



AVAILABLE FOR LEASE

115 EARL THOMPSON ROAD, AYR, ON.

CHAD RITZER

Sales Representative

519-589-6062 | critzter@coldwellbankerpbr.com



**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE



MAIN BUILDING	3,600 SQ. FT. TOTAL
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OFFICE	2,400 SQ. FT.
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SHOP	1,200 SQ. FT.
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DOME SPACE	1,950 SF
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OUTSIDE STORAGE (FENCED GRADED)	+/- 0.32 SCRES
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LEASE RATE:	\$7,640.00/MONTH GROSS +HST
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POWER:	600 VOLTS, 200 AMPS
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DOORS:	2 DRIVE IN (14' X 10')
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CEILING HEIGHT:	22'
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PARKING:	ONSITE - 10 SPACES
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ZONING:	Z-11
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Standalone Industrial Facility for Lease | Ayr, Ontario

Exceptionally well-maintained standalone industrial property available for lease in the thriving Ayr industrial market, with immediate access to Highway 401.

The 3,600 SF building offers a functional mix of office and manufacturing/warehouse space, complemented by a 1,950 SF covered dome structure equipped with 3-phase electrical service. The property also features a fully fenced yard with approximately one-third acre of usable, graded outdoor storage and work area.

Ideally suited for service trades, contractors, landscaping companies, and other industrial users requiring a combination of indoor workspace and secure outdoor storage.

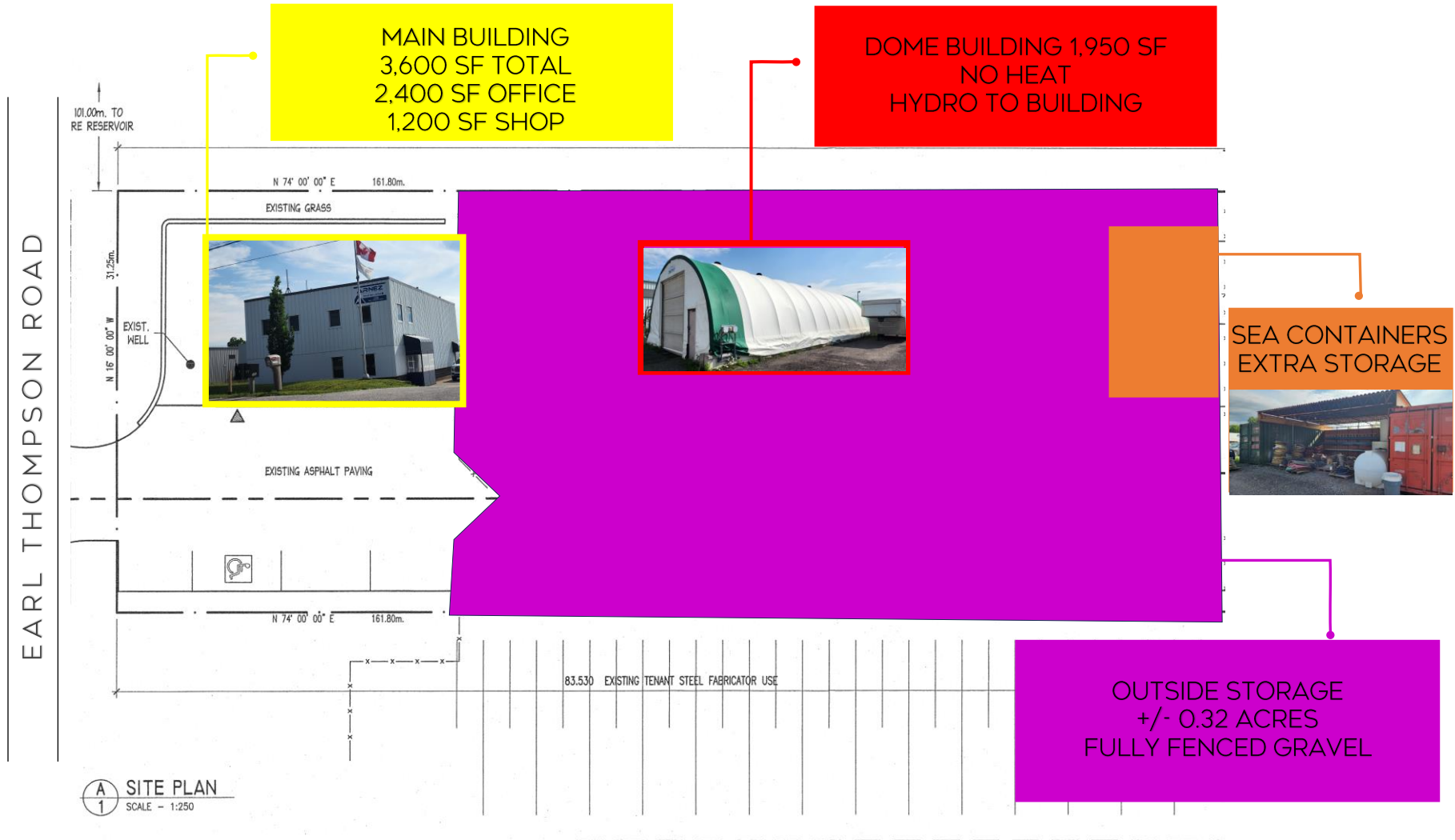
PROPERTY HIGHLIGHTS:

