Building A Total Area: $\pm 9,376$ SF

- Main Level Office and Storage: $\pm 6,098$ SF
- 2nd Level Office: $\pm 3,278$ SF



Building C – Floor Plans

Colliers



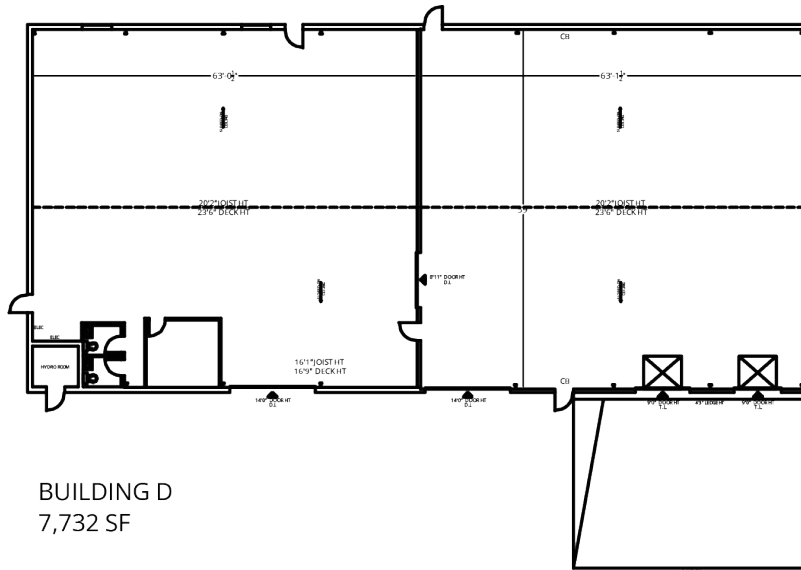
Building C
Total Area:
±14,431 SF

- Cold Storage / Warehouse / Shipping:
±14,431 SF



Building D – Floor Plans

Colliers



BUILDING D
7,732 SF

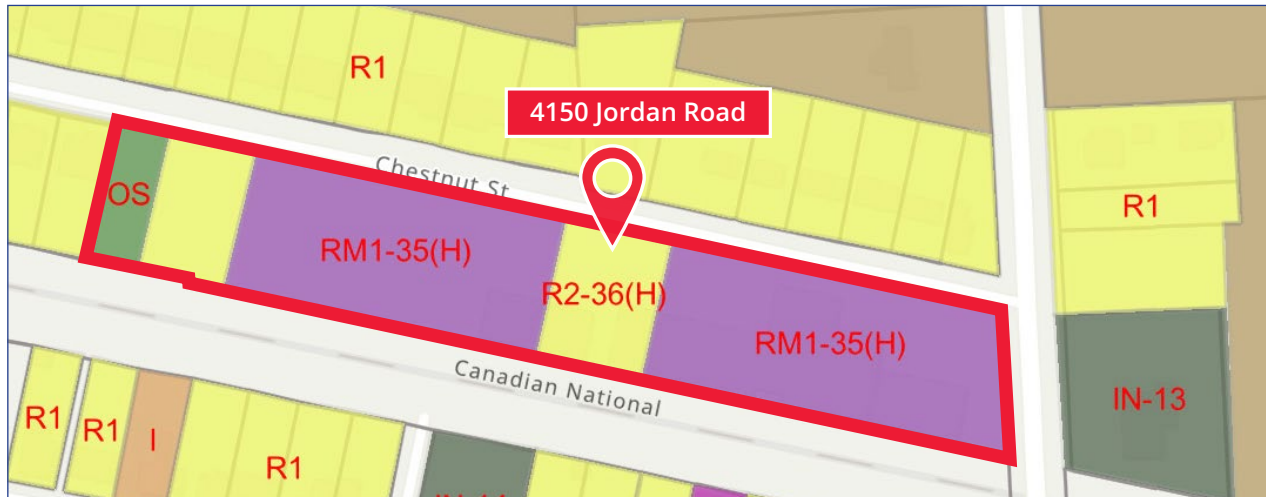


Building D
Total Area:
±7,732 SF

- Two Warehouse Units:
±7,732 SF



Property Zoning

6.6.36 R2-36 (SINGLE DETACHED DWELLING)

Notwithstanding the provisions of the Residential (R2) Zone, for single detached dwellings, the lands indicated as R2-36 shall be subject to the following provision:

- | | |
|--------------------------------|--|
| (a) Minimum Front Yard Setback | - 3 metres for the dwelling and 6 metres for the garage. |
|--------------------------------|--|

6.7.35 RM1-35 (STREET TOWNHOUSES)

Notwithstanding the provisions of the Residential Multiple 1 Zone, for street townhouses, the lands indicated as RM1-35 shall be subject to the following provisions:

- | | |
|--|---|
| (a) Minimum Front Yard Setback | - 3 metres for the dwelling and 6 metres for the garage |
| (b) Minimum Interior Side Yard Setback | - 1.2 metres for end units. |

*The use is only permitted as accessory to another permitted use

**Only uses which legally existed on the date of passing of this By-law shall be permitted

OS Open Space Zone

PERMITTED USES

- Cemetery
- Conservation Use
- Park

R2-36(H) Residential 2 Zone

PERMITTED USES

- Single detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Bed and breakfast establishment
- Home for Special Care
- Home-based business*
- Private home daycare*

RM1-35(H) Residential Multiple 1 Zone

PERMITTED USES

- Single detached dwelling**
- Triplex
- Fourplex
- Block Townhouse dwelling
- Block Townhouse dwelling
- Live-Work dwelling
- Home for Special Care
- Home-based business*
- Long-term care home including accessory dwelling units
- Private home daycare*

\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated June 2026

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