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Owen Sound

Major Manufacturing Facility Available for Sale
1799 20th Street East, Owen Sound, ON, Canada

Land Use & Zoning:

The Official Plan for the City of Owen Sound designates the land use for the site and the surrounding areas as "Industrial".

The existing zoning of M2-1 – Manufacturing Zone permits a wide variety of uses including manufacturing, warehousing, office, banking, contractor yards and automotive repair establishments.

This zoning also permits outside storage.

Offering Terms and Process

The property is being offered for sale on an "as is / where is" basis with no representations or warranties.

Taxes

Estimated to be \$550,000.00 (2010)

Asking Price

\$6,100,000.00 (CDN)



For more information, please contact:

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Highlights

- 612,454 Square Foot Glass Manufacturing Facility
- 73.46 Acre Site with Re-development Potential
- Prominent Location in Owen Sound Industrial Park
- Clear Heights ranging from 23 feet to 33 feet
- 19% Site Density



Intelligent
Real Estate Solutions

1799 20th Street East, Owen Sound

Opportunity

The opportunity is to acquire a major industrial facility comprising approximately 612,454 square feet, which was until recently utilized by the vendor as a glass manufacturing plant. The site comprises approximately 73 acres within the Own Sound Industrial Park. The building also offers approximately 91,650 square feet of below grade storage, which is not included in the rentable area.

Location

The property is prominently located in the Owen Sound Industrial Park, just off Highway 26, in the City of Owen Sound, Ontario. Owen Sound is “The Hub” of the Grey-Bruce region, and the cultural centre of a beautiful nature-based travel destination. As the seat of the County of Grey government, it is the location for a number of regional, provincial and federal government offices. The City is located on the southern shores of Georgian Bay in a valley below the sheer rock cliffs of the Niagara Escarpment. A magnificent harbour and bay, two winding rivers, tree-lined streets and an extensive parks system characterize Owen Sound.

The Owen Sound Industrial Park is approximately 600 acres of prime industrial land, half of which is ready and waiting for development, already zoned and already fully serviced. The Park is located minutes from Downtown Owen Sound and offers excellent access to Regional Highway 26, which goes east to the Collingwood and Barrie area (approx. 70 miles) and Regional Highway 10, which proceeds south to the Greater Toronto Area (approx. 120 miles).



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SITE: The site, which is rectangular and flat in nature, is approximately 73.46 acres with frontage on three streets offering excellent redevelopment potential. The main access to the site is currently off 20th Street East.

The existing structure represents a site coverage of only 19%, offering excellent opportunities for expansion, trailer parking or possible severance.

The site is fully fenced with a security gatehouse. The landscape is primarily grass-covered fields with paved areas for parking and compacted gravel, all which are generally in good condition.

BUILDING: The original building was constructed in 1967 (398,138 square feet) with an addition in 1978 (214,316 square feet) for its current configuration comprising 612,454 square feet. The property also boasts 91,650 square feet of below grade storage, which is not included in the building area. Throughout its history the property has always been utilized for manufacturing with ancillary office and warehouse components. Some of the other features of this building include:

Exterior -	Metal cladding for the plant and warehouse, and facing brick for the office portion of the building.
Office -	The office area is approximately 27,007 square feet (4% of total GLA) with a functional mixture of private offices and meeting rooms.

Shipping -	8 interior truck level bays, 3 exterior truck level bays, 5 drive in doors.
Clear Heights -	Excellent clear heights ranging from 23 ft., 9 in. to 33 ft., 8 in. to the peaks of the sloped warehouse buildings, with heights of 16 ft., 3 in. to 29ft., 6 in. at the eaves., with good column spacing.

Sprinklers -	The furnace room, manufacturing plan and warehouse areas are sprinklered while the office areas are not sprinklered.
Power -	The plant is fed from two 44KV distribution lines originating in the Owen Sound Substation. The plant distribution structure is fed via two 44/13.8 KV PPG owned systems, T13 is a 10 MVA oil filled transformer and T12A & 12B are 5 MVA oil filled transformers operated in parallel. The 13.8 distribution network in the plant is a double end feed to each of the five internal 13.8 KV / 480 V substations.

Special Features -	<p>Furnace building comprising approx. 57,499 sq. ft.</p> <p>Significant floor fit extends the length of the plant/manufacturing area</p> <p>10,000 sq. ft. covered storage area (also not included in building area)</p> <p>Crane rails available</p> <p>Functional maintenance shop and mechanics garage</p> <p>High pressure sodium lighting in plant area</p>
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