

# TRANSPORTATION TERMINAL WITH EXCESS LAND



# 313

# Darrell Drive

Ayr, Ontario

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**CBRE**





# PROPERTY DETAILS

<b>TOTAL SIZE</b>	12,269 Sq. Ft.
<b>OFFICE</b>	584 Sq. Ft.
<b>LOT SIZE</b>	2.01 Acres
<b>CLEAR HEIGHT</b>	15'
<b>SHIPPING</b>	2 T/L, 1 D/I
<b>POSSESSION</b>	30-59 Days
<b>NET RENT</b>	\$25,000 PER MONTH
<b>TMI (2023)</b>	TBC

## COMMENTS

- Sought after small freestand with excess land
- Ideally suited for transportation users
- Site is fenced and secure with electronic gate
- Yard has recently been regraded with recycled asphalt
- LED lights in warehouse
- Quick access to HWY 401
- Zoning permits outside storage, repair operations and various trucking related uses





# PROPERTY ZONING

Click [HERE](#) For More Zoning Information

## Zone 11 - Industrial Zone Permitted Uses:

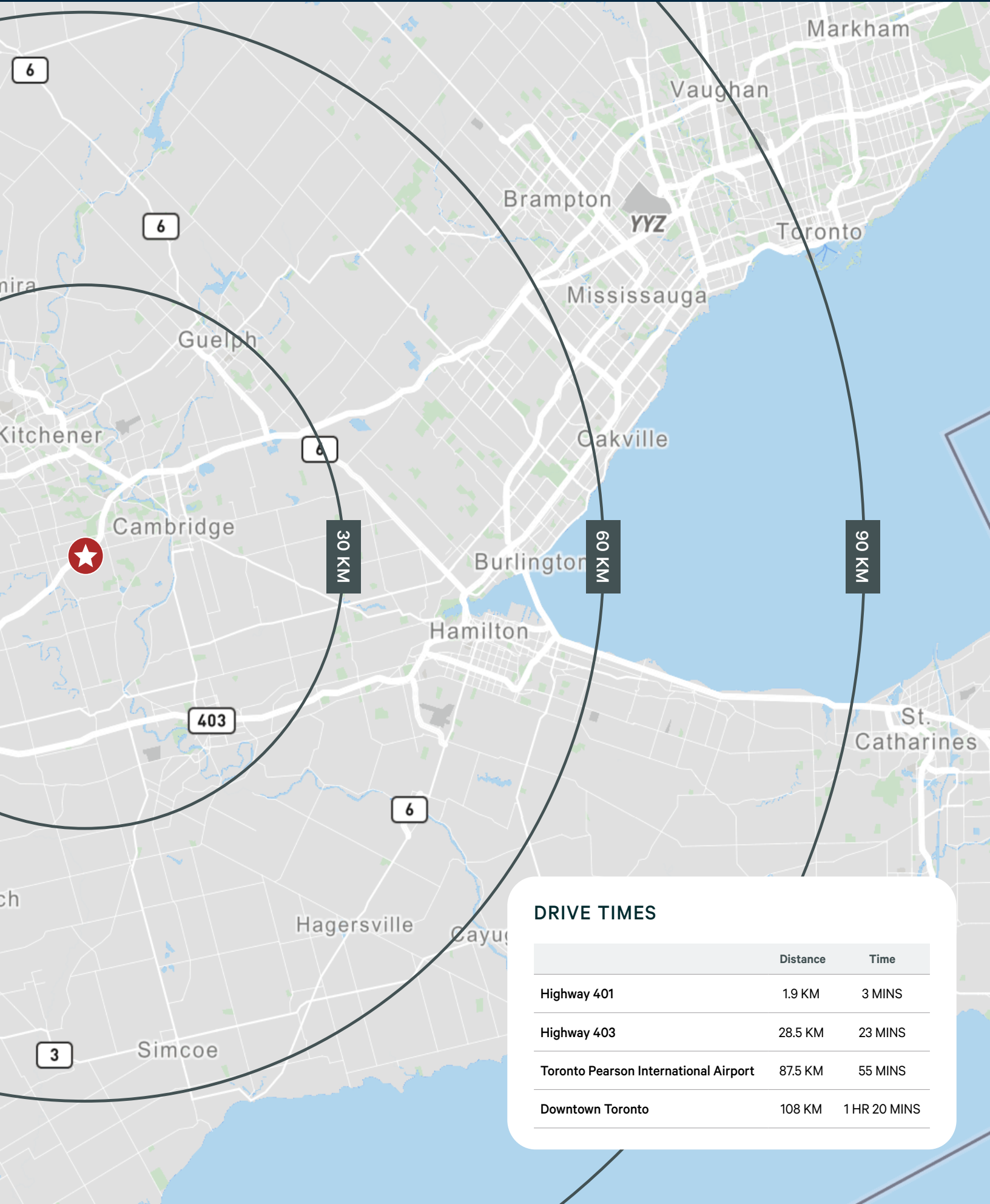
- Any permitted use as listed in Zone 9 and any industrial use providing large scale processing, manufacturing, packaging, assembly, production, fabrication, testing, warehousing, stamping, treating, storage of goods/ products, or finishing, characterized by large physical size, production volumes and intensity of use
- Batching Plant, Temporary Asphalt Plant, Portable
- Fertilizer Manufacture, Mixing or Storage
- Restaurant or Place for Dispensing Refreshment to the Public including Drive-In or Take-Out
- Any light to medium industrial use providing light to medium scale processing, manufacturing, packaging, assembly, production, fabrication, warehousing, testing, treating, storage of goods/products, or finishing, and having minimal adverse effects for nearby sensitive land uses
- Distributing or transportation operation
- Veterinary clinic or office
- Contractor, building supplies dealer/outlet or sawmill
- Automobile service station
- Farm equipment sales and service
- Warehousing or indoor storage
- Wholesale outlet or showroom
- Bank, restaurant or catering service
- Parking lot or garage public
- Service or repair enterprise
- Office or office building
- Commercial printing or laundry
- Car washing establishment
- Club or amusement enterprise, lodge or recreation use
- Hotel or motel
- Trucking or transportation enterprise or terminal
- Sales or servicing of motor vehicles or machinery
- Boat, bus & trailer display, service and storage
- Funeral home
- Theatre or bowling alley
- Storage & display of manufactured modular or prefabricated buildings
- Storage, sale and supply of livestock equipment (excluding animals)
- Storage, sale and supply of poultry equipment (excluding animals/birds)





