



Lennard:

For Sale or Lease: Industrial

Available for
Immediate
Occupancy

306-310 Darrell Drive, Ayr

31,159 SF Freestanding Industrial Facility with Cranes – Minutes to Hwy 401

A well-maintained, fully equipped industrial facility offering cranes, ample power, excellent loading, and strategic access to Highway 401. Available for immediate occupancy and well suited to manufacturing, fabrication, service industrial, and distribution users.

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Property Overview

306-310 Darrell Drive is a 31,159 SF freestanding industrial facility situated on 2.01 acres in Ayr's established 401/97 Industrial Area. Available for immediate occupancy, the property is being offered for sale or lease and is well suited to manufacturing, fabrication, service industrial, and distribution users



Building Area

31,159 SF

Office Area

5,976 SF

Warehouse Area

25,183 SF



Site Area

2.01 AC



Year Built

2008



Zoning

Z.11; By-law 689-83



Clear Height

18'5"-24' (approx)



Cranes

Multiple cranes



Property Taxes

\$45,841.83 (2026)



Availability

Immediate



Shipping

2 Truck Level Doors

(8'x10')

2 Drive-In Door

(14'x14' & 12'x14')



Power

400 Amps

600 Volts

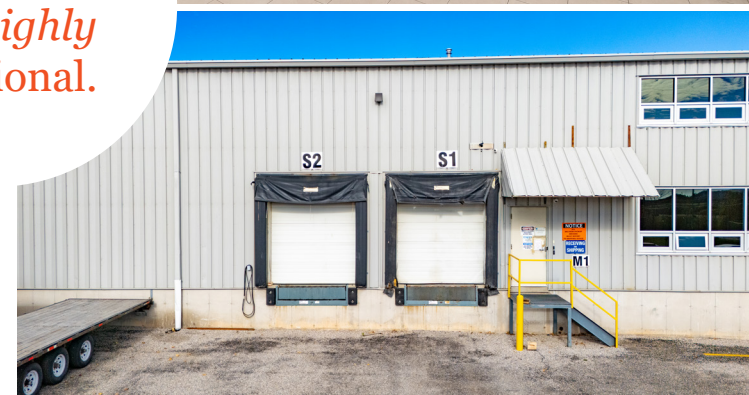


**Well-located,
well-maintained,
and *highly*
functional.**

Sale Price: ~~\$8,595,000~~ **\$7,995,000**

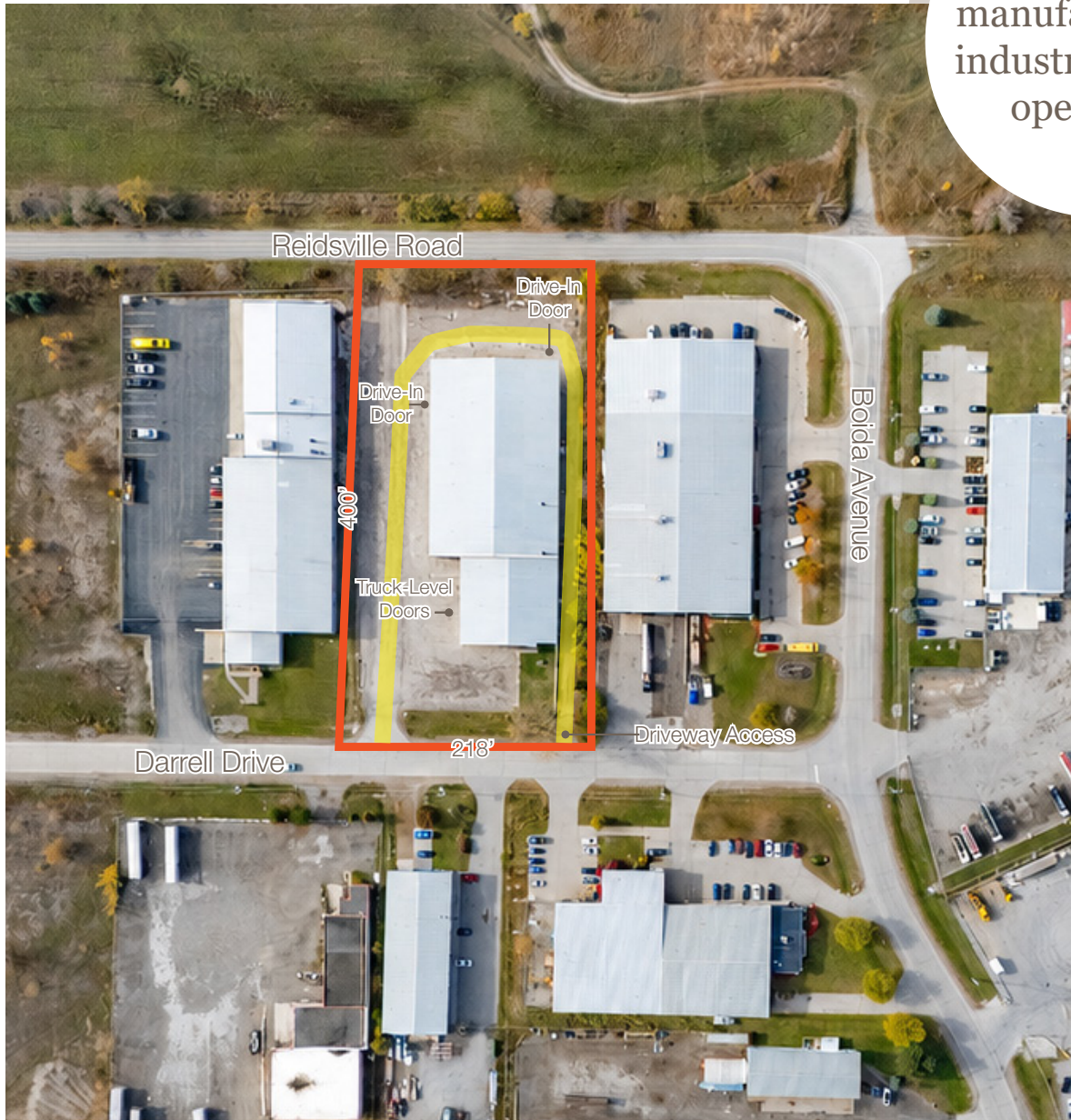
Lease Rate: **Contact Listing Agents**

Lennard:



Site Plan

Ideal *layout* for manufacturing & industrial service operations



Site Highlights

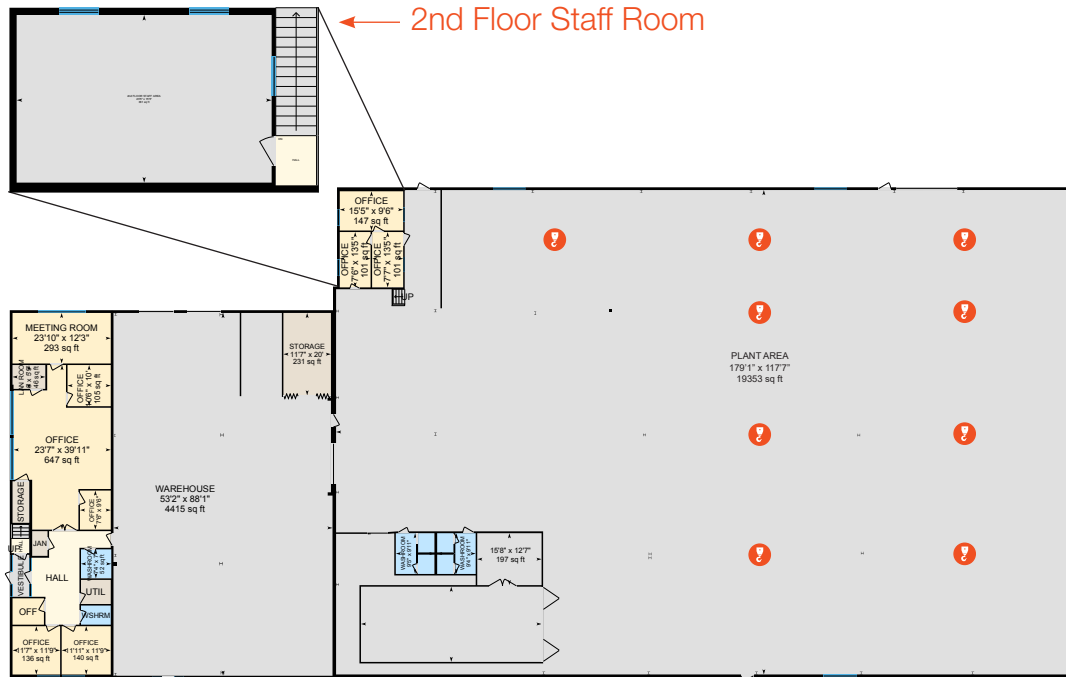
- 2.01-acre rectangular site
- Defined truck courts supporting 53' trailer movement
- Two access points from Darrell Drive with driveway access around the building
- Functional loading and vehicle circulation areas
- Ample employee and visitor parking

