360 SHIRLEY AVE

16,201 SF INDUSTRIAL PROPERTY ON 4.202 ACRES

360 SHIRLEY AVE, KITCHENER | ONTARIO

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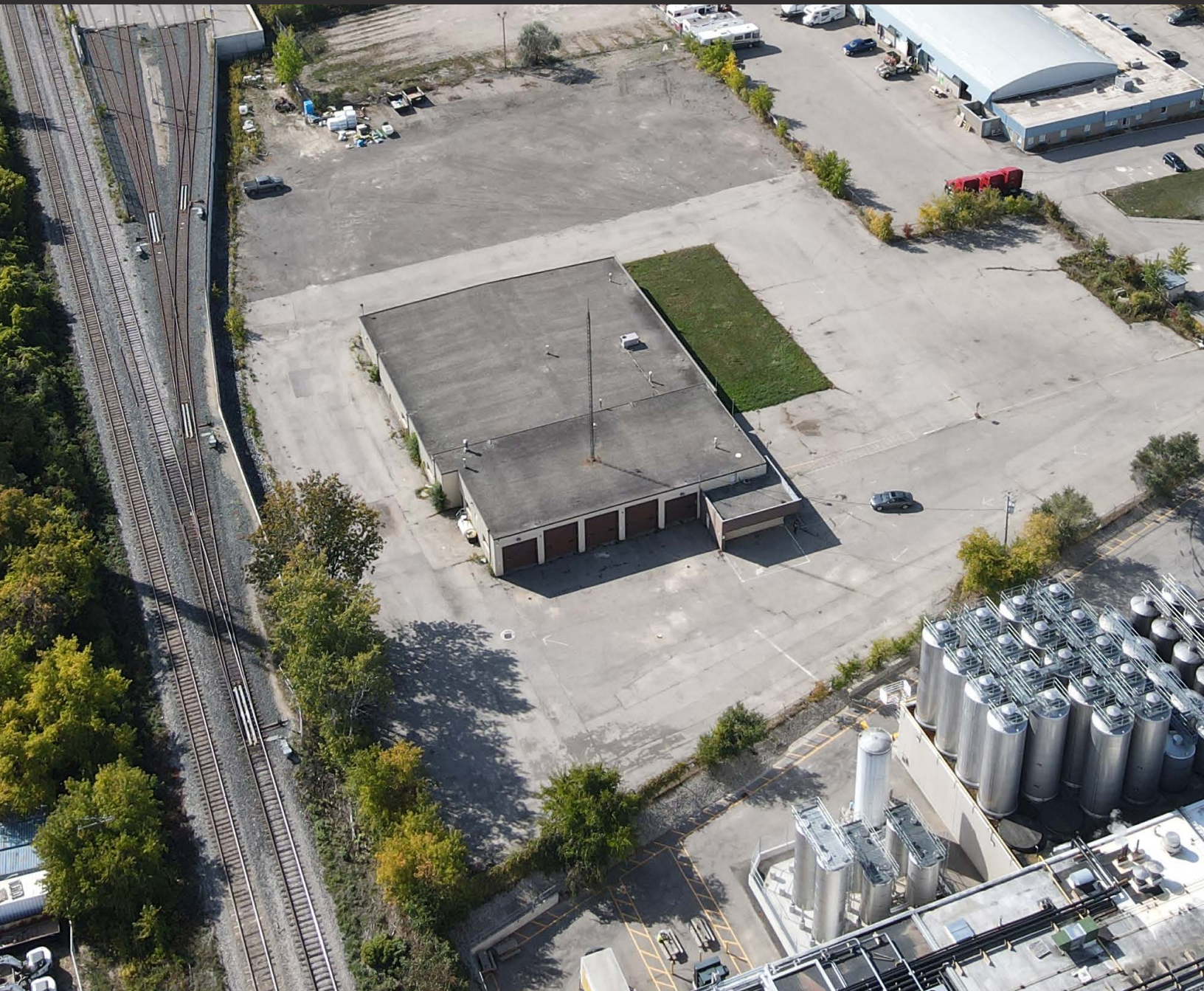
Industrial Property with Expansion Opportunity

16,201 SF truck repair facility situated on 4.202 Acres with room for expansion. Centrally located in Kitchener with easy access to both Northbound and Southbound transfers onto HWY 85 at Wellington St N.

Heavy industrial zoning (EMP-3) permits a wide variety of uses including heavy repair operation, truck transport terminal, manufacturing, warehousing and outdoor storage. Located 1.5 KM to HWY 85, 5 KM to HWY 8, 12 KM to HWY 401 and 9 KM to the Region of Waterloo International Airport.

