

**AVISON
YOUNG**

3378 Putnam Road

Putnam, ON

7,200 sf industrial building on a 4.86-acre site

FOR SALE BY COURT-APPOINTED RECEIVER
INVESTMENT SUMMARY



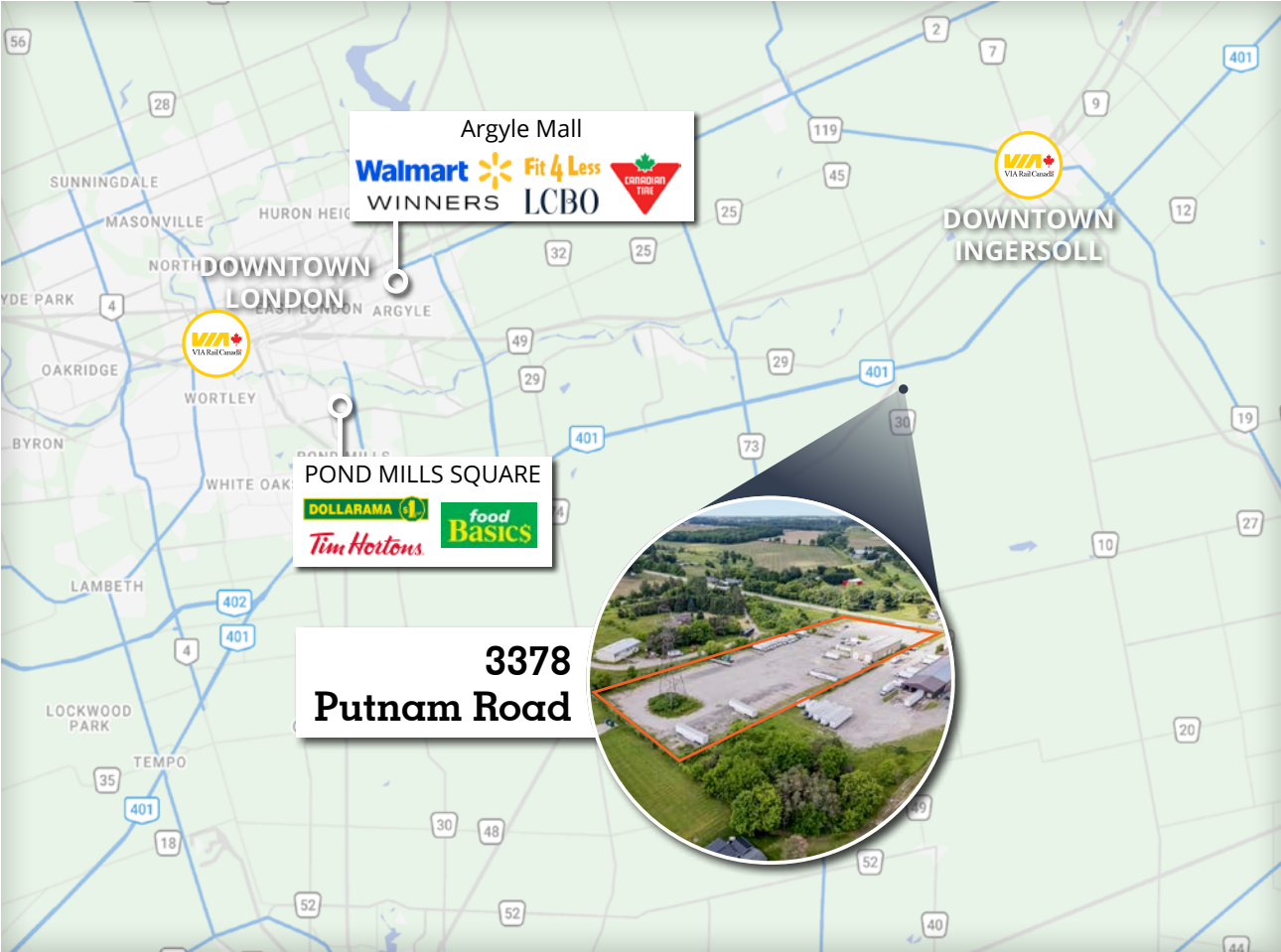
**CANADA BEST
MANAGED
COMPANIES**

Platinum member

The Offering

Avison Young Commercial Real Estate Services, LP (the “Advisor”) has been exclusively retained by msi Spergel Inc., in its capacity as Court-appointed Receiver (the “Receiver”), to offer for sale 3378 Putnam Road, Putnam, ON (the “Property”). The Property presents the opportunity to acquire a vacant ~7,200 sf industrial building on a 4.86-acre site. The Property features 6 truck-level doors and a clear height of 18 feet. The single-storey industrial building includes ~1,000 sf of office and is situated on the north side of the site, the rear 3 quarters of which are fenced gated.

