

FOR SALE

40-50 CLEARVIEW DRIVE TILLSONBURG, ONTARIO



FIRST CLASS MANUFACTURING PLANT

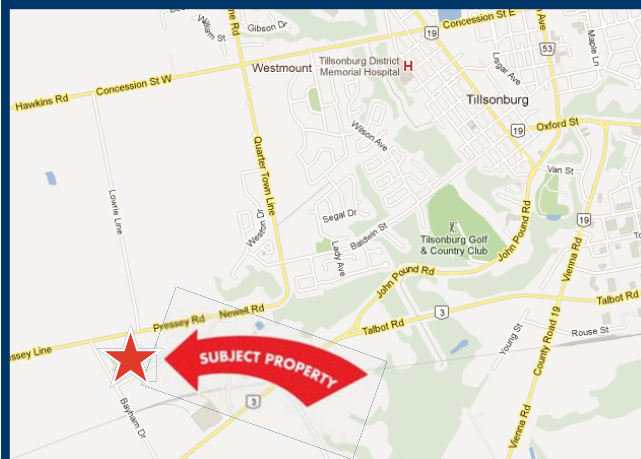
LOCATION: 40-50 Clearview Drive, Tillsonburg
20 minutes from Hwy 401/Hwy 19
Interchange in Tillsonburg

DETAILS:

Lot Size:	39.02 acres
Zoning:	MG - Industrial
Building Area:	
Original Warehouse:	86,000 sf
Connection Tunnel:	9,592 sf
New Warehouse:	126,000 sf
Office Area:	24,000 sf
Total Area:	468,224 sf
Clear Height:	20'-35'
Cranes:	1 x 25 ton, 2 x 25 ton, 15 ton
Shipping:	18 TL (8 x 12'x10') / 3 DI
Power:	3400 amps (1000 amps in new warehouse)
Taxes:	\$533,636 (2011)
Asking Price:	\$8,500,000

FEATURES:

- New 126,000 sf warehouse addition added in 2003 features 8 12'x10' truck level doors with levelers, automatic doors, hooks and seals
- Retention pond on east side of building
- Ample parking
- Security access with 8 cameras
- Cafeteria with fully functional kitchen/prep area
- Locker rooms with showers and natural lighting
- Paint booth and explosion proof room



**CUSHMAN &
WAKEFIELD**[®]
Global Real Estate SolutionsSM

For more information, please call:

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.*Sales Representative

INDUSTRIAL

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Additional Photos



Fully Functional Cafeteria with
Natural Lighting



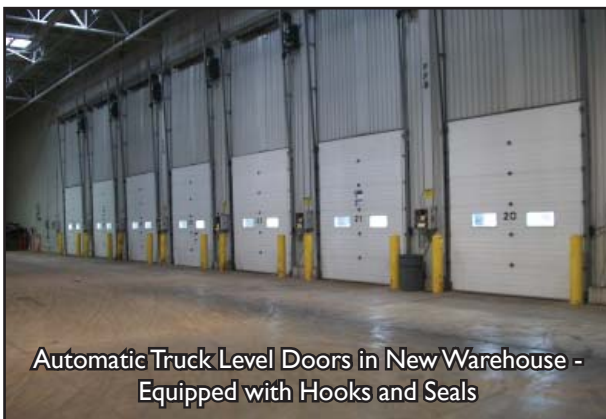
Original Warehouse



New Warehouse Addition



Crane Facility



Automatic Truck Level Doors in New Warehouse -
Equipped with Hooks and Seals



Truck Level Doors - Exterior



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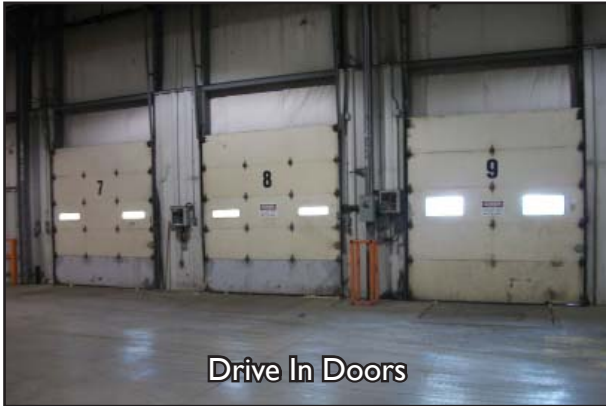
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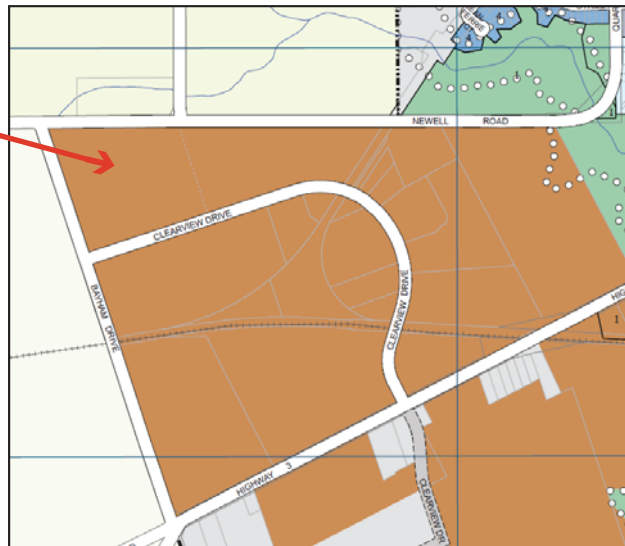
Additional Photos



Zoning Information - MG (Industrial)

Sample of Permitted Uses

- **Manufacturing Plant**
- **Assembly Plant**
- **Fabricating Plant**
- **Packaging Plant**
- **Processing Plant**
- Truck Transport Terminal or Yard
- Municipal Sewage Treatment Plant
- Printing Plant
- Industrial Mall
- Contractor's Shop or Yard
- Machine Shop
- Warehouse or Self Storage Warehouse
- Asphalt or Concrete Batching Plant
- Fuel Storage Tank or Supply Yard
- Planning Mill or Sawmill
- Municipal Yard



