

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL PROPERTY FOR SALE / FOR LEASE

BBSREALTY.COM

**38,025**  
SQUARE FEET

**467' x 543'**  
LOT SIZE

**\$4,400,000**  
ASKING PRICE

**\$27,708**  
TAXES (2024)

**\$7.00 PSF**  
NET LEASE RATE

**\$3.00 PSF**  
T.M.I. (2024)

### 620 Ireland Road, Simcoe, ON

Well maintained industrial building with excess land for lease in Simcoe! This prime 5.95-acre corner industrial property features a functional 38,025 sqft building with two truck-level loading doors and 18' ceiling height. Benefit from tons of parking, ample outdoor storage, and dedicated trailer parking. The small front office component features individual private offices with a board room, kitchen and common area. Flexible General Industrial Zoning which permits manufacturing, warehousing, R&D, vehicle repair, contractor's yard and food production. The site includes significant excess land, ideal for outdoor storage, future development or expansion. Situated in a mixed-use area near residential and commercial zones, this property offers excellent long-term development potential. A fantastic opportunity for owner-occupiers, investors and tenants alike!

#### Adam Ionico

Sales Representative

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#### HAMILTON OFFICE

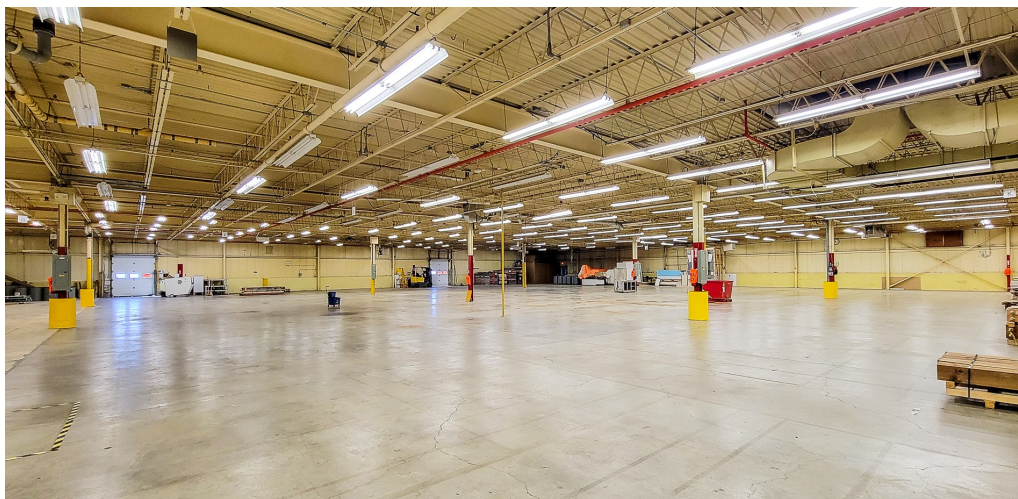
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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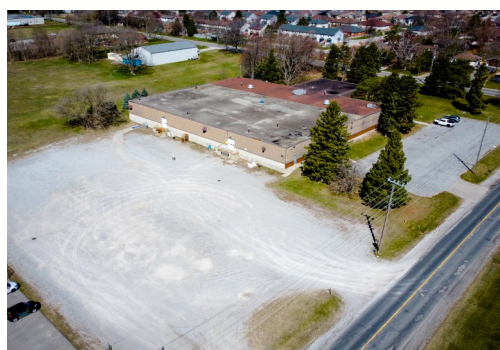
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PROPERTY DETAILS	
CEILING HEIGHT	18'
DOORS - DOCK LEVEL	(2)
OFFICE SPACE	Yes
OUTDOOR STORAGE	Yes
PARKING	Yes / surface
POWER	600 V / 400 A
ZONING	MG

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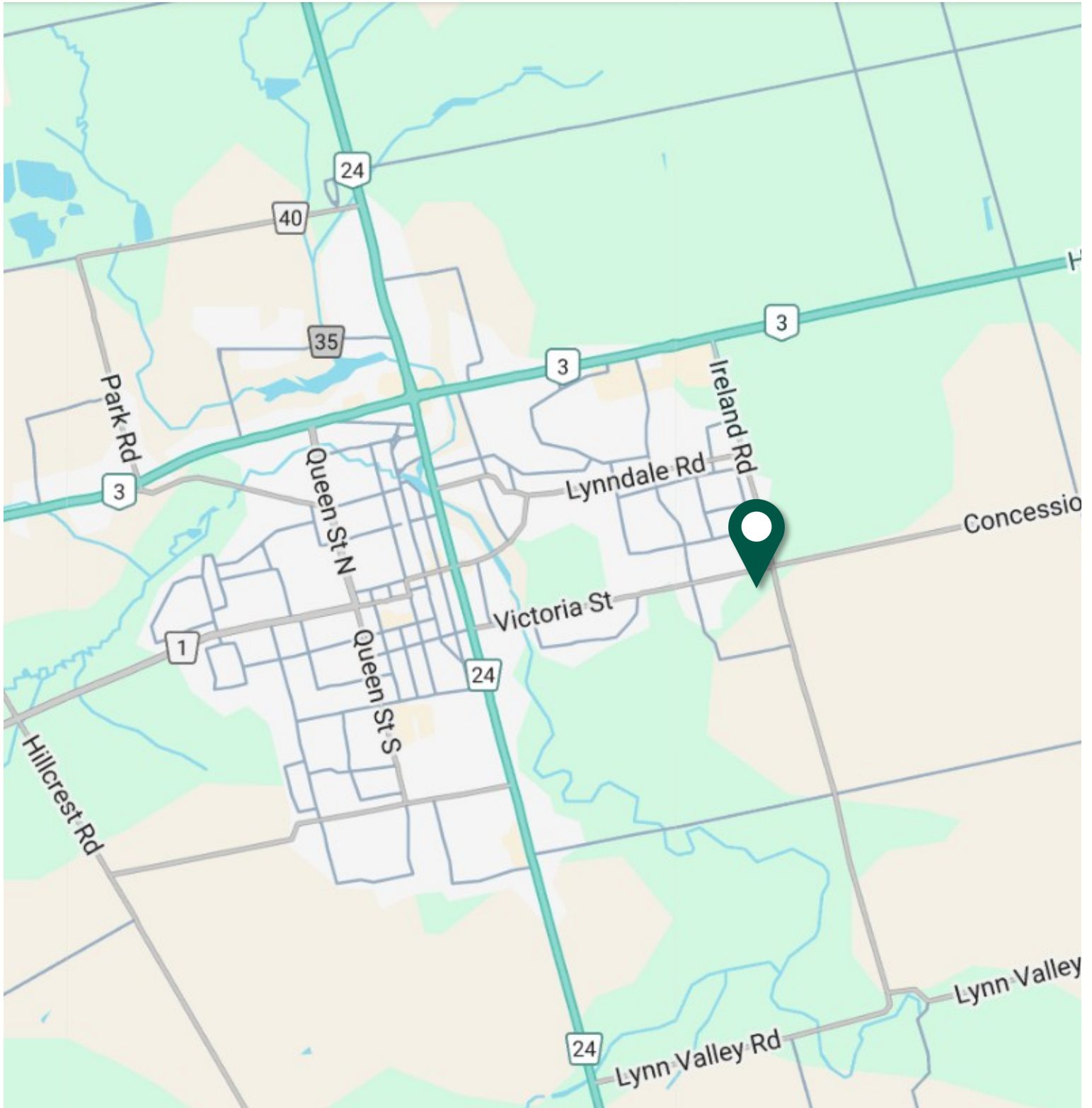
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