

# INDUSTRIAL | FOR SALE

## 2 TERRA DRIVE, MARKDALE



**GREG PEACOCK**  
Broker of Record  
647 203 4734  
greg.peacock@accretiverp.com

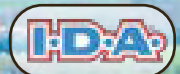
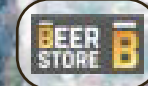
**92,816 SQ. FT. INDUSTRIAL  
BUILDING WITH EXCESS LAND**

# PROPERTY DETAILS

<b>Address</b>	2 Terra Drive, Markdale, ON
<b>Legal Description</b>	PT LT 99 CON 2 SWTSR MARKDALE, PT LT 100 CON 2 SWTSR GLENELG AS IN GS99485 EXCEPT PT 1 17R2940, PT 1 16R7519; S/T R491630; MUNICIPALITY OF GREY HIGHLANDS AND MUNICIPALITY OF WEST GREY
<b>Building Area</b>	92,816 sq. ft.
<b>Office Area</b>	4,649 sq. ft.
<b>Lot Size</b>	10.705 Acres
<b>Power</b>	600V / 800A

<b>Clear Height</b>	12' - 14'
<b>Shipping</b>	6 Truck Level / 1 Drive-In Door
<b>Zoning</b>	M2 & ER
<b>Construction Year</b>	1960 Additions completed 1969, 1982, 1990, 2002
<b>Taxes</b>	\$37,793.34 (2022)
<b>Highlights</b>	· Surface parking for approximately 85 vehicles · Excess land
<b>Asking Price</b>	\$6,500,000



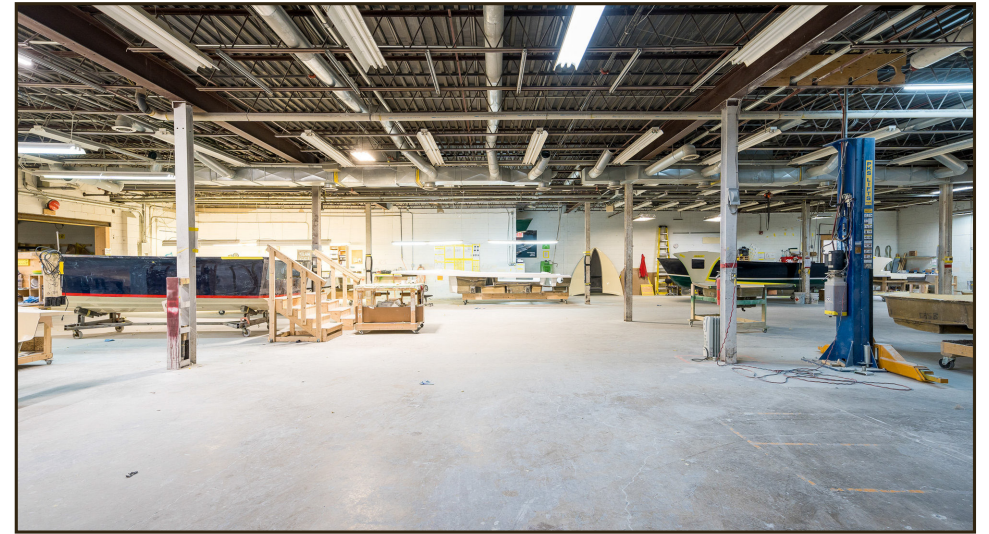


## AREA OVERVIEW

Markdale, Ontario is a community in the Municipality of Grey Highlands. It's been a hub for central Grey County for many decades and is home to Canada's frozen treat maker, Chapman's Ice Cream. Markdale offers numerous open spaces, a variety of year round recreational activities, tourism attractions and local access to goods and services. Although only 30-40 minutes south from Owen Sound, Thornbury and Collingwood, Markdale is in close proximity to Beaver Valley Ski Club, Glenelg Nordic Ski Club and Trail, Markdale Country Club, The Ferns Golf & Country Club and Townsend Lake Golf & Country Club. The local restaurants, shops, bed and breakfasts and even the largest family run alpaca farms make this quiet community the next place to visit.



