



36 Winnipeg Road, Vanastra, Huron East, ON N0M 1L0

Versatile Industrial Facility Offering Exceptional Value and Scalability **For Lease**

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Discover exceptional value and flexibility in this 150,000 sq. ft. industrial facility with competitive rental rates, strong functionality, and multiple configuration options.

- Conveniently located within a short drive of major towns and cities.
- Ideal for manufacturing, warehousing, distribution, and multi-use operations.
- Flexible unit sizes from 10,000 sq. ft. to 150,000 sq. ft.
- The building features drive-in access on each floor.
- A new 5' x 9' hospital-grade elevator (4,500 lb. capacity).
- Dock-level loading on the 3rd floor.
- 11 ft. 11 in. ceiling height.
- Dedicated office space suitable for day-to-day business operations.
- Significant infrastructure upgrades include 600V / 1200A power.

Accelerating success.

\$5.25
PSF NET



Quick access to
major towns
& cities



Extensive
Loading



High Ceilinged



Heavy Power

Site Area 3.61 Acres

Zoning VM2

Colliers



Site Access



Highway 4
1 minute



London Airport
1hr 11mins



Downtown London
1hr 15mins

Kitchener-Waterloo
103 KM

Woodstock
89.6 KM

Sarnia
141 KM

Toronto
321 KM

Mississauga
300 KM



Site Access



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1 minute



London Airport
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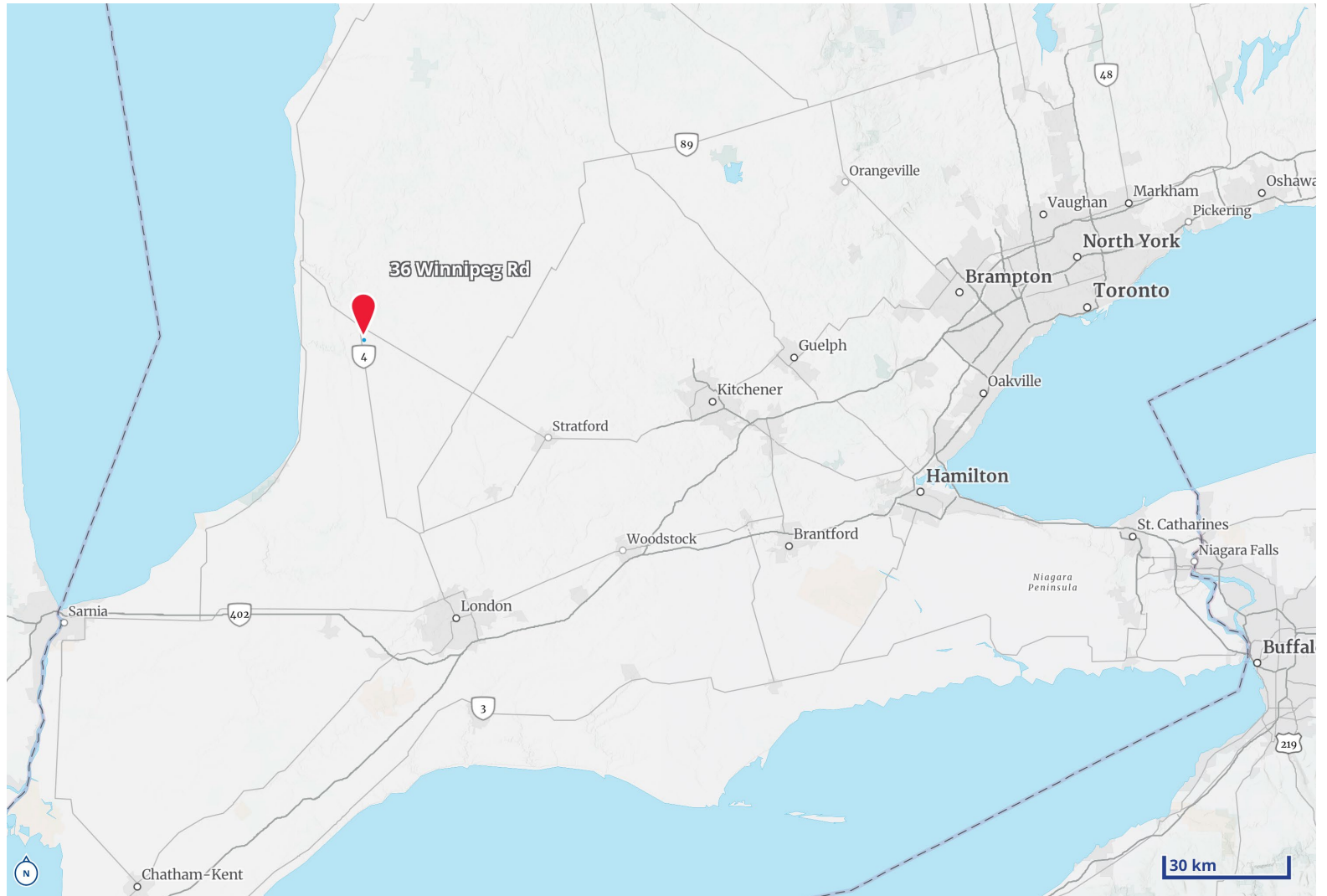
Kitchener-Waterloo
103 KM