- Office and warehouse/manufacturing configuration
- 1,950 SF covered dome with 3-phase power
- Fully fenced yard with approximately 0.33 acres of usable graded land
- Fibre optic connectivity
- Additional parking/storage within the fenced yard
- Move-in ready condition

The asking monthly semi-gross rent excludes hydro and natural gas. Contact the listing agent for additional information or to arrange a viewing.

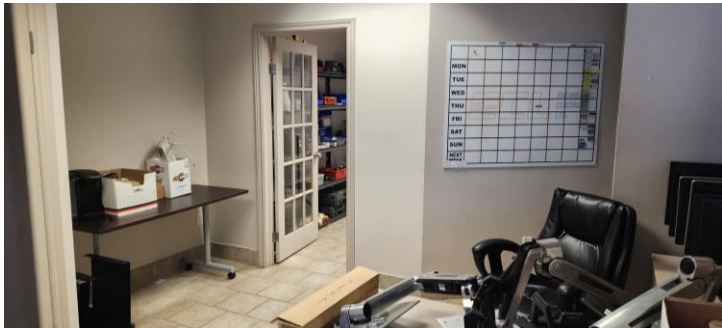
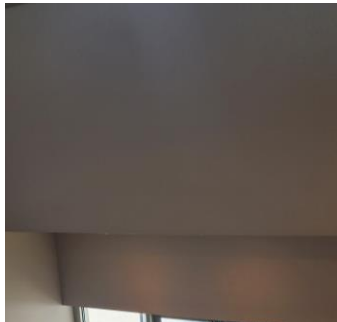
SITE DETAILS

