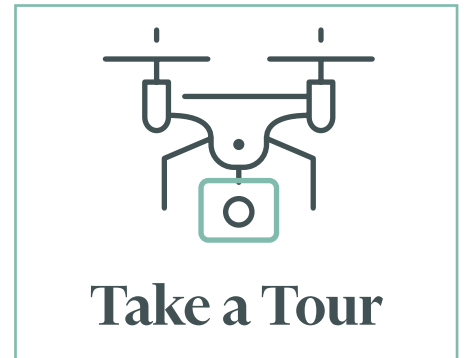


700 Wallrich Avenue

CORNWALL, ONTARIO

134,000 SF Available for Lease



Ideal Location for Warehousing & Logistics with Outdoor Storage



*Outline Not to Scale

700 Wallrich Avenue
Cornwall, Ontario

Offering Details

For Lease

LEASE

Asking Net Rent \$9.50 PSF

Additional Rent (Est. 2025) \$3.35 PSF

Availability Immediate

Lease Term Negotiable

Property Details

Municipal Address 700 Wallrich Avenue, Cornwall, Ontario

Building Size 154,000 square feet (134,000 sf available for lease)

Land Area 23.3 Acres

Year Built 1973

On-Site Parking Up to 30 vehicles

Loading 8 Dock Doors and 2 Drive-in Doors

Power 4000A @ 277/480V

Clear Ceiling Height ~22 feet

Zoning EAG - Employment Area General

Storage Outdoor Storage Available

The Opportunity

EXTREMELY RARE INDUSTRIAL BUILDING OFFERING WIDE APPEAL

CBRE Limited is proud to present 700 Wallrich Avenue in Cornwall, Ontario. The warehouse consists of 154,000 square feet, 134,000 square feet of which are available for lease. The property is zoned EAG-Employment Area General, has excellent access to Highway 401 and is in close proximity to the US border. There is ample parking on-site and also includes eight dock and two drive-in doors. The warehouse ceiling height is approximately 22 feet. Ideally positioned to service multiple markets including Ottawa and Montreal, Cornwall enjoys a strategic location on Highway 401 between Toronto and Montreal, and is just an hour's drive southeast of Ottawa, the Nation's Capital. The 401's vital transportation link means Cornwall companies can ship products efficiently and cost effectively anywhere in North America, including international shipping ports. Some of Canada's largest and most advanced logistics warehouse operations take advantage of Cornwall's national road and rail shipping networks, and its position as a vital node with an International Border Crossing to New York State, making it part of one of Canada's most important transportation networks. The Cornwall Business Park is located in the eastern part of the city, immediately adjacent to Highway 401. At well over 1600 acres, the Business Park is home to some of Canada's largest distribution centres, award winning manufacturers and some great transportation companies.

