



**SECURE YARD
FOR SALE
FOR LEASE**

**2679 COUCH ROAD
PUTNAM, ONTARIO**

FEATURES:

- 4.04 acres
- Fully Secure Yard
- Electronic Gates
- Pole Lighting Throughout
- 3,500 sq ft 2 bay repair shop
- 16' x 16' Drive-In Doors (2)
- 18' Clear Heights
- 3-PHASE 3,200 AMPS / 500 VOLTS
- 2 Offices (main floor and mezzanine)

DETAILS

This 4.04 acre site yard is zoned for trucking and offers a 3,500 sq. ft. truck terminal/repair with two drive-in doors, office space and lots of power. The yard is fully graded, fenced and gated, and equipped with new pole lighting and video surveillance. Located within feet from HWY 401 (exit 208).

HIGHLIGHTS:

- MI Zoning (Trucking)
- Transportation and Outdoor Storage Permitted
- Clean Phase 1 & 2 Environmental
- Quick 401 Access

CONTACT FOR PRICING

PROPERTY FEATURES



COMPACT GRADING



**FULLY FENCED WITH
ELECTRONIC GATE**



**SECURITY
CAMERAS**



**LED POLE YARD
LIGHTING**

- **Freshly re-graded & never parked on, compacted and with drainage throughout**
- **The entire yard is fully fenced with screening, and electronic gates that can be operated remotely**
- **The yard is equipped with over 30 cameras throughout coupled with call-down speakers including driver recognition cameras and intercom systems at the entry gate**
- **Brand new poles and LED lights throughout the yard to ensure the highest level of security for your fleet and customers' freight.**





BUILDING HIGHLIGHTS



3,500 SQ FT
Up To 18' Clear Heights
Bay Door & Truck Door



2 Private Offices
Main Floor & 2nd Floor



Mezzanine with 2nd
floor Storage for
Parts/Tires



3-PHASE 3,200 AMPS /
500 VOLTS



- **The property is powered by a massive 3,200 AMPS of power.**
- **2 private office perfect for shop manager or drivers lounge and single washroom**
- **2 large over sized 16'x16' drive in doors with electronic openers for both**
- **Brand new gas fired ceiling mounted unit heaters**







PARCEL DETAILS

ADDRESS 2679 COUCH ROAD

LOCATION PUTNAM, ONTARIO (MUNICIPALITY OF THAMES CENTRE)

ZONING M1 - GENERAL INDUSTRIAL
(PERMITS TRUCKING AND TRANSPORT TERMINAL USES)

SITE DIMENSIONS | AREA 234.25 FT X 461.28 FT X 493.43 FT X 144.09 FT X 50.13 FT X
50.12 FT X 292.47 FT X 337.69 FT | 176,162 FT² (4.044 AC)

