



For Sale: Industrial

# 38 Bruce Crescent Carleton Place, ON

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# 38 Bruce Crescent, Carleton Place, ON

16,000 SF building available for sale in Carleton Place, ON.



Size  
16,000 SF  
Lot Size  
1.705 acres



Loading  
3 drive-in doors



Power  
240v, 400 amps, 3 phase



Price  
\$1,995,000  
Taxes  
\$18,311.77 (2025)



Availability  
Immediately



Listing Agent  
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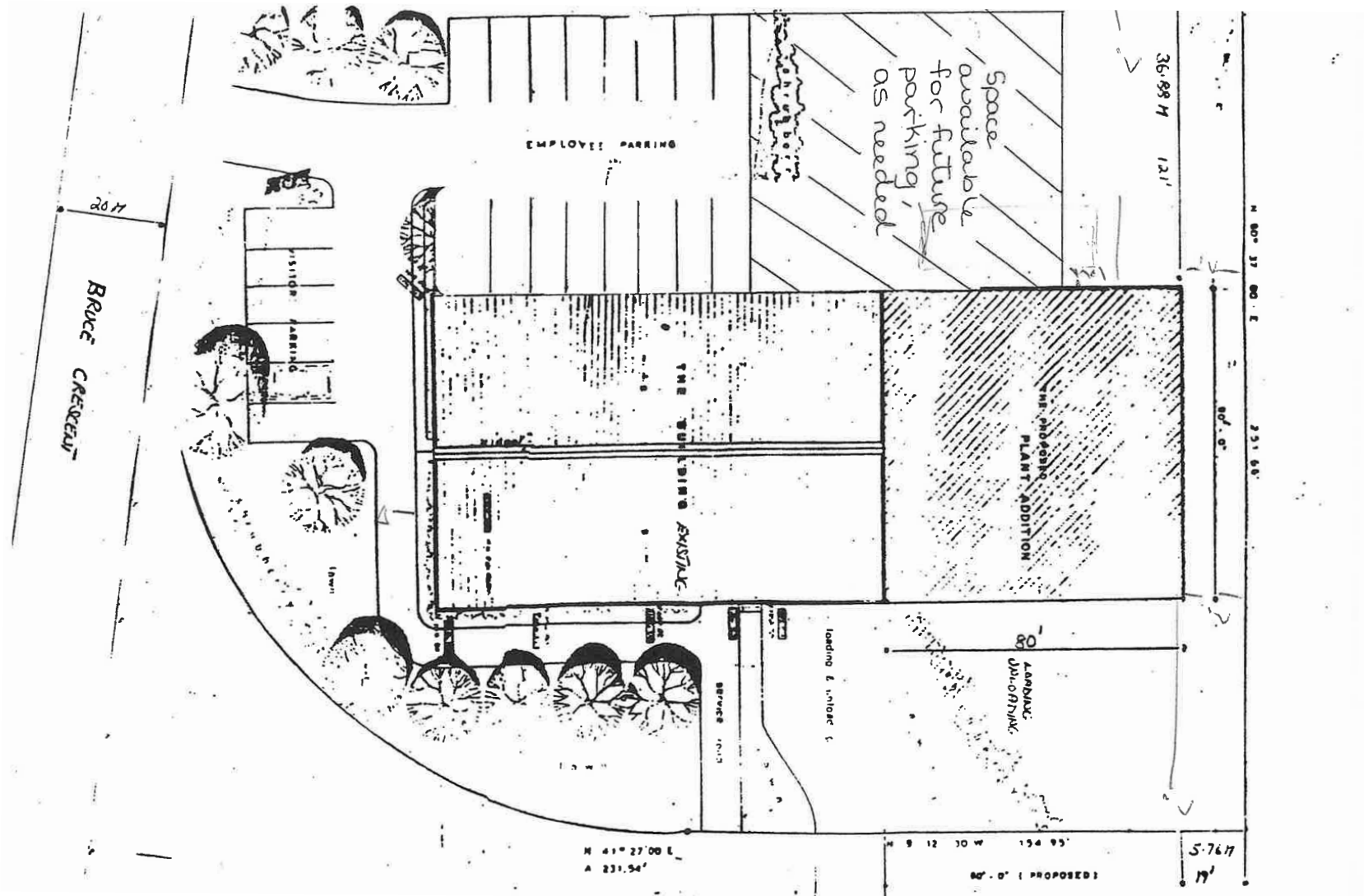
\*Sales Representative

