

**FOR SALE**



Entire Multi-Tenanted Industrial Condo Site For Sale

**7-19**

**INDUSTRIAL RD  
ST. MARYS, ONTARIO**

**WHITNEY**  
Commercial Real Estate Services

# Multi-Tenant Industrial Property For Sale

7-19 Industrial Road is a well-maintained, multi-tenant industrial property situated on 1.373 acres.

The building features 7 units, each equipped with a 10' x 10' drive-in door. Since the building has already been subdivided into individual condo units, buyers have a unique opportunity to sell units individually.

The flexible zoning allows for a wide range of industrial uses, including automotive repair, manufacturing, warehousing, contractor's yards, and more.

**AVAILABLE SPACE** | 10,500 SF

**LAND AREA** | 1.373 Acres

**ZONING** | M1

**DRIVE-IN DOORS** | 7 - 10' x 10'

**CLEAR HEIGHT** | 14'

**POWER** | 400 Amps / 600 Volts - 3 Phase

**ASKING PRICE** | \$1,850,000.00

**TAXES** | \$16,477.30 (2024)



## PERMITTED USES (Full list of permitted uses available upon request)

- Assembly Hall
- Auction Establishment
- Automobile Parts Supply Store
- Automobile Rental Establishment
- Automotive Gas Bar
- Automotive Repair Establishment
- Automotive Service Station
- Caterer's Establishment
- Cold Storage Locker Plant
- Contractors Yard or Shop
- Convenience Business
- Service Establishment
- Convenience or Variety Store
- Equipment Sales and Rental Businesses
- Factory Outlet



