



# FOR SALE

## 3 INDUSTRIAL DRIVE ELMIRA, ON.

CHAD RITZER

Sales Representative

519.743.5211 x 3033 | [critzer@coldwellbankerpbr.com](mailto:critzer@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

**PETER BENNINGER  
REALTY, BROKERAGE**

ASKING PRICE	\$11,900,000.00
TAXES	\$59,830.84 (2024)
BUILDING SIZE	+/- 52,885 SQUARE FEET
LOT SIZE	+/- 3.094 ACRES
CEILING HEIGHT	17' TO 27'
LOADING DOORS	1- (10' x 12') DRIVE IN 1- (18' x 16') DRIVE IN 1- (14' x 14') DRIVE IN 1- (9' x 12') DRIVE IN 1- (17' x 16') INTERIOR FLATBED LOADING DOCK 1- (8' x 8') DOCK LEVEL 1- (8' x 10') DOCK LEVEL
PARKING	68 ONSITE SPACES



## PRIME LOCATION:

- Strategically located within Elmira's industrial area.
- Convenient access to major transportation routes for efficient logistics and distribution.
- Close to local amenities and public transportation, offering convenience for employees and clients.

## PROPERTY DETAILS:

- Total area: +/- 52,885 SF building.
  - Industrial space: +/- 47,885 SF.
  - Office space: +/- 5,000 SF.
- Ceiling height: The property boasts varying ceiling heights, with clearances from 17 feet to 27 feet
- Zoning: M2 (General Industrial) allowing a wide range of uses.

## BUILDING FEATURES:

- Ample power supply (600 volts/800 amps)
- In floor boiler heating
- Many types of loading doors

This well-maintained heavy industrial building offers a prime opportunity for investors or owner-occupiers seeking a versatile property in a highly desirable location. Conveniently situated with easy access to major highways and public transportation routes, the property also benefits from close proximity to local amenities.

The building is equipped with multiple types of truck loading doors, including interior flatbed loading capabilities, and features heavy electrical power and efficient in-floor boiler heating. A very nice office buildout complements the industrial space, providing functionality and comfort.

Currently under a short-term lease, this property is suitable for a variety of purchasers. It also includes on-site parking, ensuring convenience for employees and visitors alike. With its combination of flexibility, infrastructure, and accessibility, this property represents an exceptional opportunity in the industrial real estate market.