Lennard:

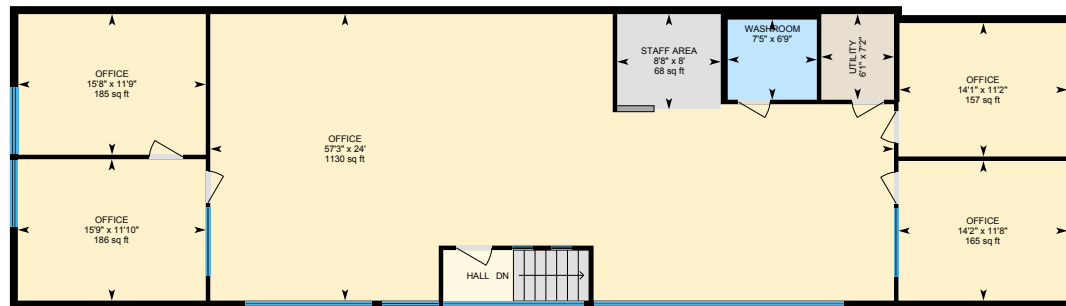
Floor Plan

The building provides a clean, efficient configuration suited to production, fabrication, service industrial, or warehousing operations

Main Floor



2nd Floor



Lennard:



Warehouse Highlights

- 25,183 SF
- Multiple crane bays
- Clear heights up to 24'
- 26' x 30' column spacing
- Direct access to all four loading doors



Office Highlights

- Mix of private offices and open workspace
- Boardroom, lunchroom, and washrooms
- Functional layout supporting administrative and technical teams

Site Access

Excellent Access to Regional Transportation Networks

306–310 Darrell Drive offers immediate connection to Highway 401 via Highway 97 or Cedar Creek Road, providing efficient access throughout Waterloo Region, Southwestern Ontario and the GTA. The location is well suited to manufacturing, service industrial and regional distribution operations.



Multiple 401 access points within minutes



Connection to Waterloo Region, Brantford, GTA, and U.S. border routes



Established industrial node with strong labour access



Local Access

Hwy. 401 (HWY 97 Interchange)