Located in Putnam, a community within the Thames Centre municipality (population of ~13,200), the Property is just 10 minutes southwest of downtown Ingersoll and 20 minutes east of downtown London. Its proximity to a major municipality gives it convenient access to countless amenities including large shopping centres and main street retail. It is immediately south of Highway 401 connecting the Property to the region’s extensive highway network and a short drive from the Ingersoll ViaRail train station. The London International Airport is only a 20 minute drive away with flights to Toronto and Calgary and seasonal flights to Cancun and Punta Cana.



Travel Times



3 minutes
Highway 401

9 minutes
Downtown Ayr

10 minutes
Downtown Cambridge

14 minutes
Highland Centre

16 minutes
Cambridge Memorial Hospital

16 minutes
Cambridge Centre

20 minutes
Downtown Kitchener

22 minutes
Kitchener GO Station

Property Details

Total Building Area ~7,200 sf	Office Area ~1,000 sf	Site Area 4.86 acres	Coverage Ratio ~3.5%
Clear Height 18 feet	Truck Level Doors 0	Drive-in Doors 6	Zoning M-2 - Rural Industrial
Offering Price \$4,000,000			

Neither the Receiver nor the Advisor represent nor warrant the accuracy nor completeness of any Property-related information contained in any marketing materials, electronic data room, etc. All parties are expressly advised to conduct their own investigations, reviews, and due diligence prior to completing any transaction for the Property.



Land Use

Thames Centre Official Plan: Rural Industrial

Lands designated “Rural Industrial” are found outside of Settlement Areas. “Rural Industrial” lands have been designated to recognize similar designations in former Official Plans. Due to their location beyond the Settlement Area boundaries, “Rural Industrial” uses do not have access to municipal water or sewage systems and it is the intention of this Plan to permit only industrial uses in these areas that are “dry” in nature. The establishment of new “Rural Industrial” areas will not be permitted without demonstrated justification in terms of need or the re-designation of an equivalent area of existing ‘Rural Industrial’ areas to ‘Agricultural’.