# PROPERTY PHOTOS



# ZONING INFORMATION



## Heavy Industrial (M2) Zone M2 - Permitted Uses

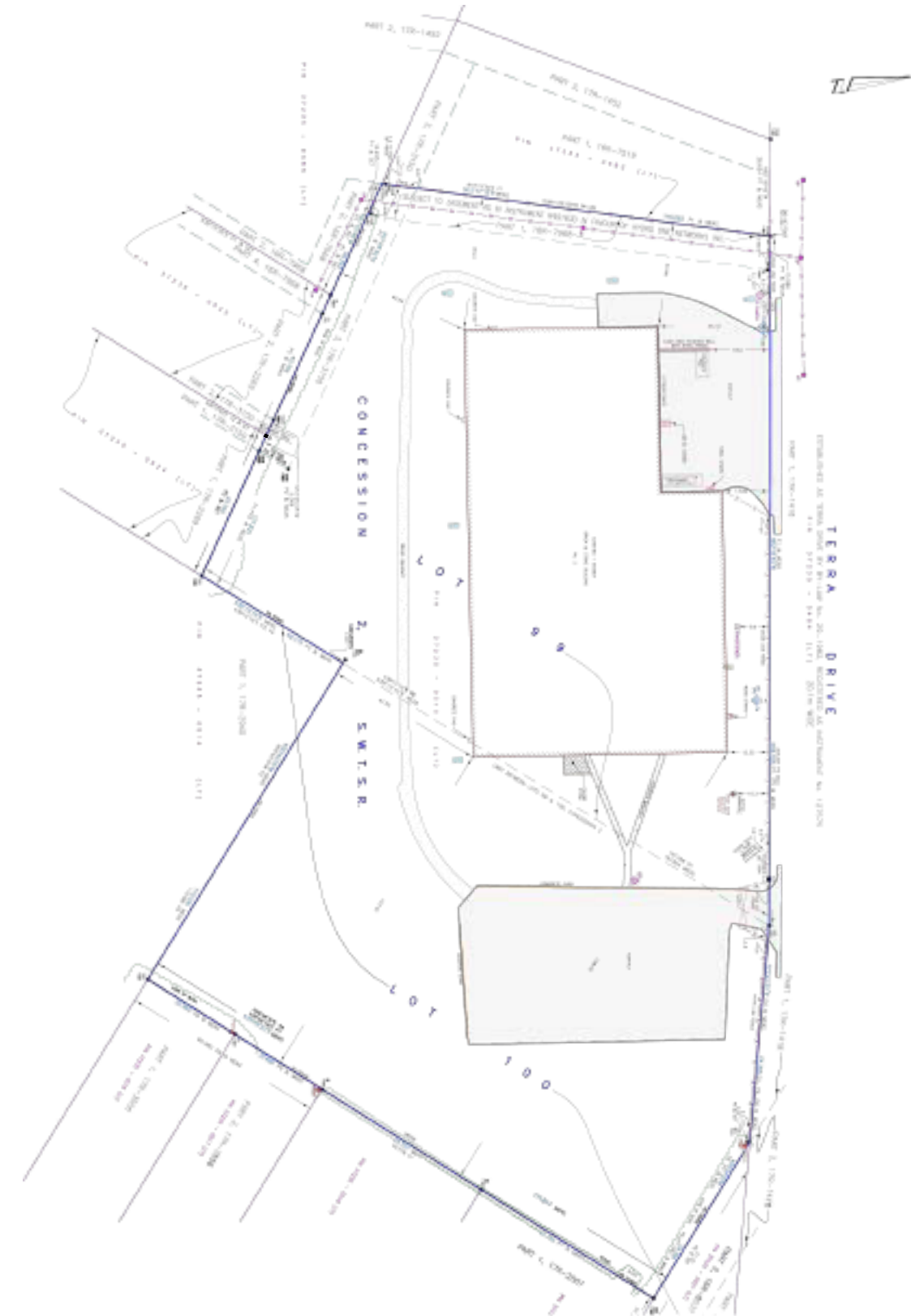
- Assembly and manufacturing uses
- Food or beverage production
- Foundry
- Concrete production
- Public works uses
- Motor vehicle sales and service establishment
- Uses, buildings and structures accessory to a permitted use

## Estate Residential (ER) Zone

### ER - Permitted Uses

- One single detached residential dwelling unit
- Home occupation
- Home industry
- An accessory apartment dwelling unit within a detached dwelling in accordance with Section 6.29
- Accessory uses buildings and structures in accordance with Section 6.1

# SURVEY





**ACCRETIVE REALTY PARTNERS INC., BROKERAGE**

25 Price Street, 2<sup>ND</sup> Floor  
Toronto, ON M4W 1Z1

**GREG PEACOCK**

Broker of Record

647 203 4734

[greg.peacock@accretiverp.com](mailto:greg.peacock@accretiverp.com)

Copyright © 2023 Accretive Realty Partners Inc. This document has been prepared by Accretive Realty Partners Inc. for advertising and general information only. Accretive Realty Partners Inc. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