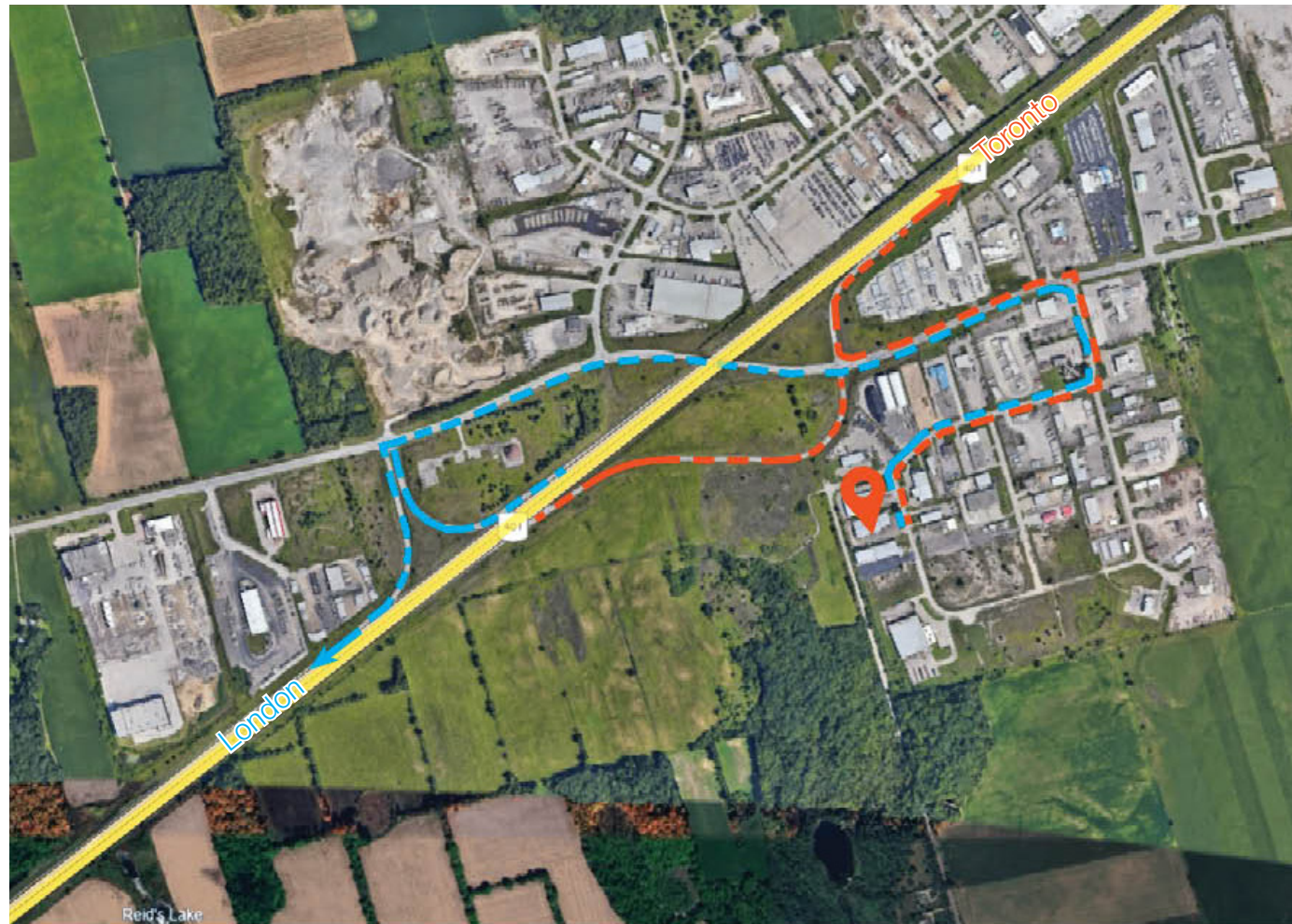
3 min

Cedar Creek Road to 401

5 min

Downtown Ayr

4 min



— Hwy 401 E

— Hwy 401 W

Drive Time

306–310 Darrell Drive is located in the Township of North Dumfries, within the 401 / 97 Industrial Area — a well-established industrial node in Waterloo Region. The property offers excellent access to Highway 401 and Highway 24, providing seamless connectivity to Cambridge, Kitchener, Brantford, and major U.S. Border crossings. Its location supports both manufacturing and regional distribution, drawing from a strong local labour base and efficient transportation network. This accessibility makes the location well suited to small and mid-sized industrial businesses seeking efficient access to labour, suppliers, customers, and major markets.