VIRTUAL  
TOUR



VIEW ALL  
PROPERTY  
PHOTOS



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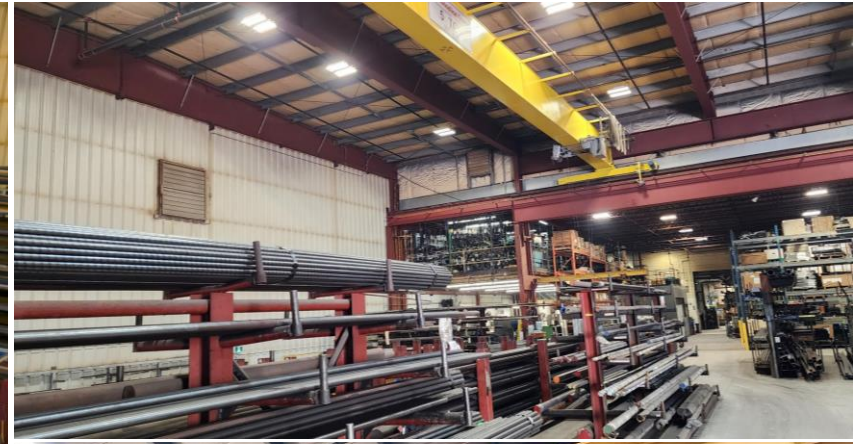
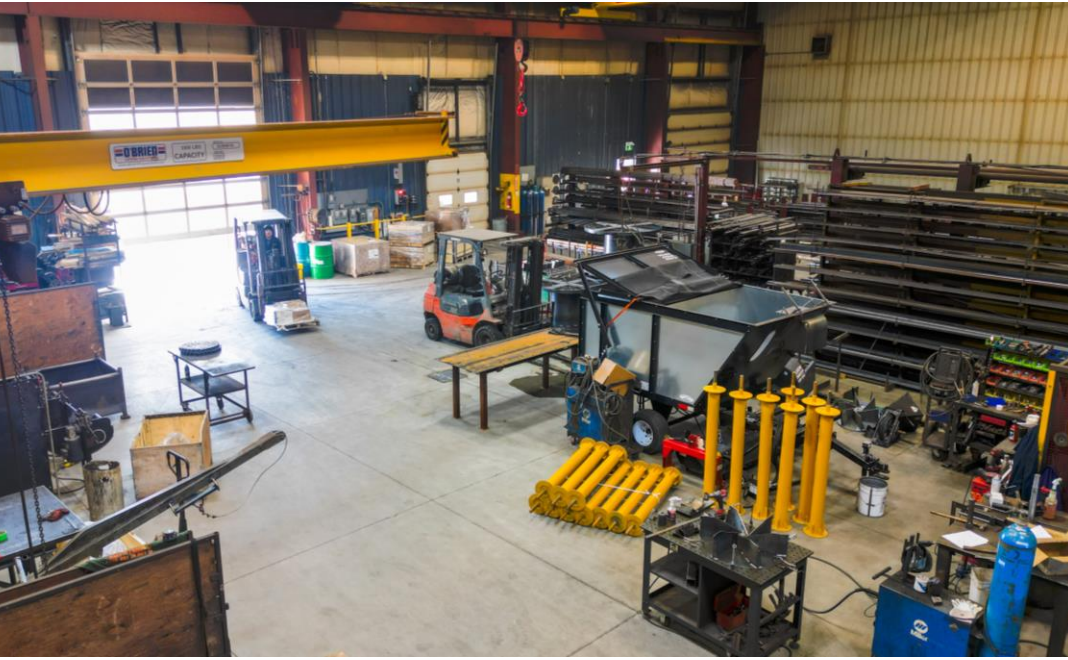