BUILDING AREA ±3,500 SQ FT

WATER SERVICE TYPE PRIVATE WELL

SANITATION TYPE SEPTIC BED

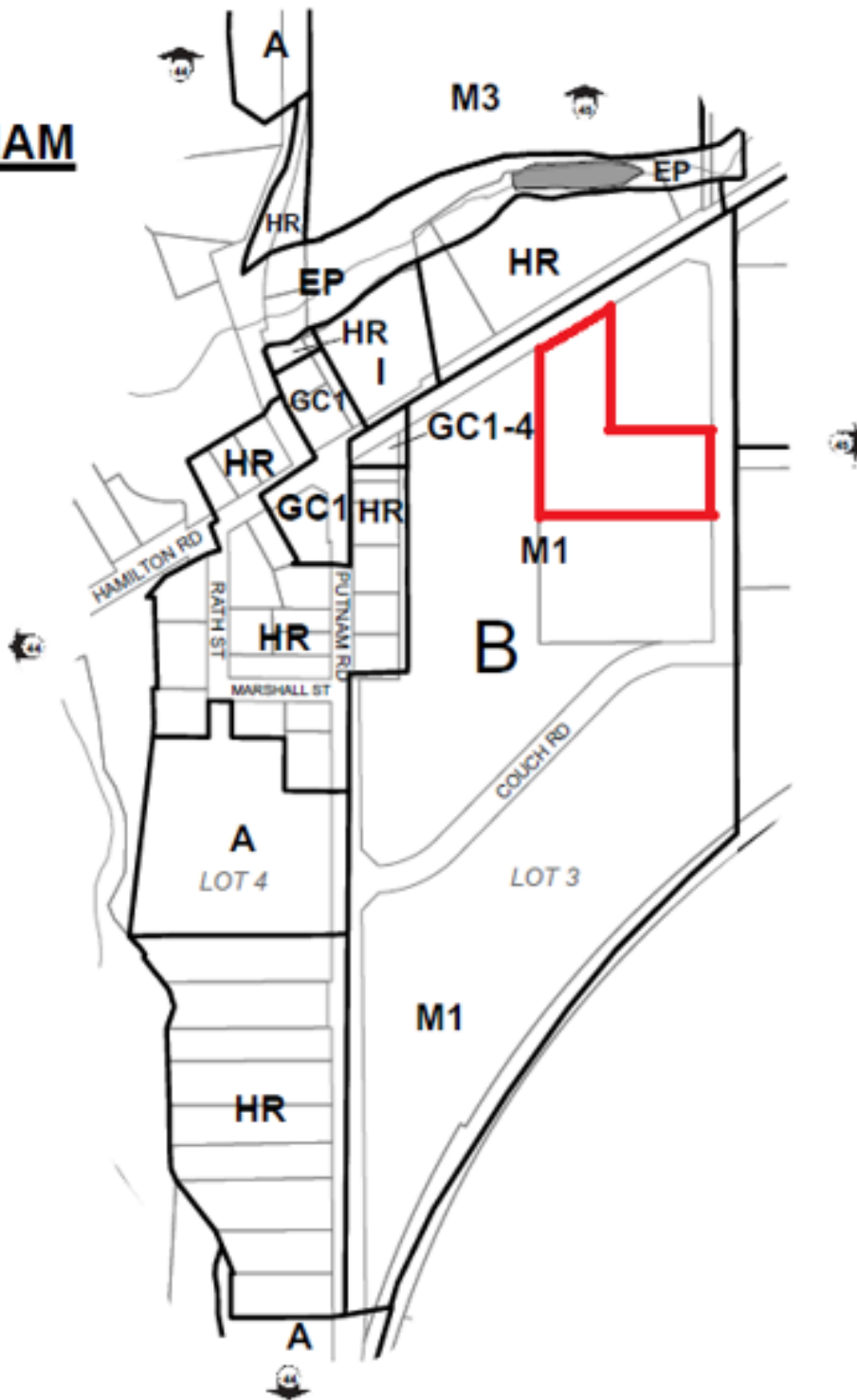
PROPERTY TAXES (2025) \$6,608.00 (2025)

PIN 081780178



PROPERTY ZONING - M1

PUTNAM



MUNICIPALITY OF THAMES CENTRE

ZONING BY-LAW NO. 75-2006



SCHEDULE A
MAP NO.

44A

ZONING Confirmation of Trucking Use

Further to your recent voice message, I have no concerns with you establishing the proposed truck terminal use in that this in itself would not trigger the need for site plan approval.