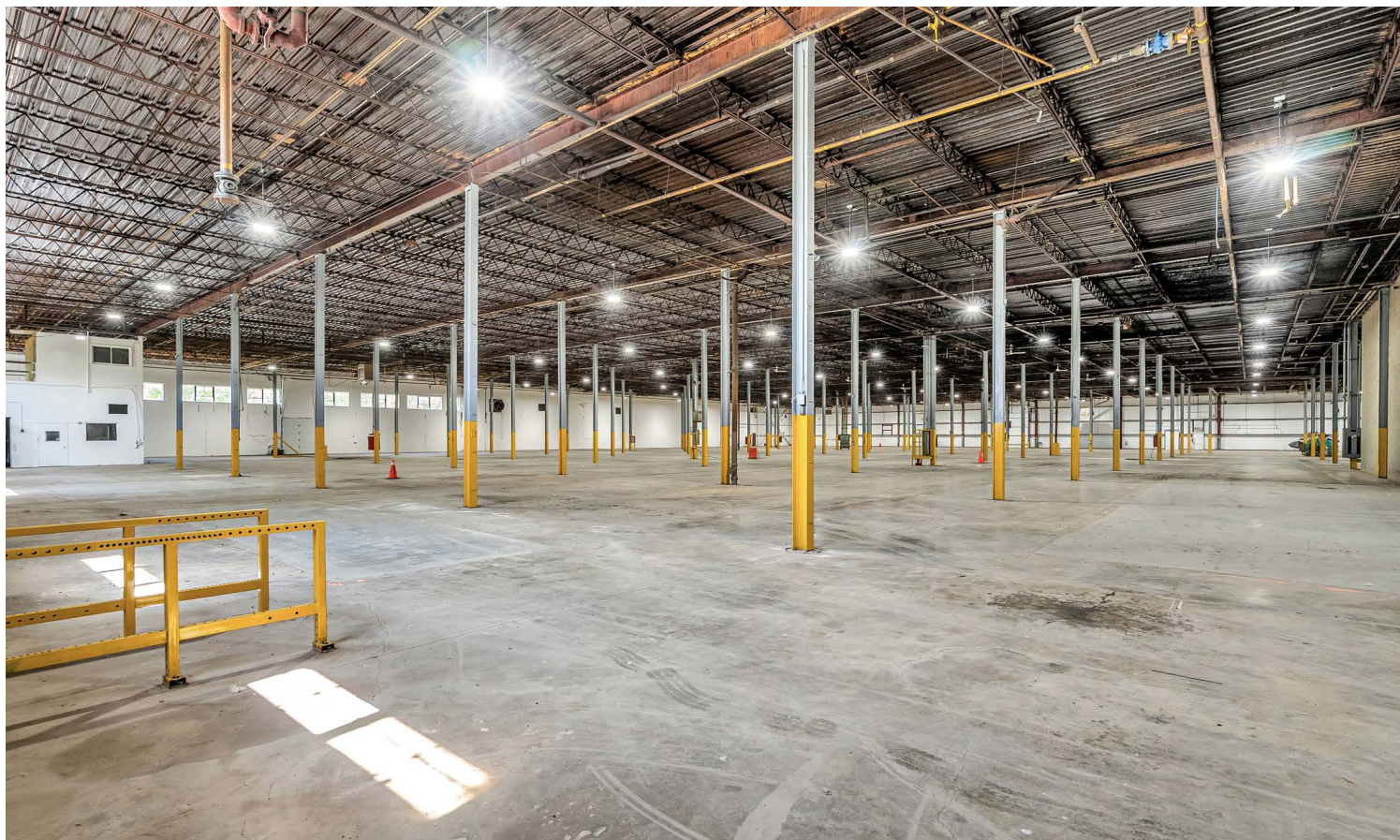
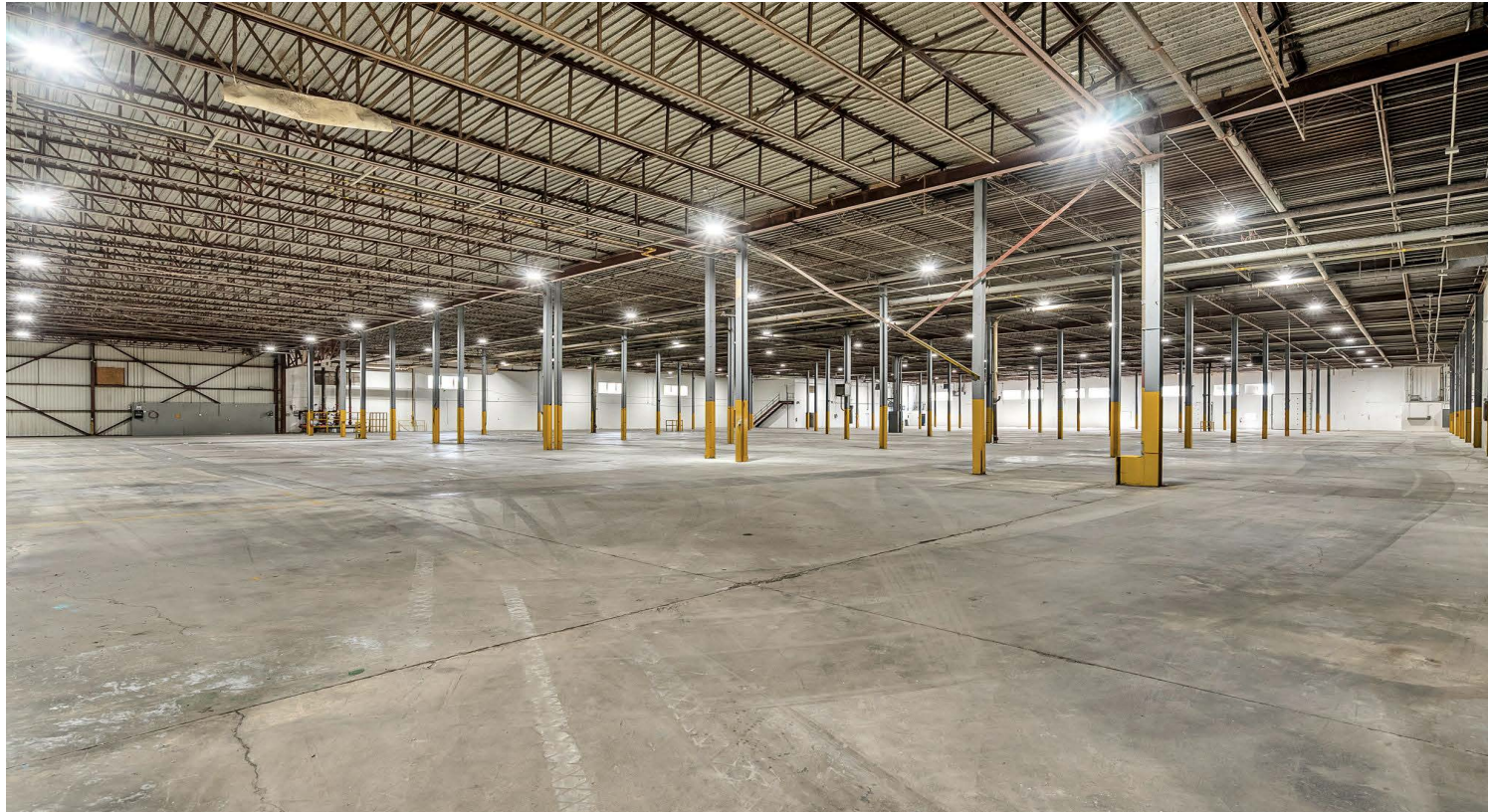
The Property also features ample outdoor storage as well as trailer parking. An incoming investor or tenant has the ability to secure an attractive, stand-a-lone industrial facility located in the heart of one of Canada's vital transportation nodes, while benefiting from exceptional mid-to long-term upside.