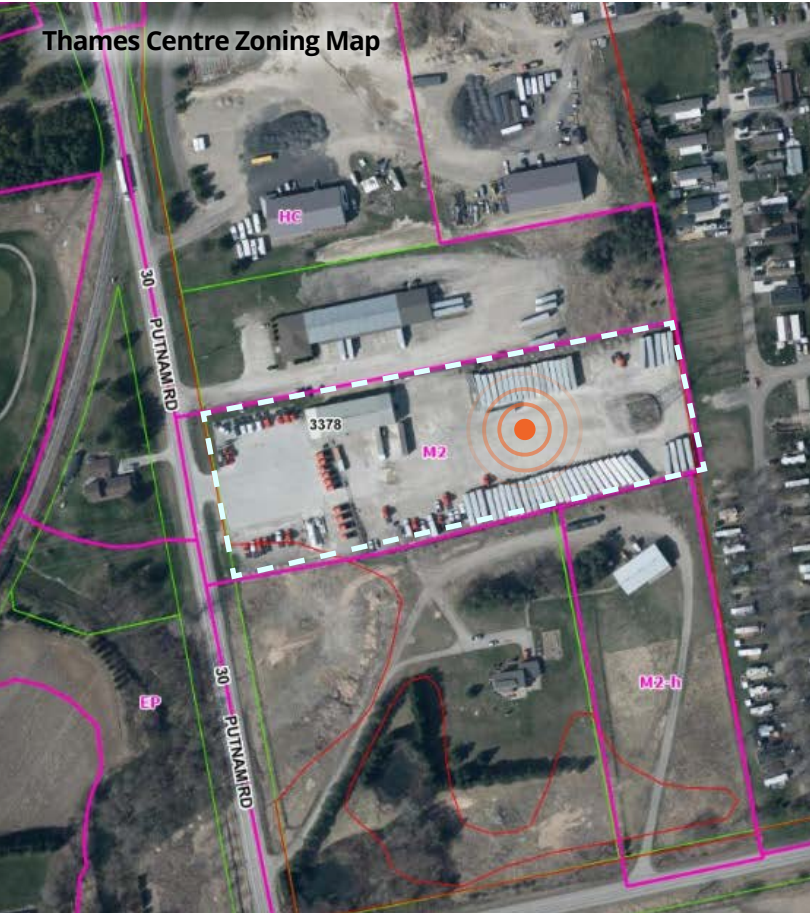
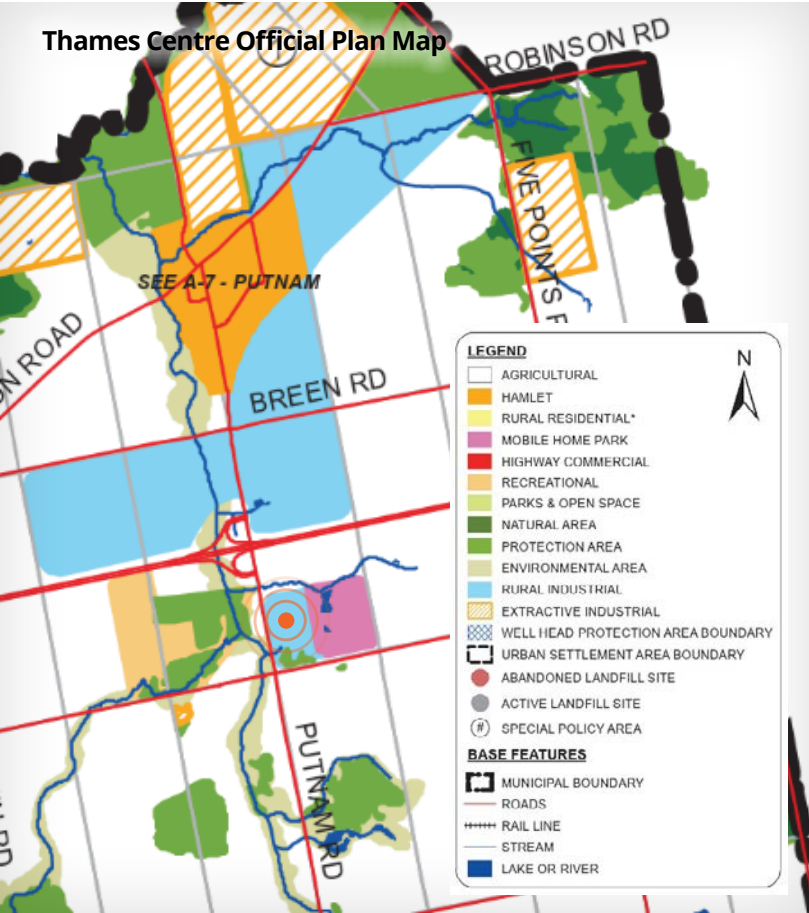
Thames Centre Zoning: M-2 – Rural Industrial

Permitted Uses:

abattoir; agricultural service and supply establishment; bulk sales establishment; contractor’s yard or shop; factory outlet; feed mill; flour mill; food processing plant; industrial use; office, support; processed goods industry; propane transfer facility; raw material processing industry; sawmill; service shop; tradesman’s shop; truck terminal; vehicle repair garage; vehicle service shop; warehouse; warehouse, public self-storage.

 Thames Centre
Official Plan

 Thames Centre
Zoning By-Law



3378 Putnam Road

Putnam, ON

Sale Process and Offer Format

All offers MUST be submitted on the Receiver's form of Agreement of Purchase and Sale ("APS"), available in the data room. Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APS. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion. Buyers are advised to perform their own due diligence. The Vendor-Receiver is selling the Property on an "as is, where is" basis and all sales are subject to final approval of the Court.

Data Room

Detailed information has been assembled by the Advisor and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

For more information please contact:

Kelly Avison (AACI-retired)
Principal, Broker
416.673.4030
kelly.avison@avisonyoung.com

Erik Dahm
Principal, Broker
226 366 9013
erik.dahm@avisonyoung.com

© 2026 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



**AVISON
YOUNG**