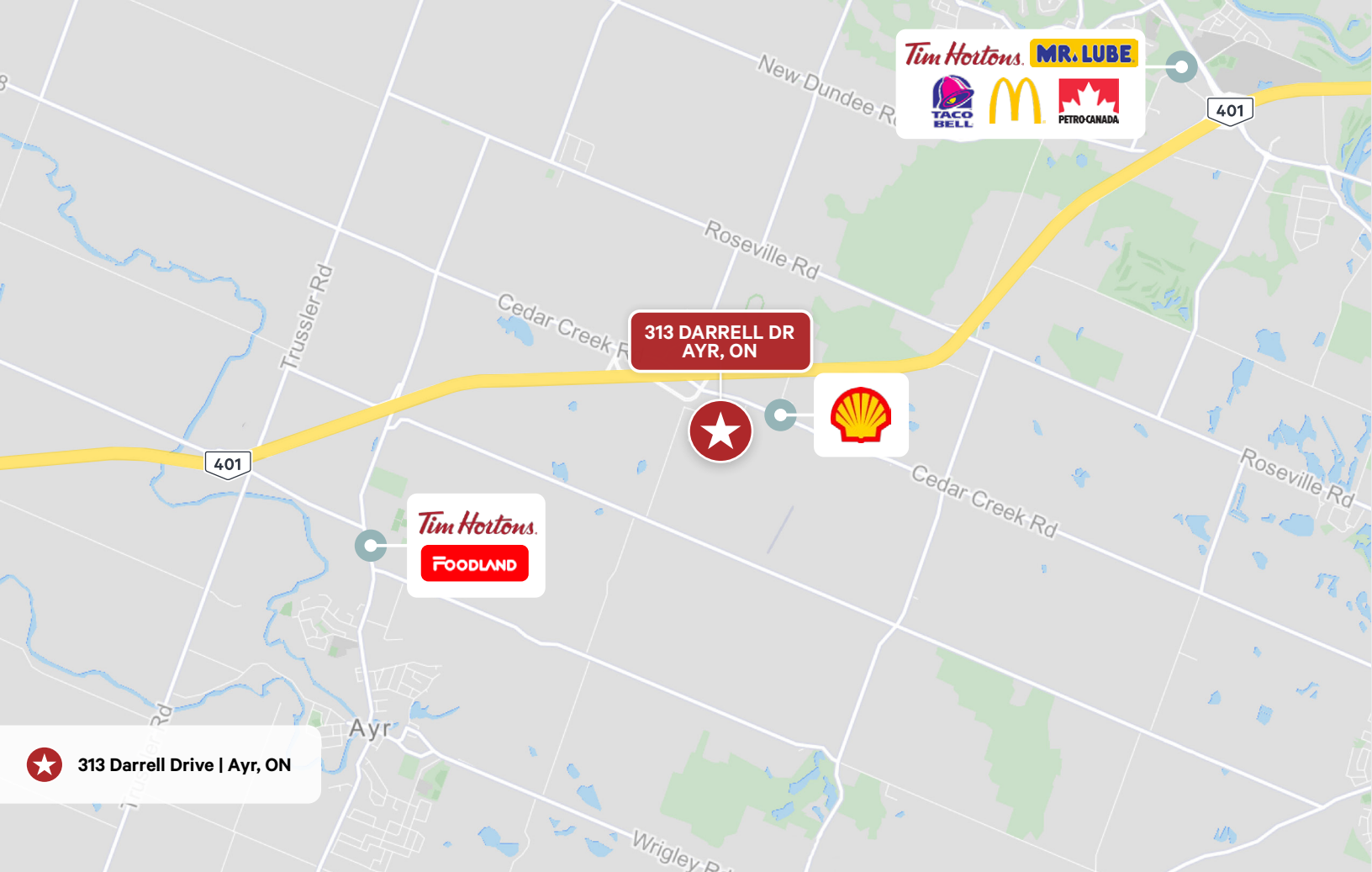


# PROPERTY LOCATION



## DRIVE TIMES

	Distance	Time
Highway 401	1.9 KM	3 MINS
Highway 403	28.5 KM	23 MINS
Toronto Pearson International Airport	87.5 KM	55 MINS
Downtown Toronto	108 KM	1 HR 20 MINS



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## Contact Us

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