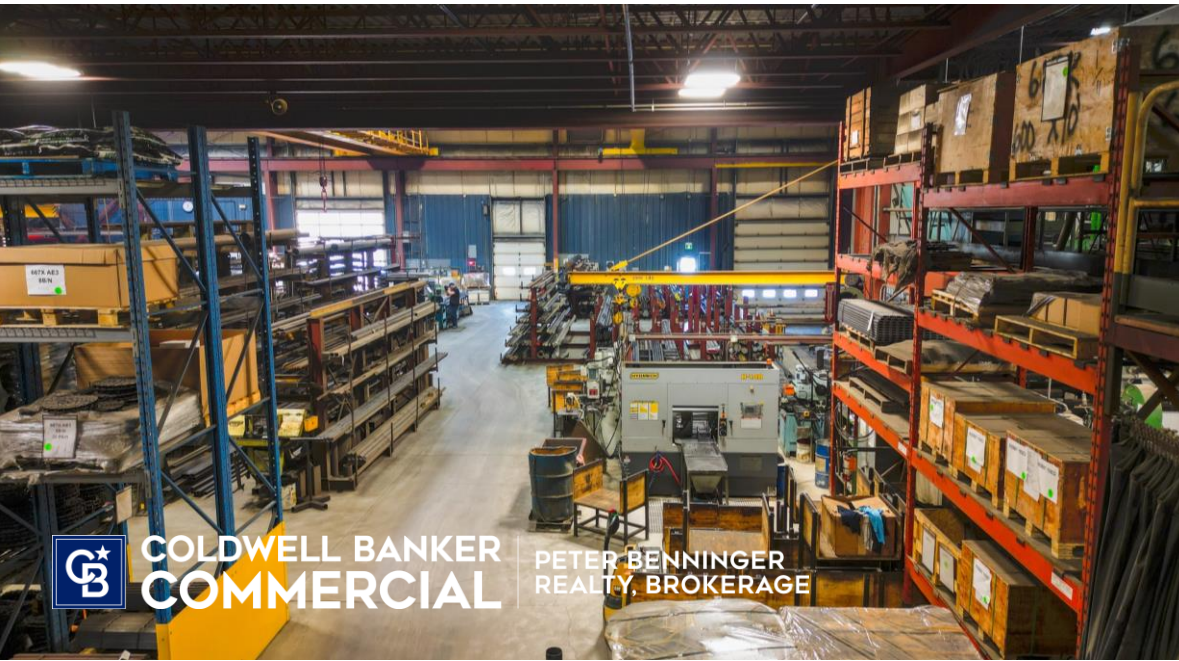
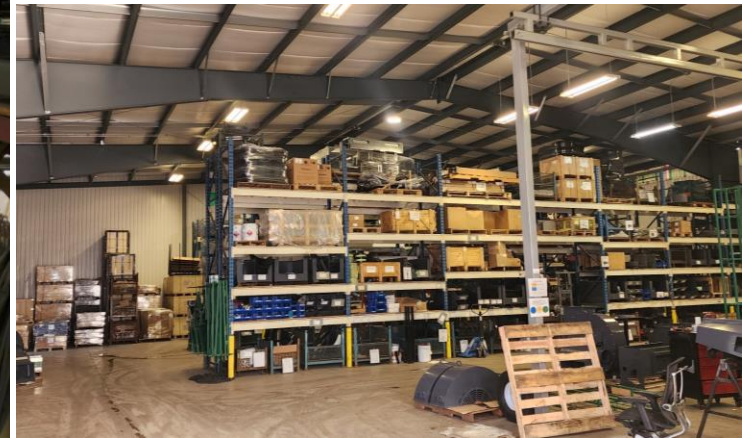
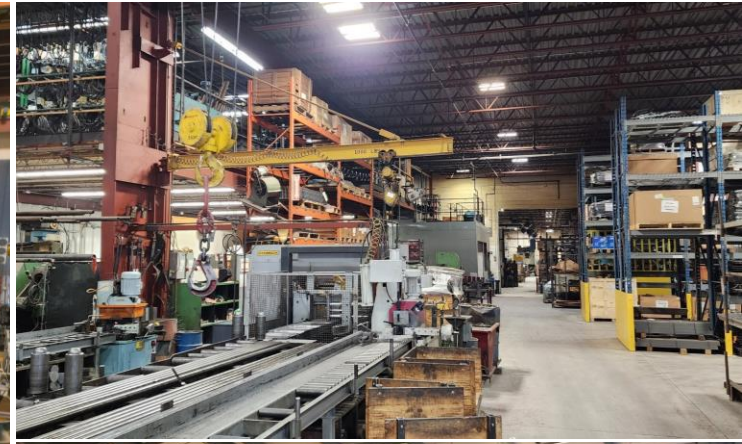
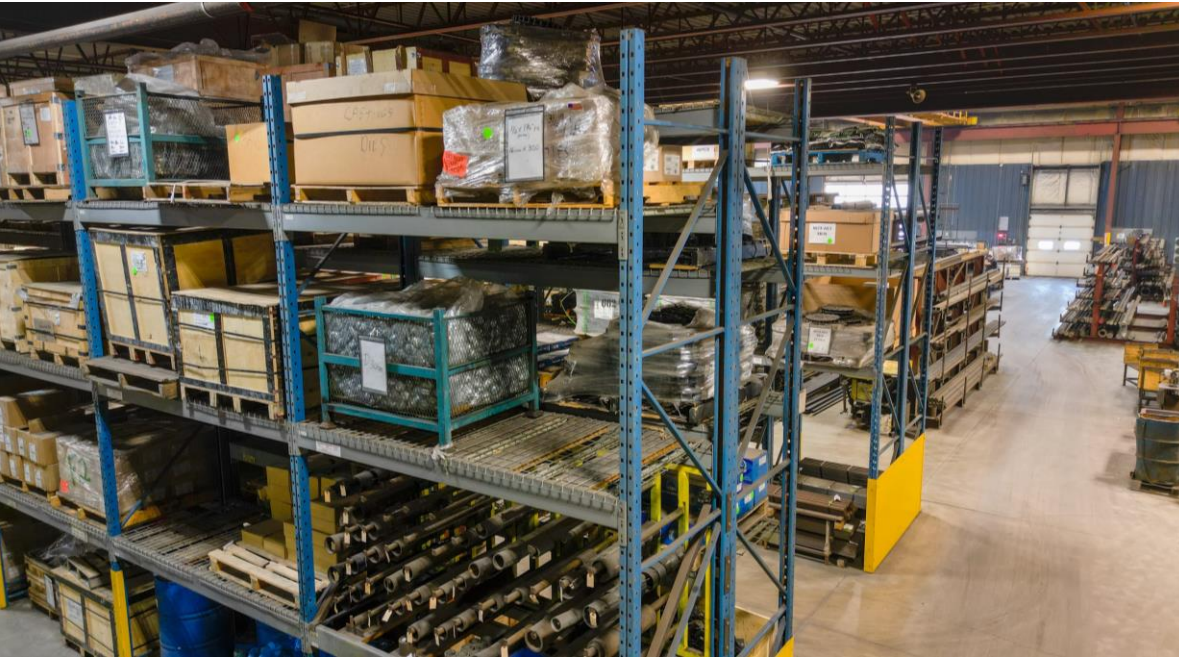