## Property Highlights

- Height of building in the centre is 17.5' and 16' where the roof meets the walls
- Height at elevated roof is 24.5'
- Sprinkler system, back-flow water valve installed
- Phase II environmental program to be ready by mid-September
- Approximately 1,000 SF mezzanine above office area, wood floors throughout

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## Site Plan



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## Photos

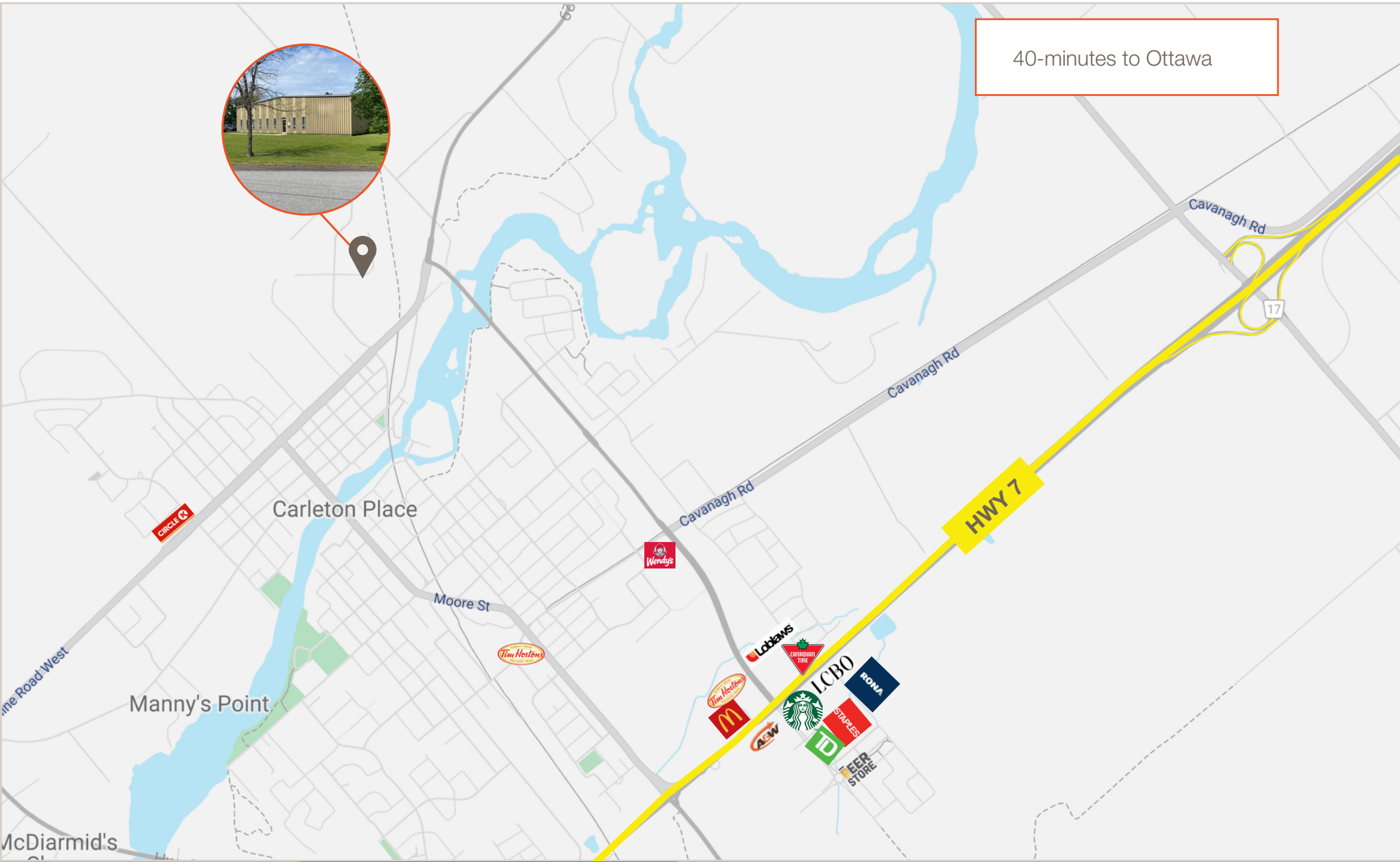


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Location Map



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