

FOR SALE

Designed for Productivity, Built for Performance.

224 ROBOT STREET | VARS, ON

224

Colliers

The Space to Build What's Next.

Exceptional opportunity to acquire a newly constructed 15,000 SF industrial warehouse and office facility in the growing Vars industrial market. Completed in 2024, this modern building offers a highly functional layout with 24' clear ceilings, nine (9) drive-in level loading doors, and a large storage yard.

The facility is configured into two industrial wings, each featuring a professionally finished two-storey office component with multiple private offices, dedicated

boardrooms, and employee lunchrooms. Designed with efficiency and employee comfort in mind, the building offers contemporary finishes, modern amenities, abundant natural light, and flexible space suitable for owner-occupiers or multi-tenant users.

The property is serviced with 400 Amp / 600 Volt electrical power, providing capacity for a variety of industrial operations. Ample on-site parking and just minutes away from HWY 417 for added convenience.

SPACE HIGHLIGHTS



**15,000 SF of Newly
Constructed Office &
Warehouse Space**



Large Storage Yard



9 Drive-In Doors



High End Security System



**Top Of The Line
Construction**



3 kms to Highway 417

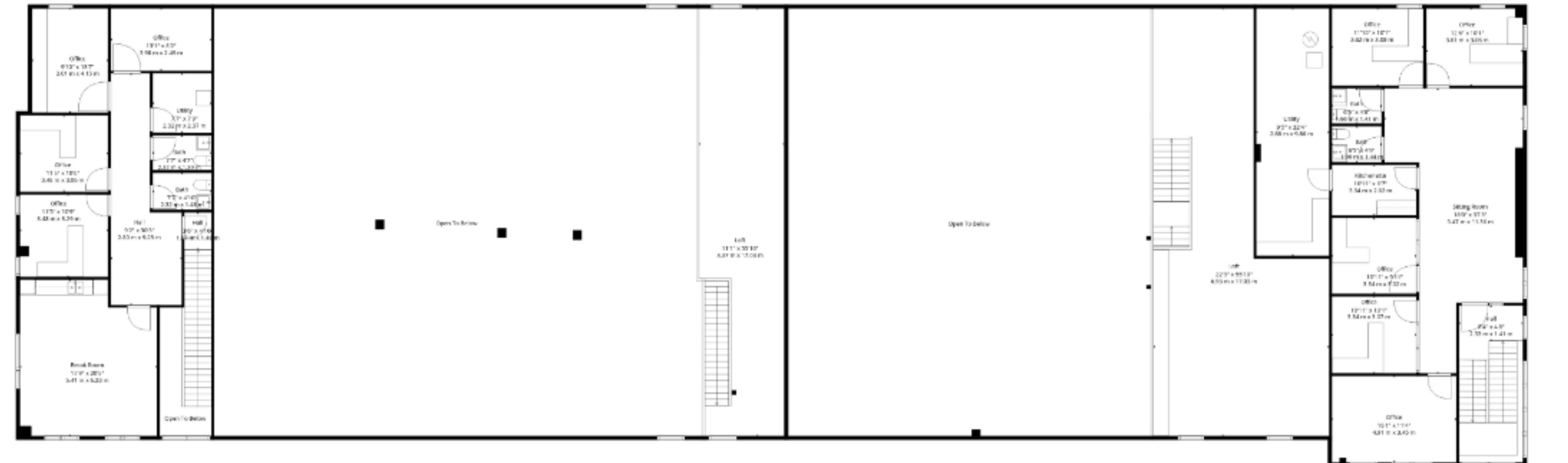
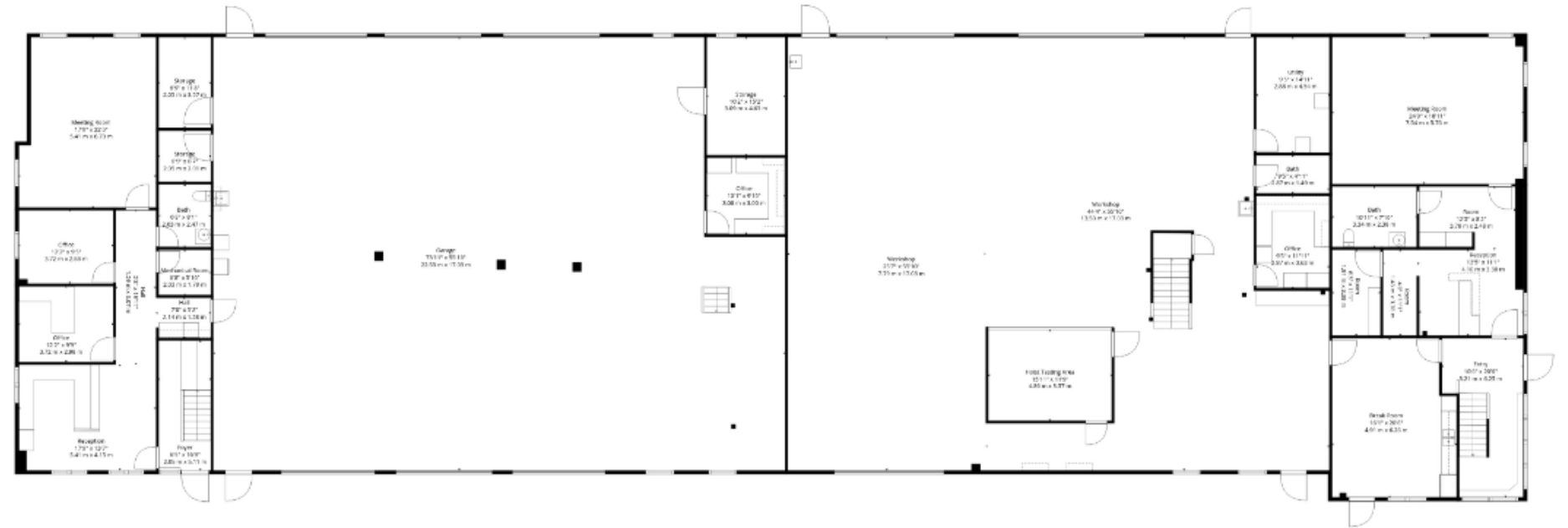


Photos



Facility Features

Rentable Area	15,000 SF
Office Area	6,000 SF
Industrial Area	9,000 SF
Clear Height	24'
Drive-In Doors	9
Power	400 Amp / 600 Volt
Zoning	MP2
Year Built	2024
Availability	Immediately
Sale Price	\$6,700,000
Property Taxes	\$66,521 (2025)





The Team



Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

Eric Whittington*

Associate Vice President

+1 613 683 2212

eric.whittington@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

*Sales Representative.