

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL PROPERTY FOR SALE / FOR LEASE

BBSREALTY.COM

**38,025**  
SQUARE FEET

**467' x 543'**  
LOT SIZE

**\$3,950,000**  
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

Direct: 416.346.0250

Email: [ionico@bbsrealty.com](mailto:ionico@bbsrealty.com)

#### Adrian Mekli

Sales Representative

Direct: 905.869.0494

Email: [amekli@bbsrealty.com](mailto:amekli@bbsrealty.com)



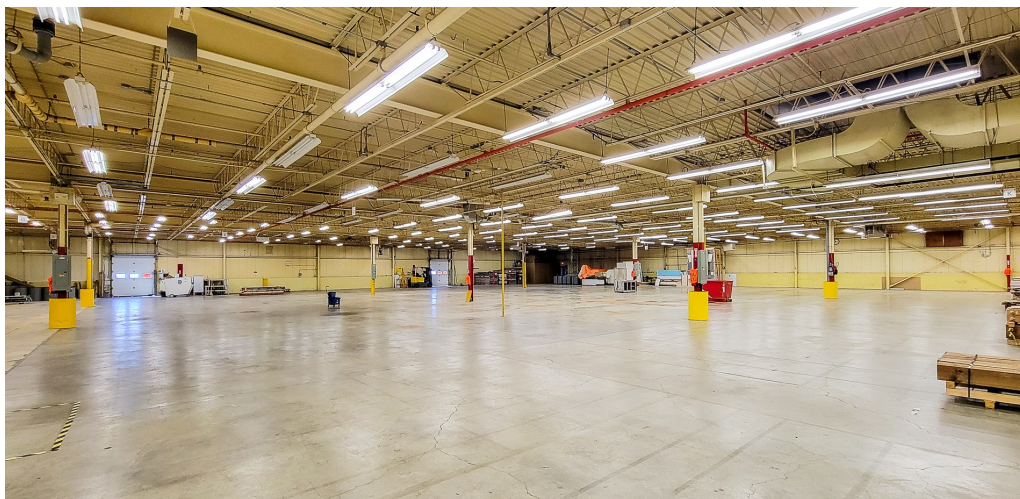
#### HAMILTON OFFICE

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

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

# INDUSTRIAL PROPERTY FOR SALE / FOR LEASE

Well maintained industrial building with excess land for lease in Simcoe! Flexible General Industrial Zoning which permits manufacturing, warehousing, R&D, vehicle repair, contractor's yard and food production. 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!



| 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            |

- 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.
- The site includes significant excess land, ideal for outdoor storage, future development or expansion.



**Adam Ionico**

**Sales Representative**

Direct: 416.346.0250

Email: [ionico@bbsrealty.com](mailto:ionico@bbsrealty.com)

**Adrian Mekli**

**Sales Representative**

Direct: 905.869.0494

Email: [amekli@bbsrealty.com](mailto:amekli@bbsrealty.com)

## HAMILTON OFFICE

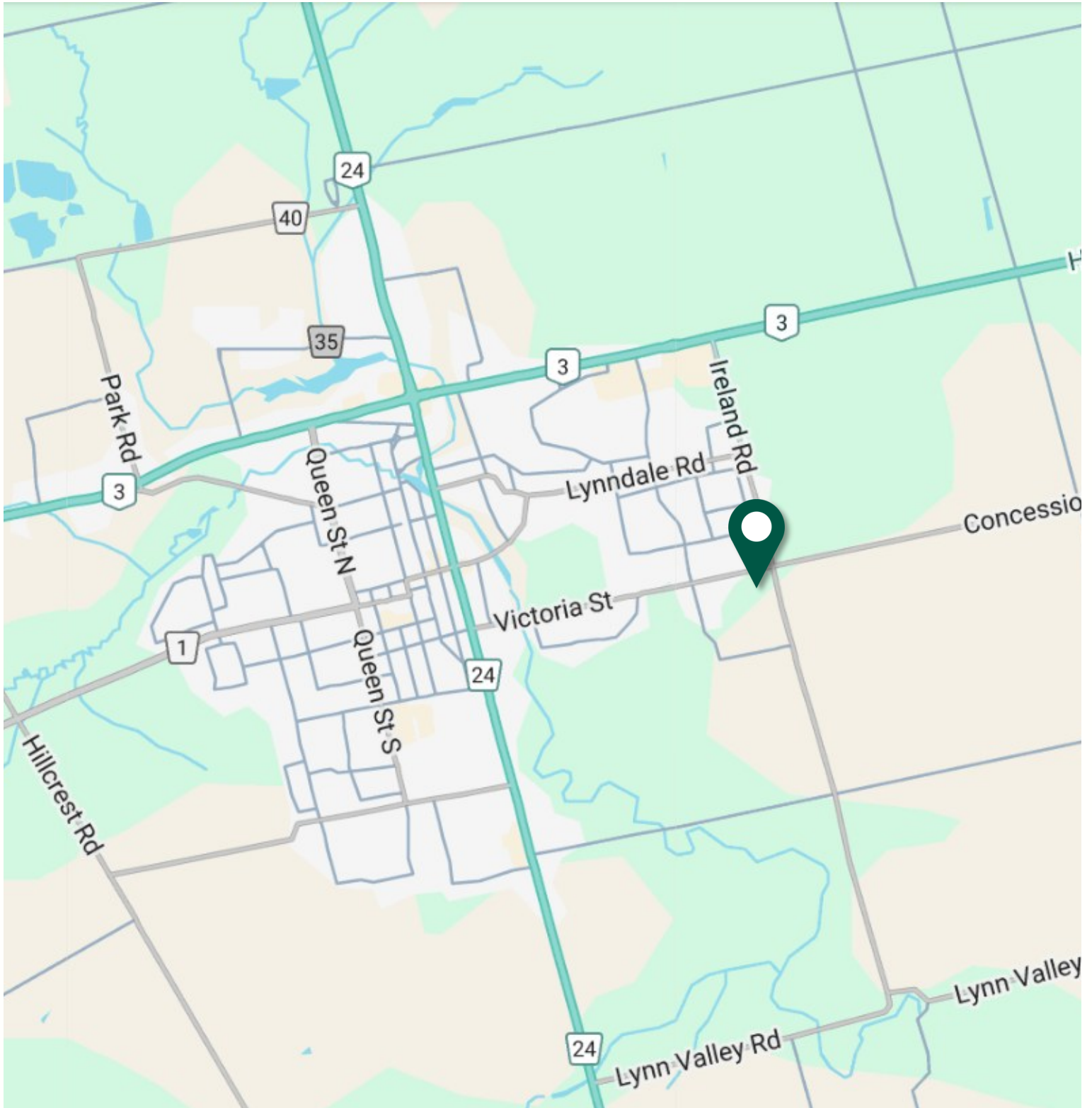
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

# INDUSTRIAL PROPERTY FOR SALE / FOR LEASE

Well maintained industrial building with excess land for lease in Simcoe! Flexible General Industrial Zoning which permits manufacturing, warehousing, R&D, vehicle repair, contractor's yard and food production. 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!

BBSREALTY.COM



## HAMILTON OFFICE

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

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.