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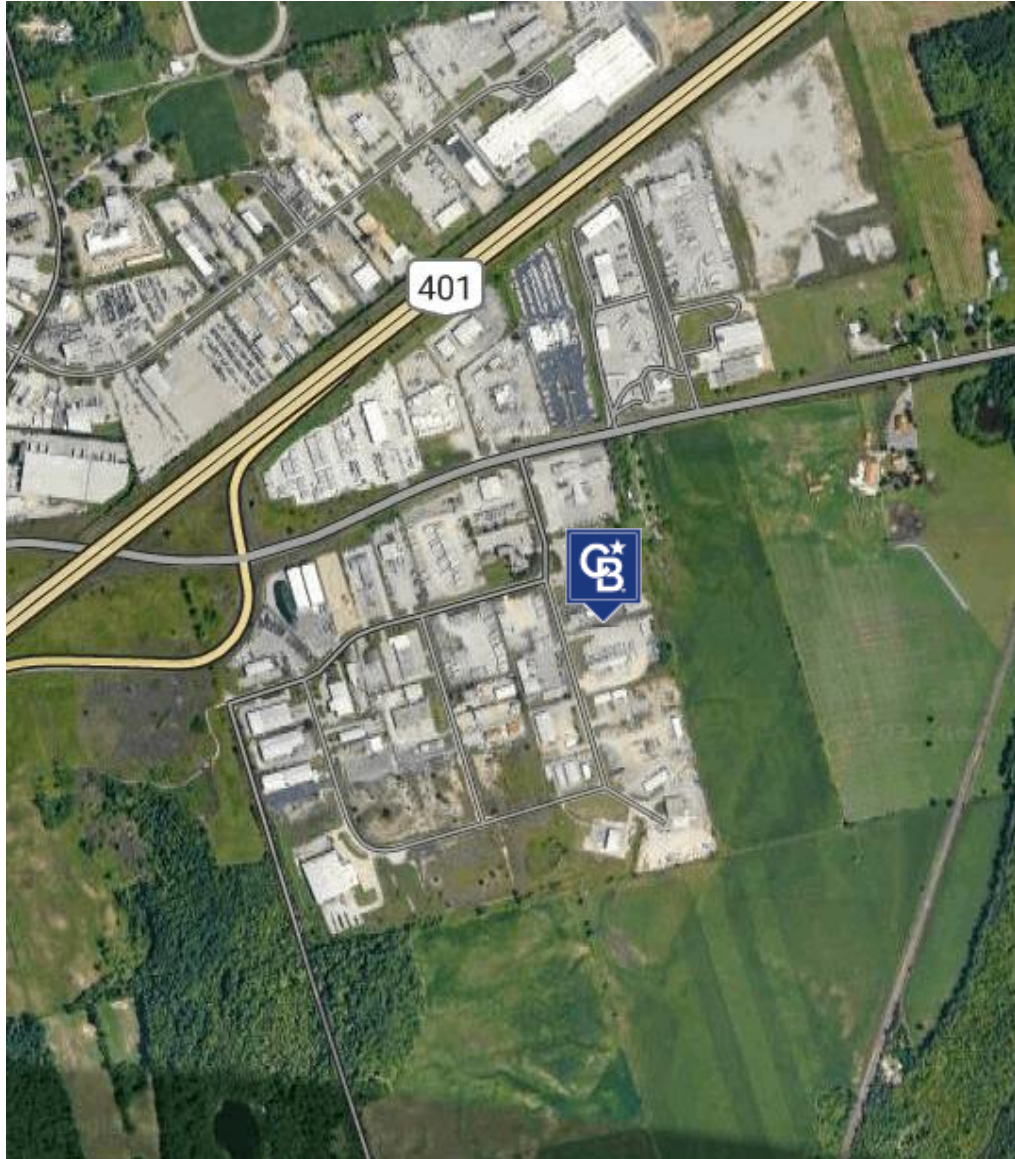
PROPERTY PHOTOS

115 EARL THOMPSON ROAD
AYR, ON.



PROPERTY LOCATION

115 EARL THOMPSON ROAD
AYR, ON.



ZONING | USES

15.2.1 Any light to medium industrial use providing light to medium scale processing, manufacturing, packaging, assembly, production, fabrication, warehousing, testing, treating, storage of goods / products, or finishing, and having minimal adverse effects for nearby sensitive land uses. In connection with any of the above permitted uses, a retail or wholesale outlet or showroom may be established as any accessory use so long as such outlet is located within the main building and does not occupy an area exceeding 25% of an area of the ground floor of the main building. Such outlet or showroom shall only display or offer for sale products manufactured, fabricated or processed on the premises

- Distributing or Transportation Operation
- Veterinary Clinic or Office
- Contractor, Building Supplies Dealer/ Outlet or Sawmill
- Automobile Service Station
- Farm Equipment Sales and Service
- Warehousing or Indoor Storage
- Wholesale Outlet or Showroom
- Bank, Restaurant or Catering Service
- Parking Lot or Garage Public Service or Repair Enterprise
- Office or Office Building
- Commercial Printing or Laundry
- Car Washing Establishment
- Club or Amusement Enterprise, Lodge or Recreation Use
- Trucking or Transportation Enterprise or Terminal
- Sales or Servicing of Motor Vehicles or Machinery
- Boat, Bus, and Trailer Display, Service and Storage
- Theatre or Bowling Alley
- Storage and Display of Manufactures
- Modular or Prefabricated Buildings
- Storage, Sale and Supply of Livestock
- Equipment (excluding animals)
- Storage, Sale and Supply of Poultry
- Equipment (excluding animals/ birds)

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