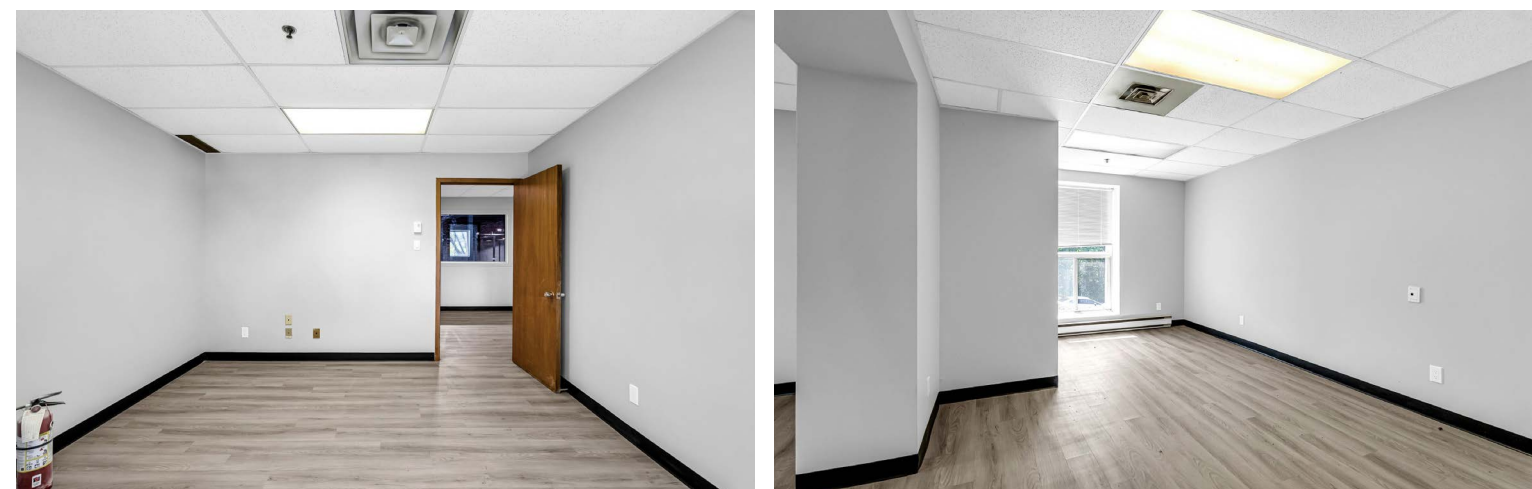
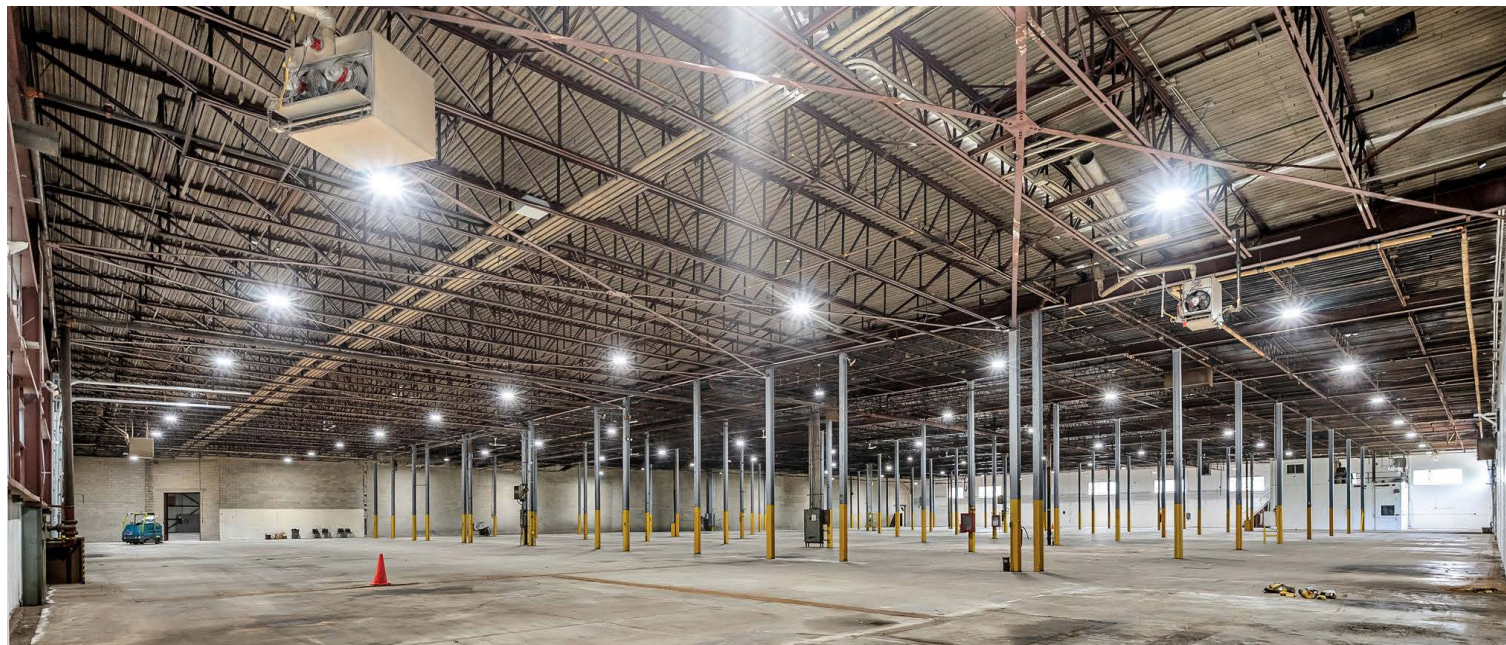