Thank you

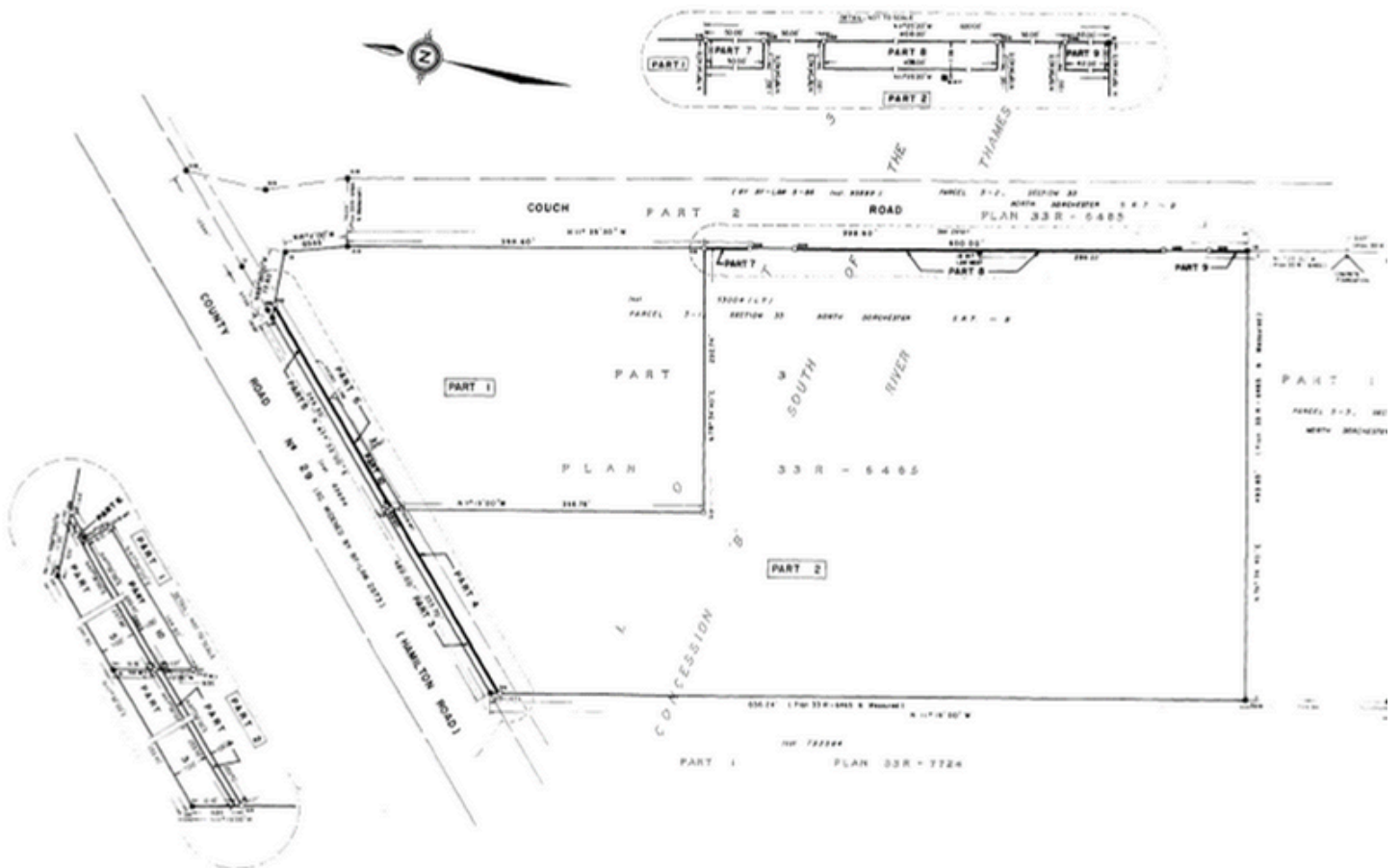
Marc Bancroft, MPL, MCIP, RPP

Director of Planning and Development Services, Municipality of Thames Centre

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CAUTION: T1
W



6 Summary and Conclusions

6.1 Summary

Based on the results of this investigation, the following is provided:

- ▶ In general, subsurface conditions encountered at most borehole locations consisted of recycled asphalt or granular fill overlying silty clay till over native coarse sand and gravel. Native brown silty clay till was encountered at depths ranging from 0.46 metres below ground surface (mbgs) to 3.05 mbgs. The brown silty clay was underlain by dry to saturated coarse sand and gravel at depths ranging from 0.05 mbgs to 6.1 mbgs.
- ▶ Groundwater levels measured in the onsite monitoring wells ranged from 2.81 mbgs to 4.04 mbgs.
- ▶ Based on the elevation of the water at groundwater wells, the inferred direction of groundwater flow is anticipated to be westerly.
- ▶ Where fill/soil materials were sampled and analyzed on the subject property, fill/soil was interpreted by Englobe to not be impaired with PHCs, VOCs/BTEX, PAHs or Metals.
- ▶ Where shallow groundwater was sampled and analyzed on the subject property, the shallow groundwater is not interpreted by Englobe to be impaired with PHCs, VOCs/BTEX, PAHs, Metals, Nitrates or Nitrites.

6.2 Conclusions

Based on these findings:

- ▶ Englobe interprets that the soil/fill materials, where sampled and analyzed, are not impaired with PHCs F1-F4, VOCs, PAHs or Metals, with respect to the applicable Table 2 Soil Condition Standards.
- ▶ Englobe interprets that the groundwater, where sampled and analyzed at well locations BH/MW5, BH/MW8 and BH/MW10, is not impaired with PHCs F1-F4, VOCs, PAHs or Metals, with respect to the applicable Table 2 Groundwater Condition Standards.
- ▶ Englobe interprets that the groundwater, where sampled and analyzed at well locations BH/MW5, BH/MW8 and BH/MW10, is not impaired with Nitrates or Nitrites, with respect to the Ontario Drinking water Standards (O. Reg. 169/03).

Based on the findings of this Phase II ESA, Englobe concludes that, where sampled and analyzed on the Site, soil and groundwater are not impaired with the contaminants of concern. Englobe interprets that the findings and recommendations resulting from the Phase I



ESA, completed by Englobe in March 2019, have been addressed. Accordingly, no further environmental site assessment work, or environmental remedial work, is warranted at this time.

The Statement of Limitations is an integral part of this report, and should be considered when reviewing the findings and conclusions of this report.

LOCATION DETAILS



HWY 401 Exit 208

UPI Fueling Station

2679 Couch Road

distances from Putnam (ON)
to main cities

<u>City</u>	<u>Distance</u>
London	23 Km
Kitchener	63 KM
Hamilton	93 KM
Toronto	147 KM
Niagara Falls	152 KM
Windsor	186 KM

LOCATED FEET FROM HWY 401

(EXIT 208 - PUTNAM RD/MIDDLESEX COUNTY RD 30)

AMY GERAKOPULOS
REAL ESTATE BROKER