



115

EARL THOMPSON ROAD AYR, ON.

CHAD RITZER

Sales Representative

519.743.5211 x 3033 | critzer@coldwellbankerpbr.com



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COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

PROPERTY PROFILE

115 EARL THOMPSON ROAD
AYR, ON. NOB 1E0



AVAILABLE SPACE:	9,000 SQ. FT. TOTAL
MANUFACTURING/WAREHOUSE:	7,000 SQ. FT.
OFFICE AREA:	1,000 SQ. FT.
MEZZANINE:	1,000 SQ. FT.
LOT SIZE:	0.50 +/- ACRES
LEASE RATE:	\$13.75/SQ. FT.
TMI:	\$4.65/SQ. FT.
POWER:	600 VOLTS, 200 AMPS
DOORS:	2 DRIVE IN (14' X 10')
CEILING HEIGHT:	21'
PARKING:	ONSITE - 15 SPACES
ZONING:	Z-11

PROPERTY DESCRIPTION AND HIGHLIGHTS

Very nice, well maintained standalone industrial building for lease in Ayr ON. Great location right off Hwy 401.

- The property is completely fenced with yard space for outside storage or small truck parking.
- There are floor drains through the building and it's heated with very efficient radiant heaters.
- Great natural light with windows throughout the warehouse.
- The ceiling height is 21 feet to the bottom of the joists, and it's improved with a 2 Ton crane.
- Lots of power (600V,200A) and fiberoptics into the building.
- In "move-in" condition starting March 1st.

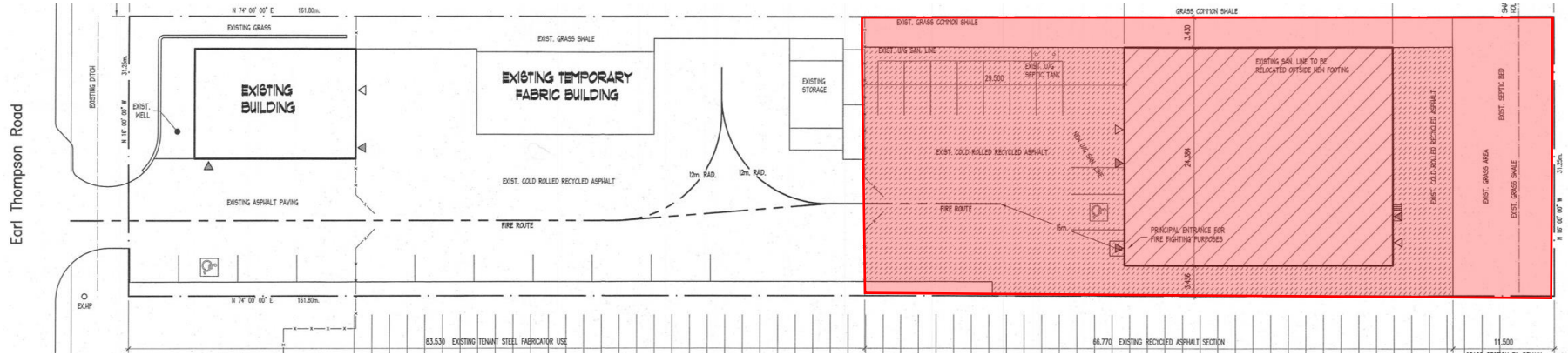
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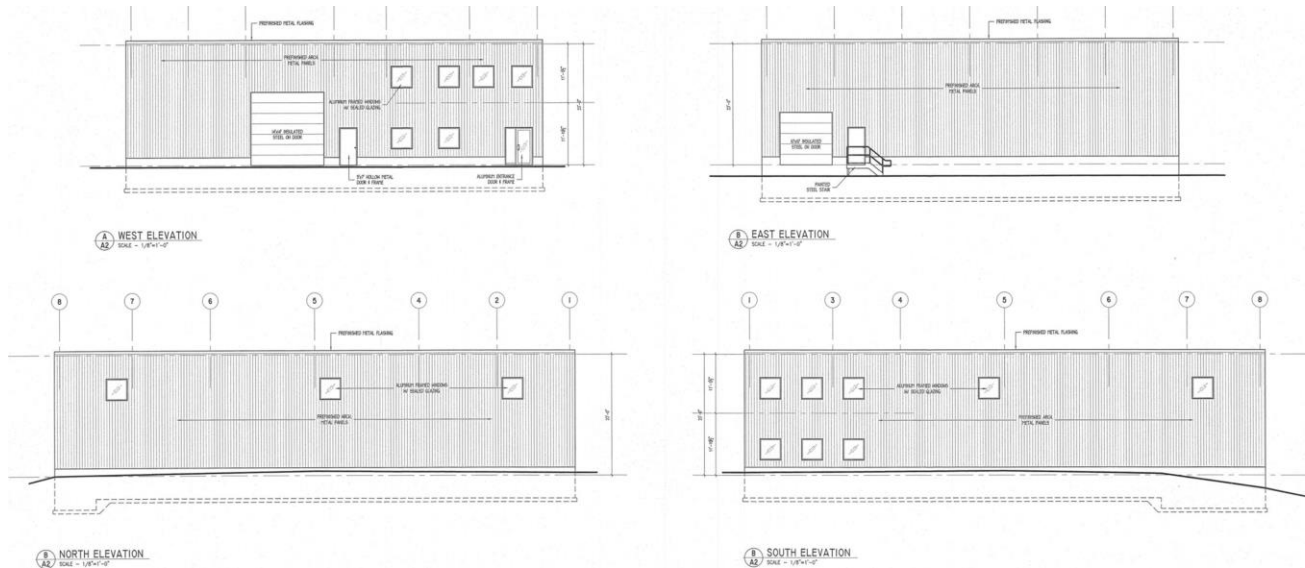
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SITE PLAN

