

FOR LEASE

# Your Next Industrial Space

1250 SPENCE AVENUE | HAWKESBURY, ON



ASGAARD  
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# A Prime Industrial Opportunity

Position your business for efficient distribution and long-term growth at 1250 Spence Avenue, a 206,602 SF industrial facility strategically located between Montreal and Ottawa in the community of Hawkesbury, Ontario. With excellent access to major transportation corridors, this site offers the connectivity to today's distribution and logistics users demand.

Constructed in 2011, this modern facility features up to 26' clear height, 14 truck level doors, 3 grade level doors, and

expansive floor space ideal for warehousing, distribution, or light manufacturing. Purpose-built to support high-volume operations, it's an ideal solution for businesses looking to optimize speed and efficiency across Eastern Ontario and Western Quebec.

Situated in a growing industrial node with flexible leasing options, 1250 Spence Avenue delivers scalable space in a well-connected, strategic location.

## DEVELOPMENT HIGHLIGHTS



**206,602 SF of Industrial Space**



**23,950 SF of Usable Mezzanine Space**



**Secured Trucking Court With Trailer Parking**

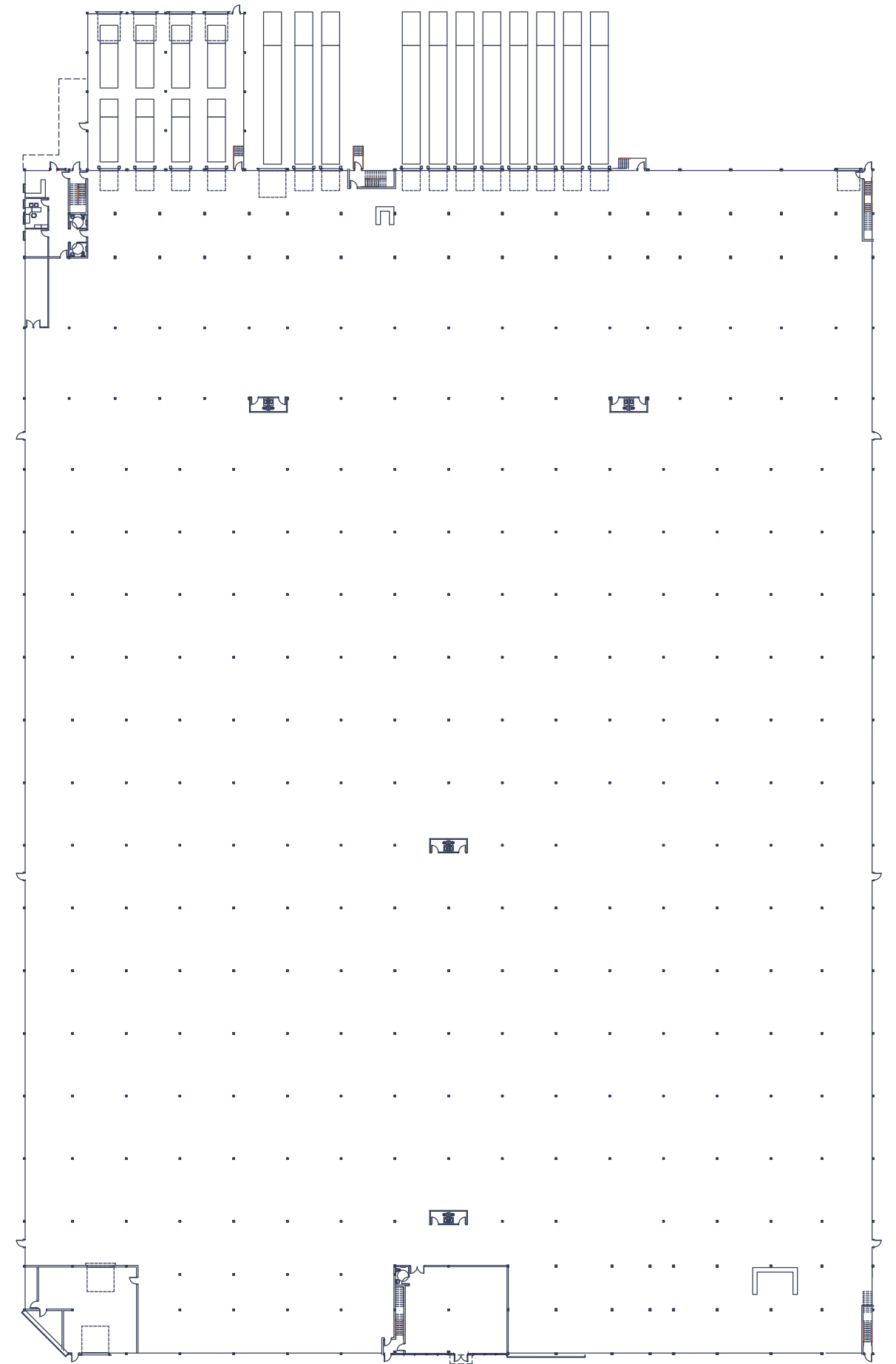


**1 min from Highway 17**

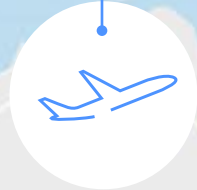


# Facility Features

<b>Address</b>	1250 Spence Avenue Hawkesbury, ON	<b>Parking Spaces</b>	~100
<b>Land Area</b>	512,700 SF	<b>Truck Parking Spaces</b>	26
<b>Building Area</b>	206,602 SF	<b>Standard Truck Level Doors</b>	10