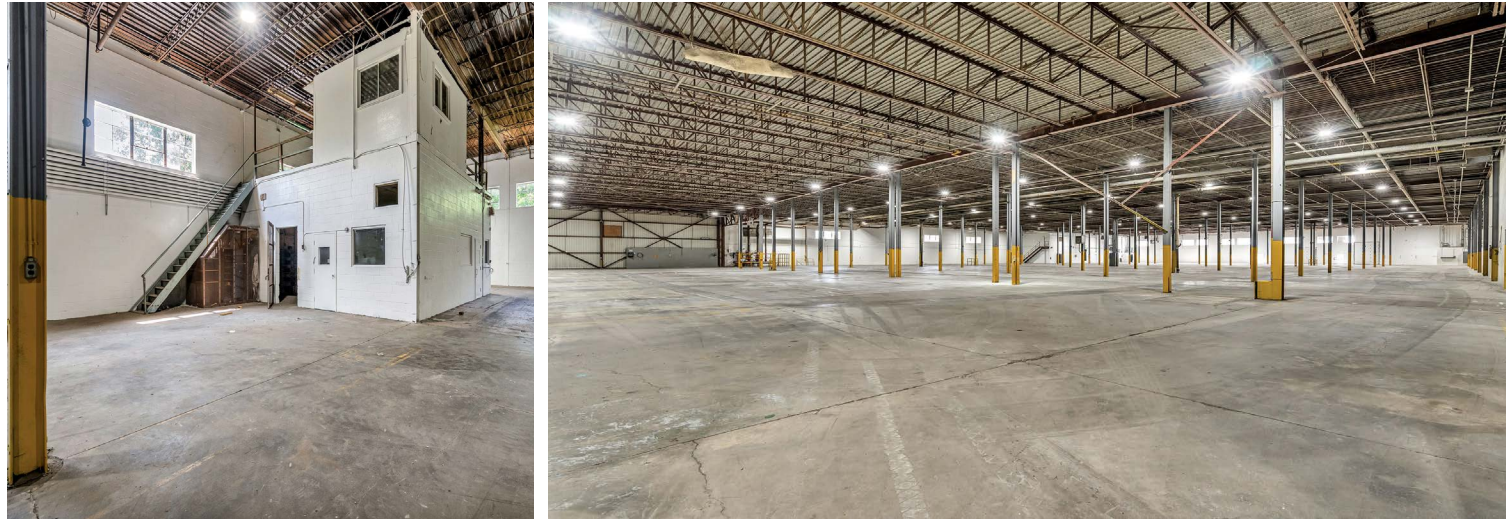
700 Wallrich Avenue
Cornwall, Ontario