7 Individual Units



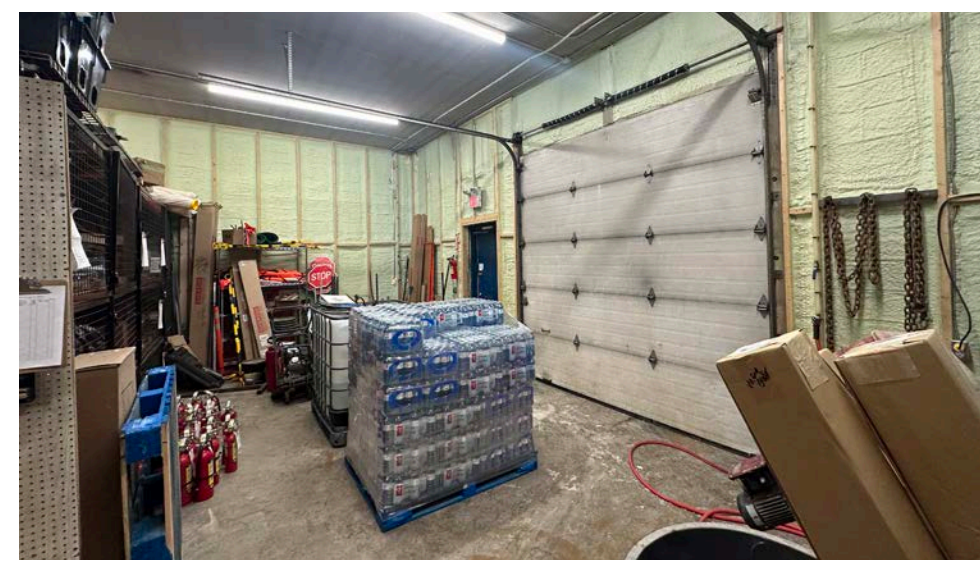
Centrally Located Between Cities



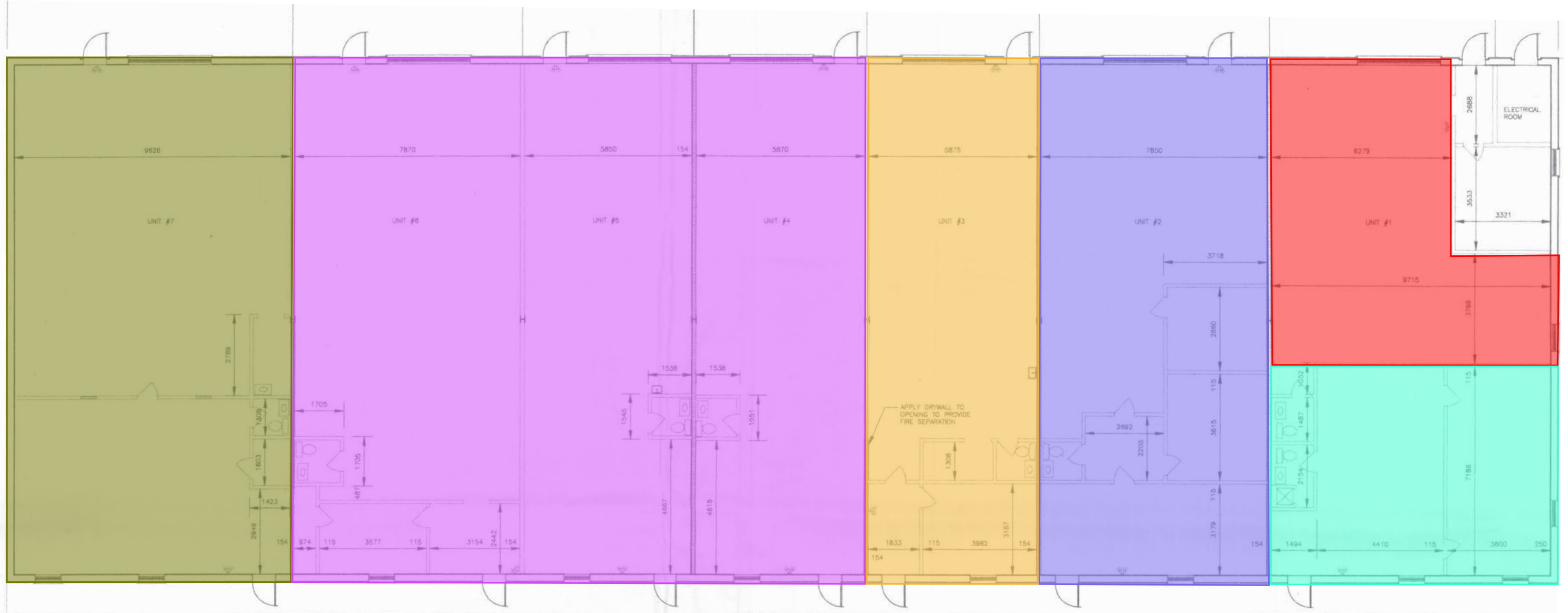
Close Proximity To The Highway 7



7 x 10' x 10' Drive-in Doors



# FLOOR PLAN



**UNIT 7**  
1,937 SF

**UNIT 6,5 & 4**  
3,859 SF

**UNIT 3**  
1,152 SF

**UNIT 2**  
1,615 SF

**UNIT 1 (FRONT)**  
552 SF

**UNIT 1 (REAR)**  
1,152 SF



INGERSOLL ..... 37KM  
 LONDON ..... 45KM  
 WOODSTOCK ..... 48KM  
 WATERLOO..... 62KM

ST. THOMAS..... 72KM  
 CAMBRIDGE ..... 75KM  
 MILTON ..... 115KM  
 WINDSOR BORDER ..... 238KM

## Contact us for more information



**Matthew Hayward**  
 Senior Sales Representative  
 519.270.4691  
 matthew.hayward@whitneyre.com



**Jack Hayward**  
 Sales Representative  
 519.270.3314  
 jack.hayward@whitneyre.com

**WHITNEY**  
 Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
 103 Bauer Place, Suite 2  
 Waterloo, Ontario N2L 6B5  
 1.519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

[www.whitneyre.com](http://www.whitneyre.com)

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\*\*Broker \*Sales Representative