

FOR SALE

WHITNEY
Commercial Real Estate Services

37 DRAYTON INDUSTRIAL DR, DRAYTON



INDUSTRIAL BUILDING WITH EXCESS LAND

First class 42,773 SF industrial building situated on 4.90 Acres with outdoor storage.

The building features 20' - 21'9" clear height, 6 drive-in doors, 3 dock level doors and a 600 volts / 600 amp service.

There are two levels of well finished office space with kitchenettes a showroom, a mix of private and open work space.

The M-1 Zoning permits a wide variety of uses including automotive repair shop, building supply depot, manufacturing, farm machinery sales and service, heavy equipment sales, printing establishment, transport establishment, warehouse and wholesale outlet.

BUILDING AREA | 42,773 SF

LAND AREA | 4.902 Acres

ZONING | M-1

DRIVE-IN DOORS

2 - (14' x 14')

2 - (14' x 11')

1 - (15' x 14')

1 - (12' x 12')

TRUCK LEVEL DOORS | 3 - (9' x 9')

CLEAR HEIGHT | 20' - 21'9"

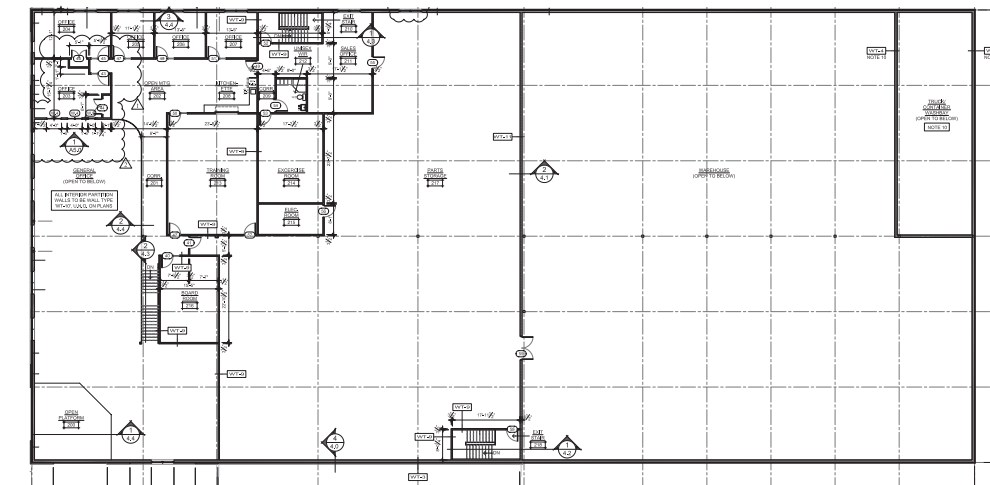
ASKING PRICE | \$7,995,000

TAXES | \$83,542 (2026)

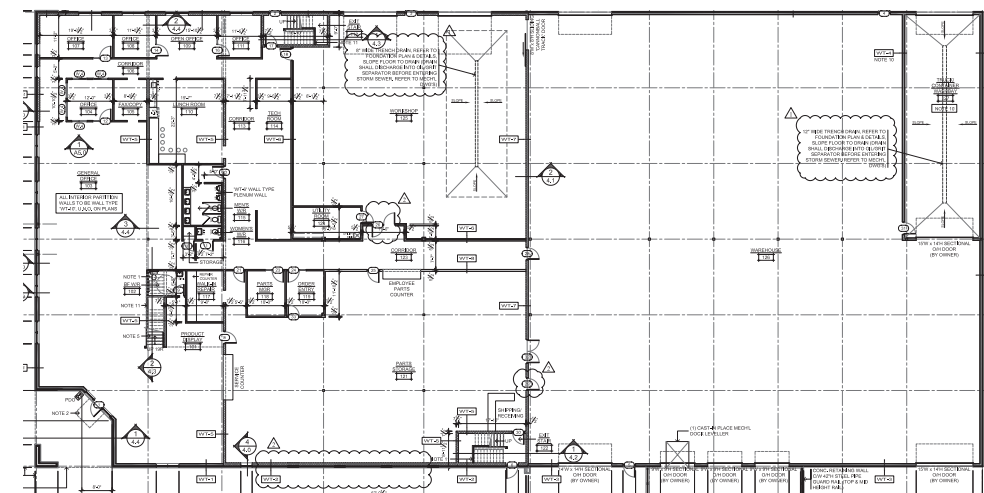


FLOOR PLAN

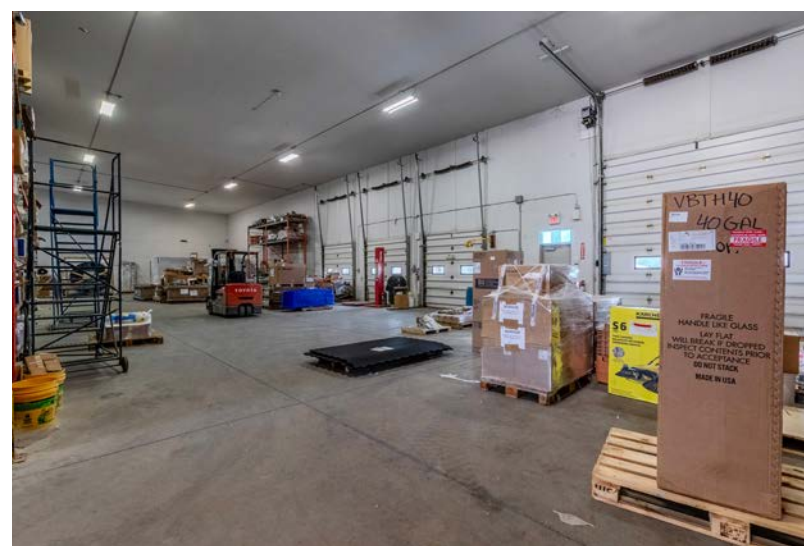
42,773 SF



SECOND LEVEL



GROUND LEVEL



Proximity
to HWY 8



20' - 21'9"
Clear Height



6 Drive-in Doors
3 Truck-level Doors



Ample
Parking



Excess
Land



Outdoor
Storage

PERMITTED USES (Complete list available upon request)

- Builder or Contractor's Yard
- Building Supply Outlet
- Bulk Fuel Depot
- Farm Machinery Sales and Service
- Heavy Equipment Sales and Rental
- Industrial Mall
- Manufacturing, Processing, Assembly, Repair, Fabricating
- Mini-Storage Facility
- Service or Repair Shop
- Public Works Yard
- Transport Establishment
- Warehouse



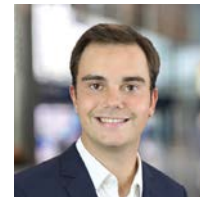
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**Broker *Sales Representative