For Lease

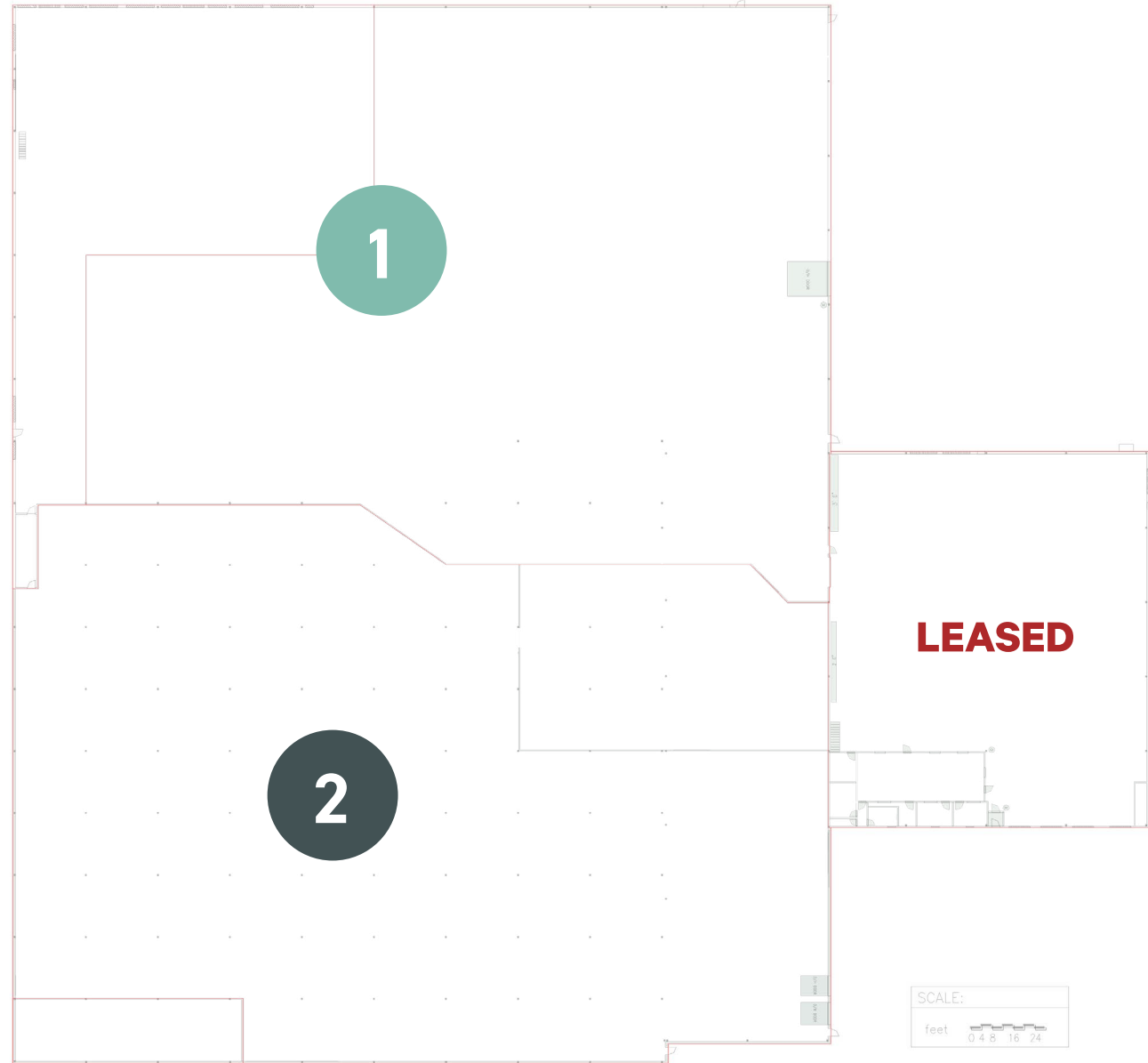
Property Photos



Property Photos



Building Layout



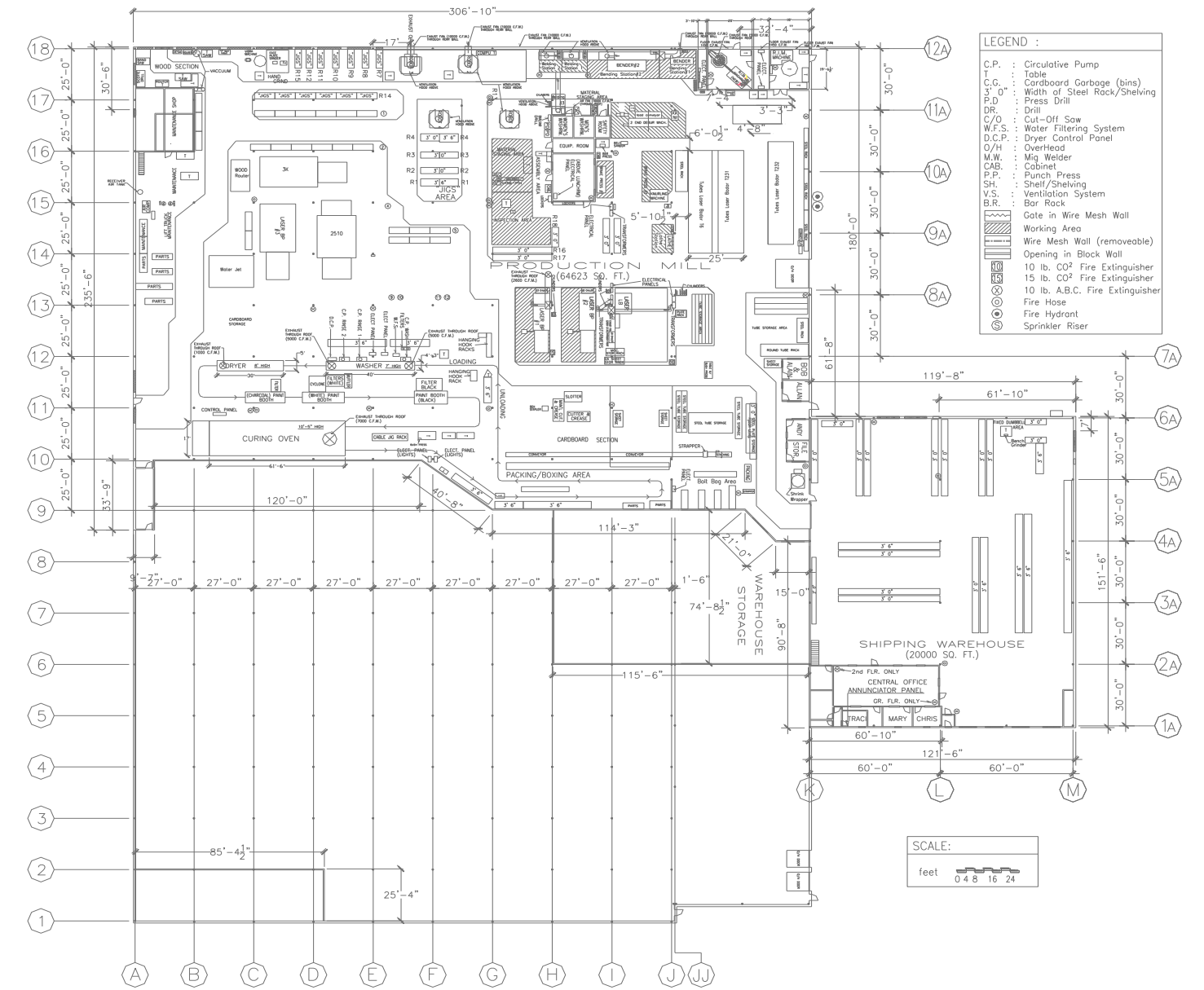
1

64,683 SF

2

69,317 SF

Existing Floor Plan Layout



- LEGEND :
- C.P. : Circulative Pump
 - T : Table
 - C.G. : Corrugated Garbage (bins)
 - 3'-0" : Width of Steel Rack/Shelving
 - P.D. : Press Drill
 - DR : Drill
 - C/O : Cut-Off Saw
 - W.F.S. : Water Filtering System
 - D.C.P. : Dryer Control Panel
 - O/H : Overhead
 - M.W. : Mig Welder
 - CAB. : Cabinet
 - P.P. : Punch Press
 - SH. : Shelf/Shelving
 - V.S. : Ventilation System
 - B.R. : Bar Rack
 - Gate in Wire Mesh Wall
 - Working Area
 - Wire Mesh Wall (removeable)
 - Opening in Block Wall
 - 10 lb. CO₂ Fire Extinguisher
 - 15 lb. CO₂ Fire Extinguisher
 - 10 lb. A.B.C. Fire Extinguisher
 - Fire Hose
 - Fire Hydrant
 - Sprinkler Riser