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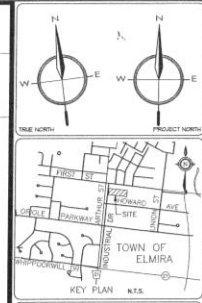
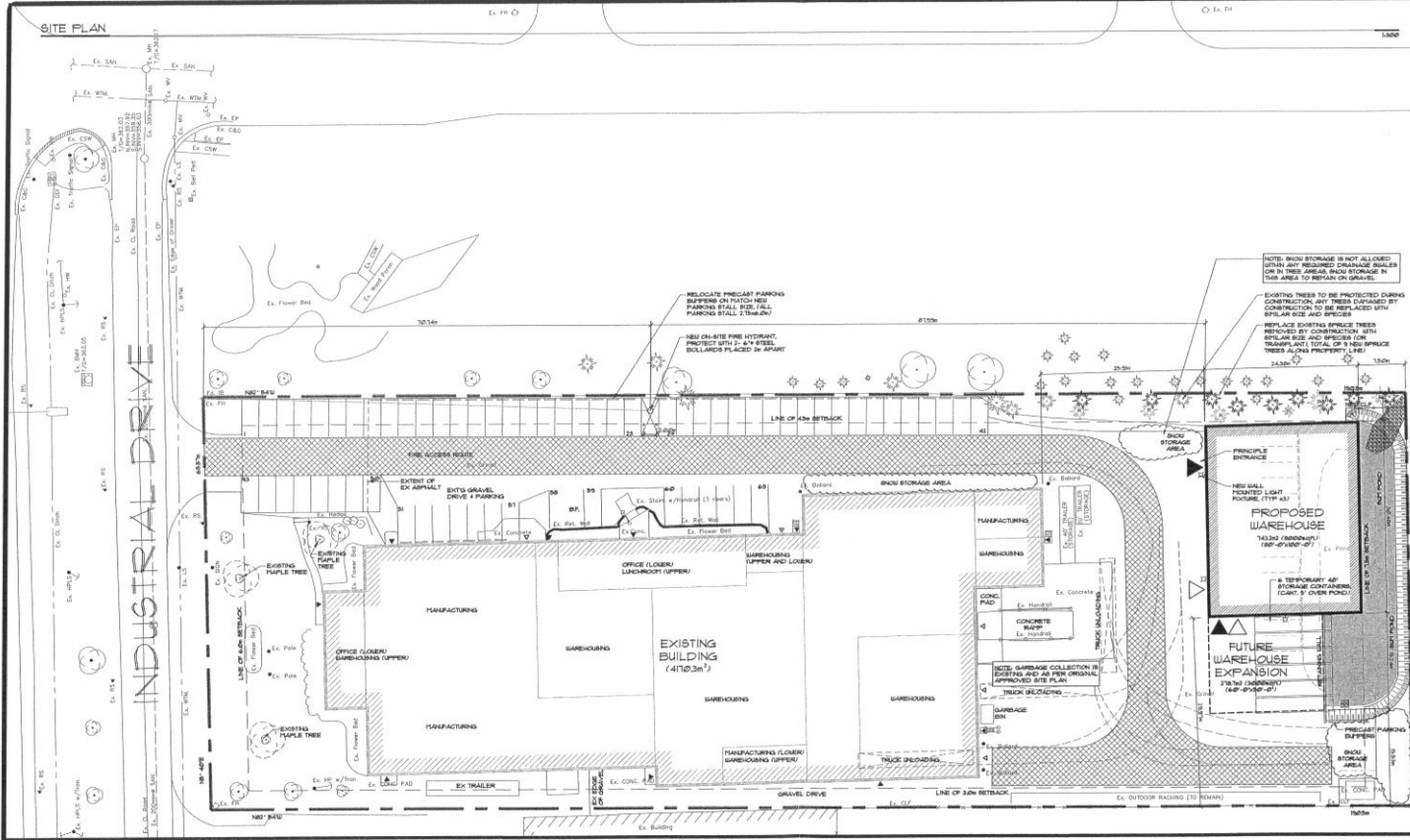