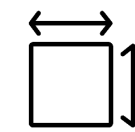|	
TOTAL BUILDING AREA	16,201 SF
TOTAL LAND AREA	4.202 Acres
ASKING PRICE	$5,490,000
TOTAL TAXES	$33,261.04 (2022)
ZONING	EMP-3
LOADING	12 drive-in doors
CLEAR HEIGHT	12'2" - 13'6"
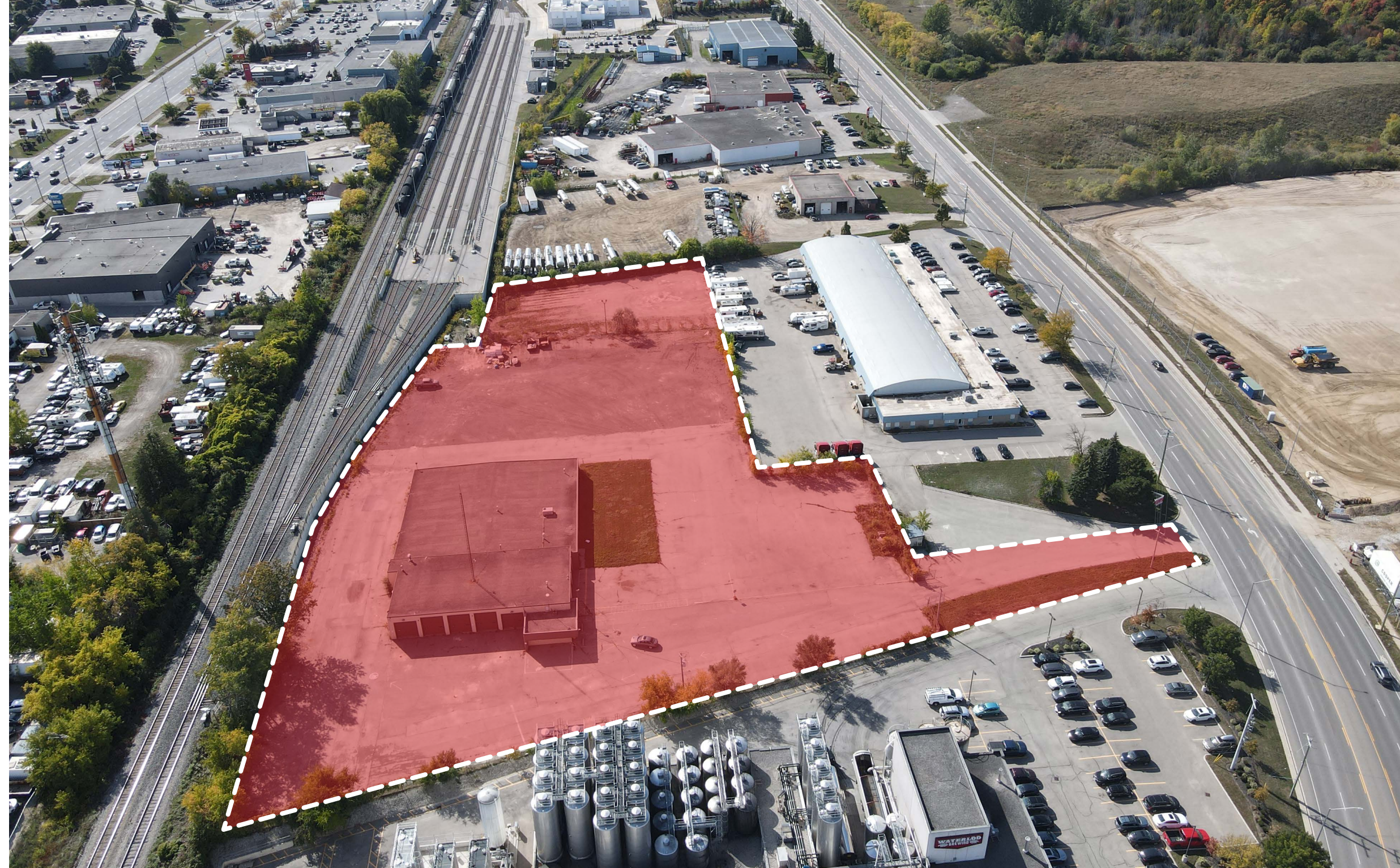
Permitted Uses

- Heavy Repair Operation
- Indoor Recycling Operation
- Outdoor Recycling Operation
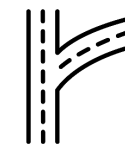- Major Equipment Supply and Service
- Manufacturing
- Propane Facility

- Salvage or Scrap Yard
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Warehouse

EMP-3
Rare EMP-3 heavy industrial zoning

4.202 Acres of land

1.5 KM to HWY 85, 12 KM to HWY 401

Large lot with outdoor storage

PROPERTY SPECS

BUILDING AREA	16,201 SF
LAND AREA	4.202 Acres
TAXES	$33,261.04 (2022)
DRIVE-IN DOORS	12 Doors 3 - 12' x 14' 2 - 12' x 12' 1 - 11' x 11' 2 - 11' x 10' 3 - 10' x 10' 1 covered bay door
POWER	200 Amps / 600 Volts
CLEAR HEIGHT	12'2" - 13'6"
WASHROOMS	5

FLOOR PLAN

360 Shirley Ave
16,201 SF

OFFICE AREA - 1,932 SF   **SHOP AREA - 14,269 SF**

- Office
- Kitchenette / Lunch Room
- Washrooms
- Accessible Washroom

85 1.5 KM TO HWY 85 INTERCHANGE

360 SHIRLEY AVE

12 KM TO HWY 401

DISTANCE FROM 360 SHIRLEY AVENUE

HWY 401 - 12 KM	Guelph - 14 KM	Hamilton - 62 KM	London - 100 KM
HWY 8 - 5 KM	Milton - 53 KM	Brantford - 48 KM	Waterloo Airport - 9 KM

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