Woodstock
89.6 KM

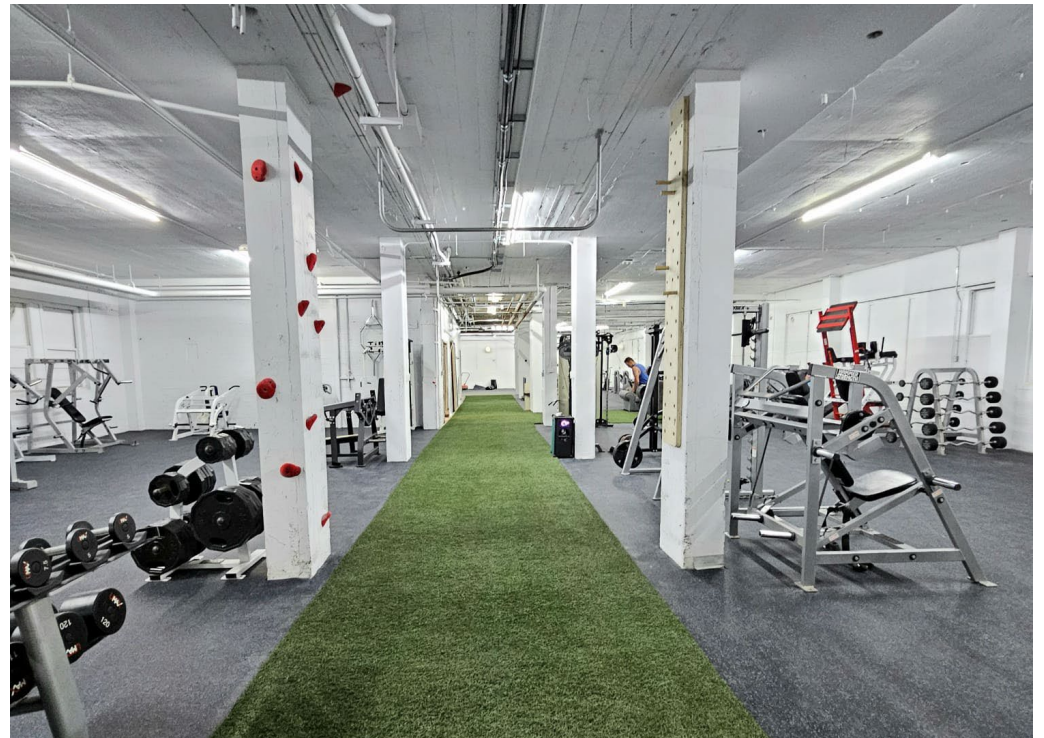
Sarnia
141 KM

Toronto
321 KM

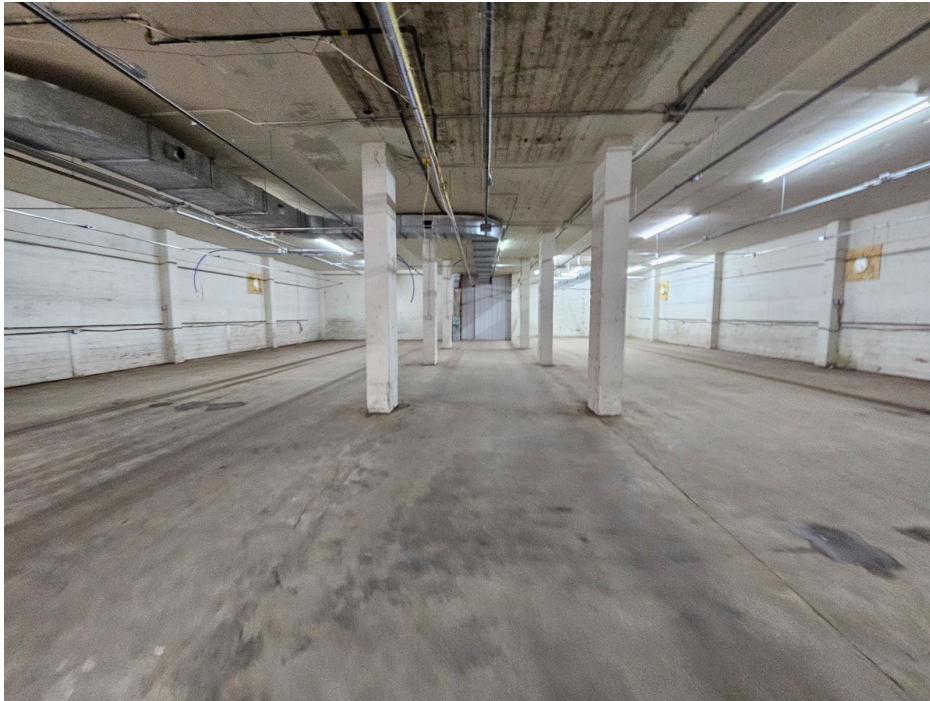
Missisauga
300 KM



Site Photo



Site Photo





Zoning M2 Permitted Uses

- agricultural industrial establishment
- agricultural processing establishment not including dead stock removal
- agricultural service establishment
- agricultural supply establishment
- assembly, manufacturing, fabricating, packaging, printing, publishing plant or warehouse conducted and wholly contained within an enclosed building
- bottle depot
- cannabis production facility subject to the provisions of Section 32 and 3.52 (Amended by By-law 53-2019)
- cartage, express or truck transport terminal or yard
- catering service or light equipment rentals
- commercial storage warehouse (rental units)
- communications facility
- contractor's yard
- dairy
- dry cleaning establishment
- feed or flour mill
- fire hall
- fuel storage tank or supply yard
- furniture refinishing, woodworking or upholstery shop
- grain elevator
- indoor sports and recreational facility
- industrial mall
- laboratory or research facility
- lumber yard
- machine shop
- motor vehicle body shop
- motor vehicle repair shop
- municipal water tower or water reservoir
- parking lot
- planing or saw mill
- plant, ready mix
- public park in accordance with the Urban Natural Environment and Open space (OS) Section
- public works yard, garage, warehouse or storage yard
- radio or television tower
- recycling centre
- service industrial use
- textile plant
- warehouse
- wholesale outlet
- window and plate glass establishment
- accessory use subordinate to and located on the same lot as a permitted main use including an office, showroom, retail outlet, cafeteria, or a wholesale outlet

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