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## INDUSTRIAL ZONING PERMITTED USES

- Advance Technology
  - Automotive Sales, Rental and Service
  - Automotive Sales Lot
  - Automobile Service Station
  - Beer, Wine, and Alcohol Manufacturing
  - Body Shop
  - Building or Lumber Supply Outlet
  - Business Incubator
  - Catering Service
  - Commercial Laundry
  - Commercial Printing
  - Commercial Wellness Facility – Indoors Only
  - Communication Establishment
  - Commuter Passenger Railway Operation and Station
  - Contractor’s Office
  - Contractor’s Yard
  - Convenience Store
  - Distribution Operation
  - Emergency Services –Ambulance, Fire and Police
  - Farm Implement Sales Outlet
  - Financial Establishment
  - Gas Bar
  - Government Services
  - Health Services Facility/Clinic
  - Indoor Storage/Warehousing
  - Indoor Storage and Dismantle
  - Industrial Mall
  - Laboratory
  - Light Industrial
  - Manufacturing
  - Microbrewery, Winery and Distillery
  - Open Spaces/Parks
  - Office - Business, Professional, Commercial
  - Private Power Generation Facility
  - Public Garage
  - Renewable Energy System
  - Research and Development
  - Restaurant or Drive-Thru Restaurant
  - Sales and Service of Garden Equipment
  - Sales and Service of Industrial Equipment
  - Sales or Service of Large Machinery"
  - Sales and Service of Trucks and Trailers with Limited Accessory Retail
  - Sawmill
  - Service, Repair or Rental Enterprise (not including Personal Services)
  - Training Facility
  - Transit Operation and Station
  - Transportation Operation
  - Truck Fuel Depot/Dispensing
  - Truck Wash
  - Wholesale Outlet (Not Retail)
- Accessory Uses:**
- Buildings or Structures Accessory to the Foregoing Permitted Uses including Buggy Shelters
  - Offices accessory to a permitted employment zone use
  - Outdoor Storage
  - Outdoor Display
  - Outdoor Patio
  - Pharmacy Accessory to Health Service Facility Residential Unit
  - Retailing Accessory to a Building or Lumber Supply Outlet
  - Retail or Wholesale Outlet or Showroom (Limited Accessory Retail)