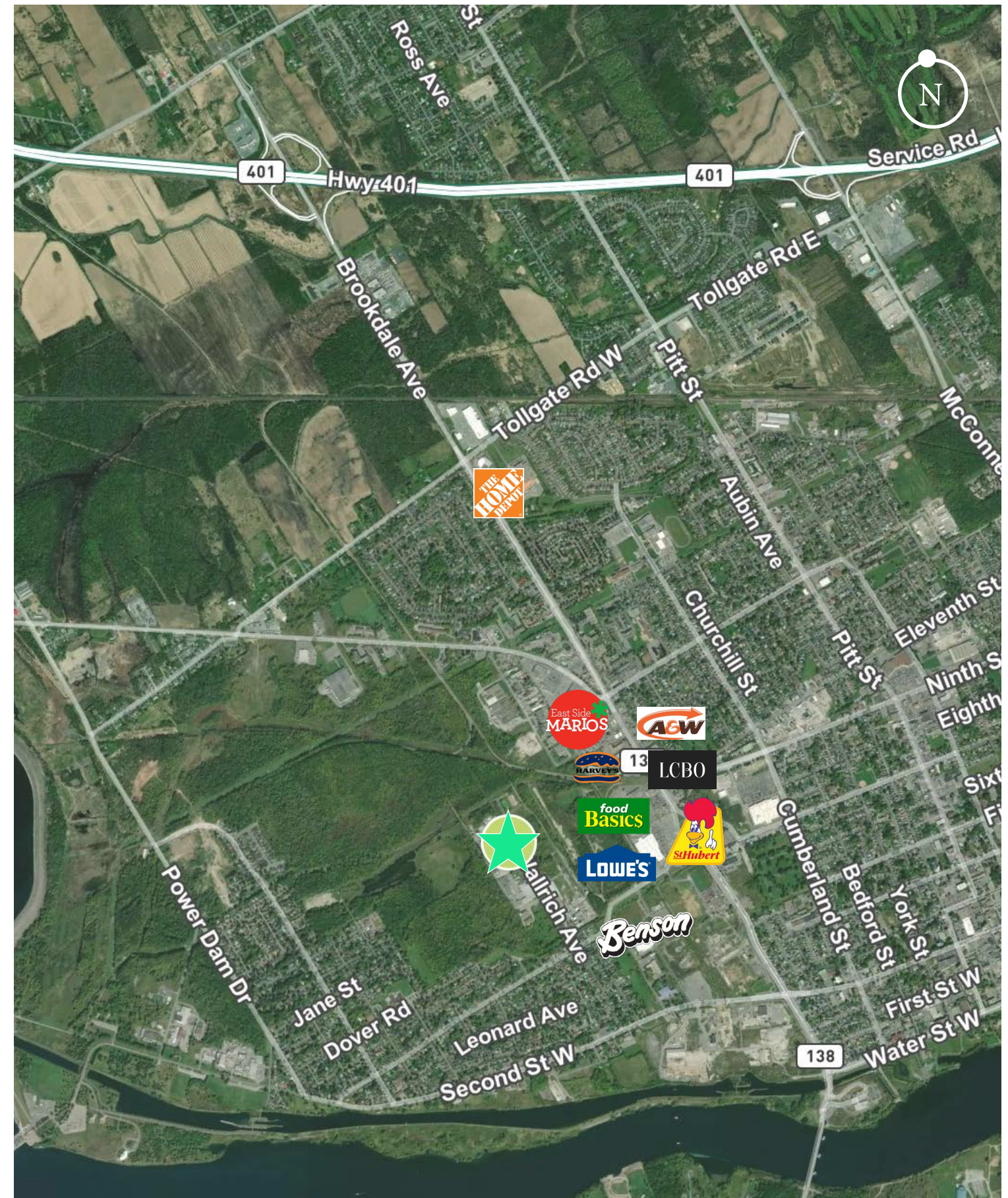
SCALE:
feet 0 4 8 16 24

Location Overview



Distance From		
Highway 401	US Border	Ottawa
5.5km	6km	105km
8 mins	12 mins	65 mins
Montreal	Air Cargo Mirabel	
115km	139km	
1hr 15mins	1hr 44mins	

Nearby Amenities





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