<b>Mezzanine Area</b>	23,950 SF	<b>Covered Truck Level Doors</b>	4
<b>Store Front Area</b>	1,876 SF	<b>Grade-Level Doors</b>	3
<b>Available Office Area</b>	Yes	<b>Client/Visitor Parking Spaces</b>	18
<b>Clear Height</b>	26'	<b>Sprinklers</b>	Yes
<b>Column Spacing</b>	27' 4" - 23' 4"	<b>Availability</b>	Immediately
<b>Lighting</b>	T5	<b>Net Rent</b>	\$12.00 PSF
<b>Zoning</b>	Industrial	<b>Operating Expenses</b>	\$0.75 SF
<b>Generator</b>	Yes (servicing life & safety)	<b>Taxes</b>	\$1.84 SF



EAST HAWKESBURY AIRPORT 5 MIN

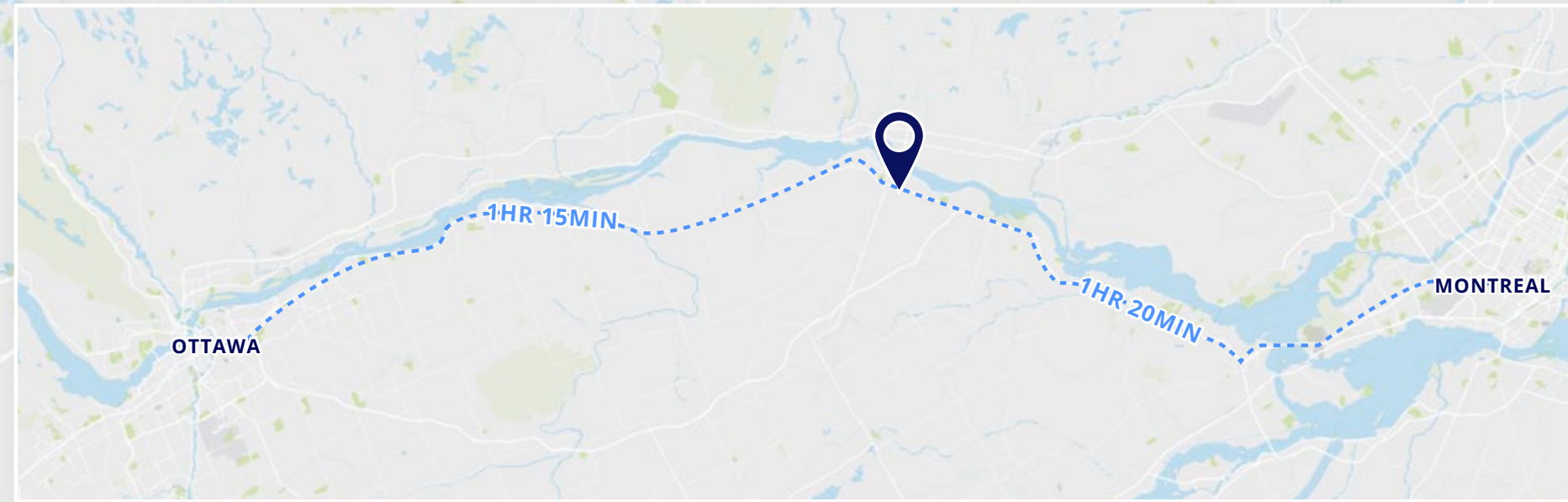


1250 SPENCE AVENUE

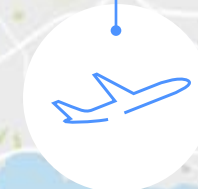
HIGHWAY 17

HIGHWAY 417

15KM



MONTRÉAL-PIERRE ELLIOTT TRUDEAU  
INTERNATIONAL AIRPORT 1 HOUR



MONTREAL

# Strategically Located

## LABOUR POOL

### 15 KM

Labour Force Available 93%

Median Age Taxes 53

### Top Occupations

Sales and Services 22%

Trades, Transport/Equipment Operators 21%

Business, Finance and Administration 15%

Manufacturing and Utilities 9%

# Surrounded by Success

## CORPORATE NEIGHBOURS

- 1. IKO Industries
- 2. Montebello Packaging
- 3. Pan Glo
- 4. Shuttle Express Inc.
- 5. Premoule Inc
- 6. Leclerc Foods Ltd





# The Team

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MACH

Real estate brokers and developers affiliated with Groupe MACH who own multiple properties in and around Montreal, as well as in Quebec City.

Aagaard's mission is to offer their clients the best solutions for their needs, at all levels of development.

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