REV	DESCRIPTION	DATE
1	REVISED FOR PERMIT	JAN 4, 2025
2	REVISED FOR SPS	DEC 21, 2020
3	REVISED FOR SPS	DEC 14, 2020
4	FOR PERMIT	OCT 4, 2020



**TACOMA ENGINEERS**  
 176 Sproule Avenue West  
 Elmira, Ontario, N1E1 K3J  
 Tel: 519.743.2000 Fax: 519.823.2000  
 www.tacomainc.com



PROJECT: 1295209 ONTARIO INC  
 NEW WAREHOUSE

3 INDUSTRIAL DR, ELMIRA, ONTARIO

DRAWING TITLE: SITE PLAN

DRAWN BY: BFI  
 CHECKED BY: CPFI  
 DATE: January 4, 2025  
 SCALE: 1:500  
 DESIGN NUMBER: 12-025  
 SHEET: A1  
 JOB NUMBER: 12-149

LEGEND		NOTES	
---	SITE BOUNDARY	---	PROPOSED BUILDING
---	PROPERTY SETBACK	---	EXISTING BUILDING
---	EXISTING SANITARY SEWER	---	FIRE ROUTE
---	EXISTING WATERMAIN	---	NEW OVERHEAD DOOR
---	EXISTING FENCE	---	NEW MAIN DOOR
---	EXISTING OVERHEAD DOOR	---	EXISTING BOLLARD
---	EXISTING MAIN DOOR	---	PARKING STALL NUMBERS
---	EXISTING BOLLARD	---	
---	PARKING STALL NUMBERS	---	

SITE DATA		NOTES	
ZONING: I (INDUSTRIAL)	SET BACKS (OR AS NOTED ON PLANS)	FRONT: 6.2M	
ADDRESS: 3 INDUSTRIAL DR, ELMIRA, ONTARIO	REAR: 1.5M	REAR: 4.5M	
TOTAL SITE AREA: 13660 SQM (30648 SQ FT)	PARKING CALCULATION	OFFICE AREA: 3644M²	3644M² / 30M x 6M = 202 SPACES
LOT FRONTAGE: 483.3M	TOTAL SPACES (N/A, NON-CONCERNANT)	MANUFACTURING AREA: 2282M²	2282M² / 30M x 6M = 128 SPACES
LOT DEPTH: 780.5M	TOTAL SPACES (N/A, NON-CONCERNANT)	MANUFACTURING AREA: 2282M²	2282M² / 30M x 6M = 128 SPACES
BUILDING DATA	EXISTING BUILDING AREA: 4702.3M² (10144 SQ FT)	EXISTING BUILDING AREA: 4702.3M² (10144 SQ FT)	
PROPOSED BUILDING AREA (PHASE 1): 1413M² (3024 SQ FT)	PROPOSED BUILDING AREA (PHASE 2): 2763M² (5934 SQ FT)	PROPOSED BUILDING AREA (PHASE 2): 2763M² (5934 SQ FT)	
EXISTING GROUND FLOOR AREA: 4673M² (10074 SQ FT)	NEW GROUND FLOOR AREA (PHASE 1): 1413M² (3024 SQ FT)	NEW GROUND FLOOR AREA (PHASE 2): 2763M² (5934 SQ FT)	
EXISTING GROUND FLOOR AREA: 4673M² (10074 SQ FT)	NEW GROUND FLOOR AREA (PHASE 1): 1413M² (3024 SQ FT)	NEW GROUND FLOOR AREA (PHASE 2): 2763M² (5934 SQ FT)	
BUILDING HEIGHT: 8.4M (27'-0")	LOT COVERAGE (PHASE 1 ONLY, PHASE 2 TAKES AWAY FROM GRAVEL): 1		
APPROX. AREA: 458.8M² (988.2 SQ FT)	GRAVEL: 478.8M² (1031.8 SQ FT)	GRAVEL: 478.8M² (1031.8 SQ FT)	
CONCRETE PAD: 84.8M² (182.2 SQ FT)	CONCRETE PAD: 84.8M² (182.2 SQ FT)		

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