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ELEVATION PLAN



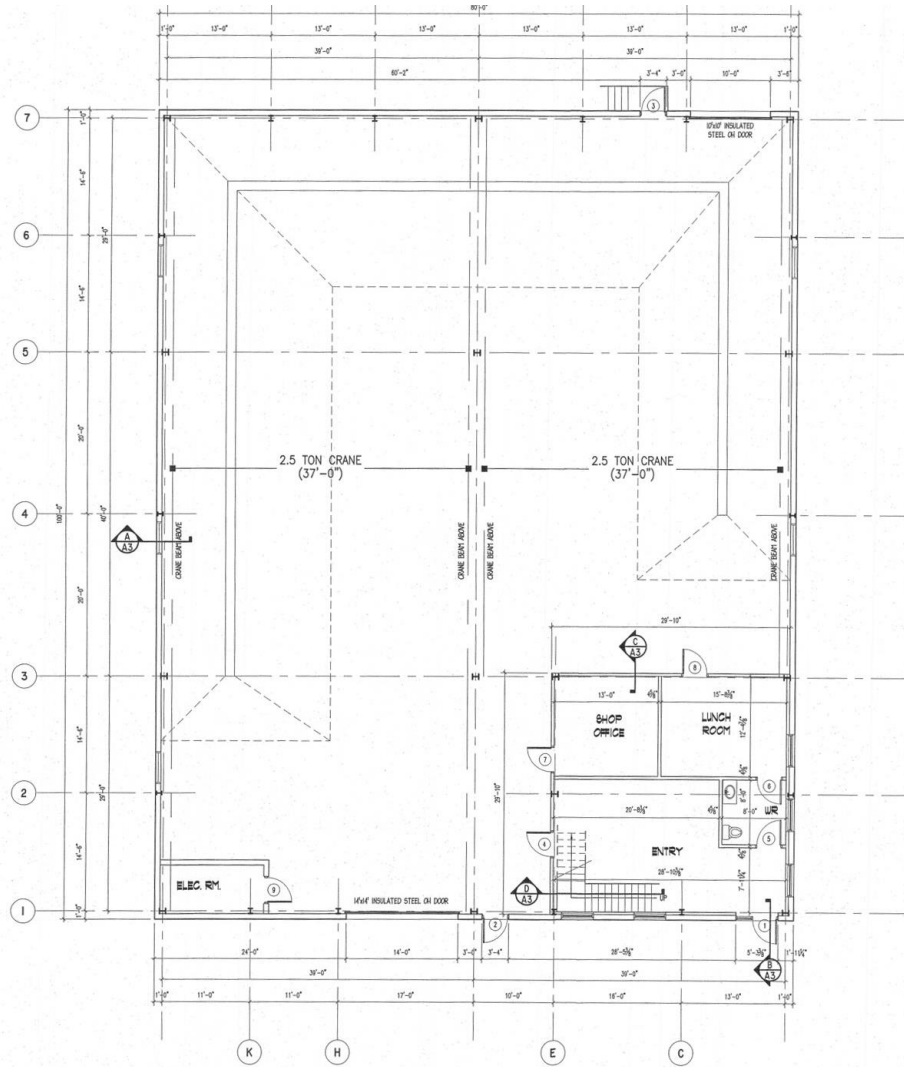
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FLOOR PLAN

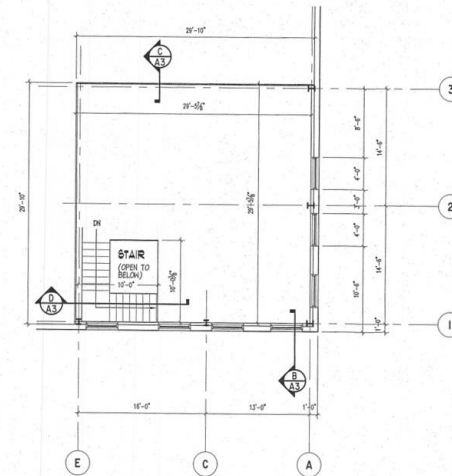
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TYPICAL INTERIOR PARTITION WALL CONSTRUCTION
 2" DRYWALL
 3X4" STEEL STUDS at 16" O/C
 R12 BATT INSULATION
 2" DRYWALL

TYPICAL EXTERIOR WALL CONSTRUCTION
 PREFORMED ARCH METAL PANELS
 R12 METAL BUILDING INSULATION
 6" STEEL WALL GIRTS

TYPICAL ROOF CONSTRUCTION
 TAR & GRAVEL ROOF MEMBRANE
 1/2" FIBERBOARD SHEATHING
 15" ROOF INSULATION
 15" STEEL ROOF DECK
 STEEL ROOF JOISTS



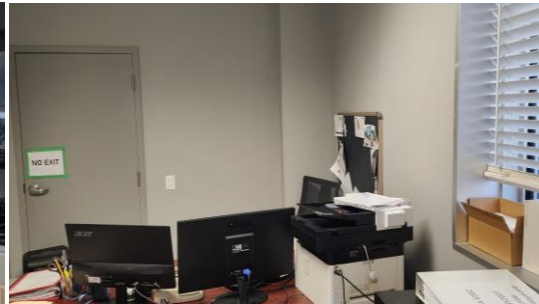
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PROPERTY PHOTOS

115 EARL THOMPSON ROAD
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PROPERTY LOCATION

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