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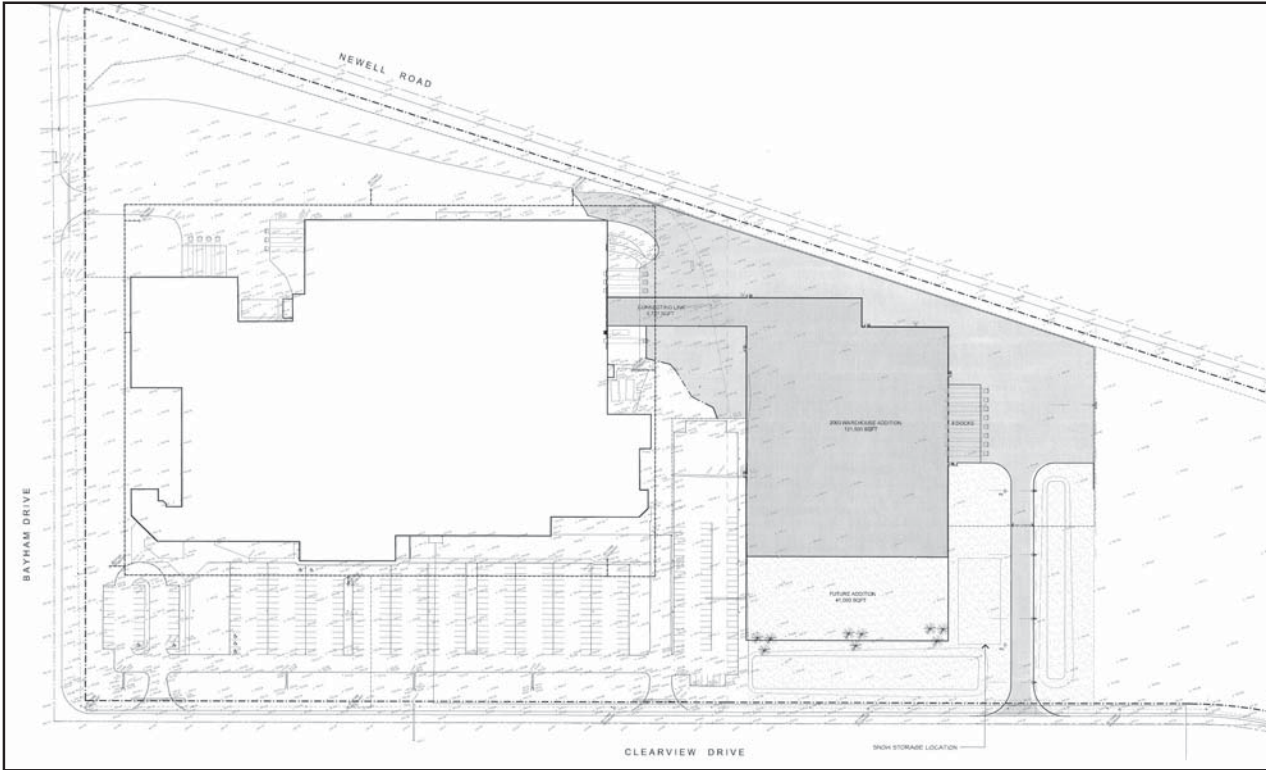
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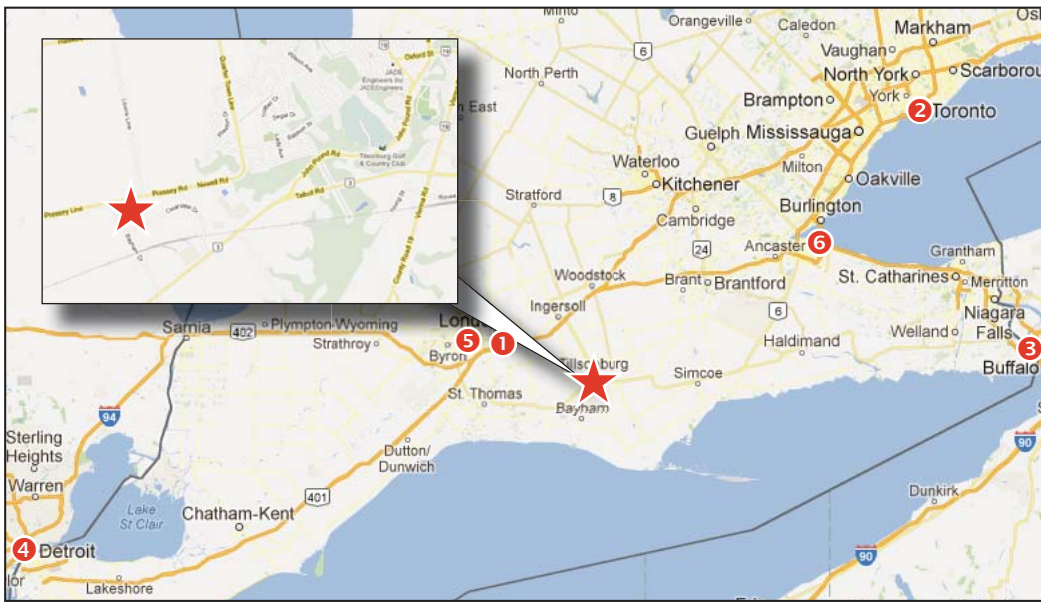
Property Site Plan



Location

Subject Property
in Proximity to...

- 1 Highway 401: 20 km
- 2 Downtown Toronto: 178 km
- 3 US Border at Buffalo: 223 km
- 4 US Border at Detroit: 231 km
- 5 London, Ontario: 59 km
- 6 Hamilton, Ontario: 112 km



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