Regional Drive Times

Cambridge
12 min

Kitchener-Waterloo
15 -20 min

Brantford
24 min

Guelph
30 min

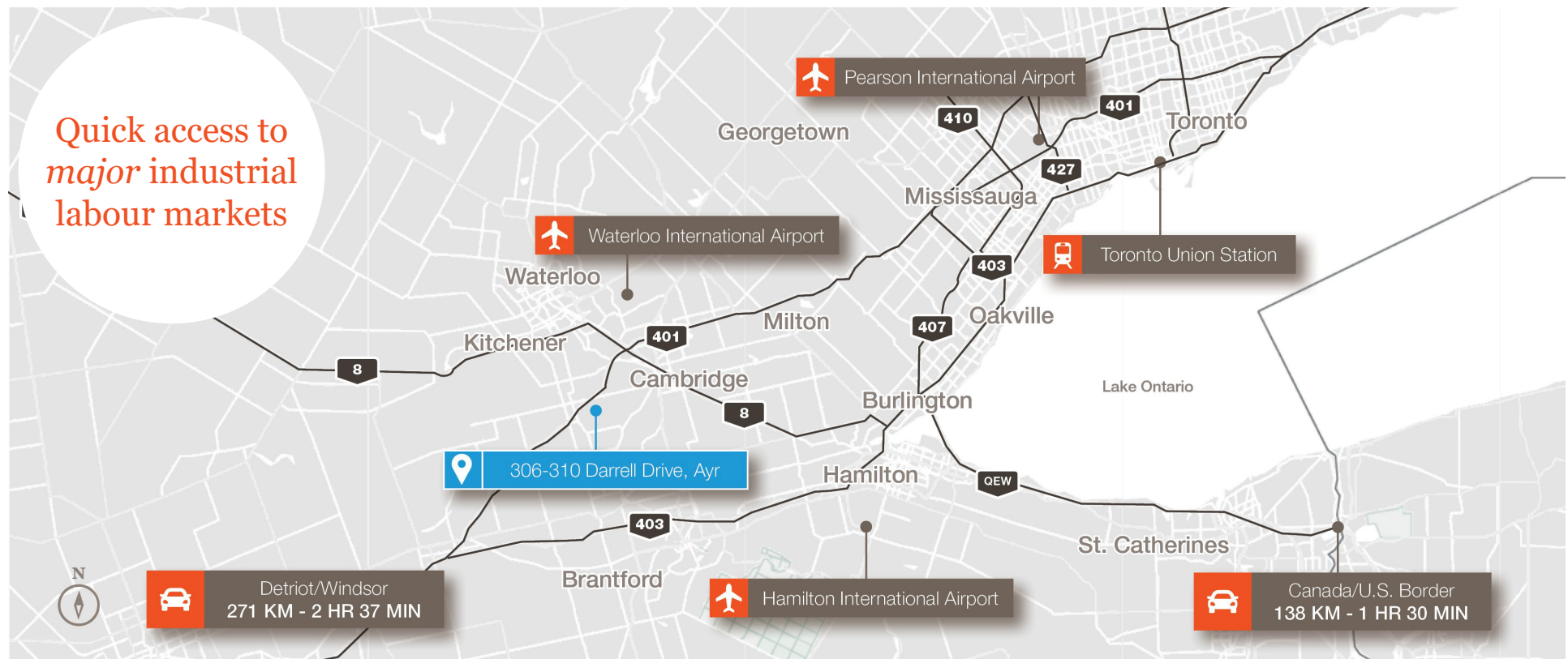
Hamilton
40 min

GTA West (Milton/Mississauga)
45-55 min

Toronto Airport
~ 1hr

London
1 hr 15 min

U.S. Border (Detroit/Windsor)
2 hr 40 min



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For more information
or to arrange a viewing
please contact:

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Partner

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