

FOR SALE & LEASE

WHITNEY
Commercial Real Estate Services

145 ARNOLD ST, NEW HAMBURG

**BUSINESS
RELOCATING**

BUILDING #2

BUILDING #1

INDUSTRIAL FACILITY WITH EXCESS LAND

15,000 SF over 2 buildings with a large, fenced yard for sale and lease in New Hamburg, Ontario.

Building 1 (Total ~9,000 SF) features 5 drive-in doors, 10' clear height and a gravel/tar roof that was replaced in 2023.

Building 2 (Total ~6,000 SF) features 3 drive-in doors, 12' clear height and a second-level office space.

Seller is willing to hold a mortgage (VTB) at a competitive interest rate and will need a minimum of 6-months to relocate their business. Z10 zoning permits a wide variety of industrial-related uses.

Lease Option #1:

15,000 SF over 2 Buildings

Lease Option #2:

7,500 SF in Building #1, 2 Drive-in Doors

TOTAL BUILDING AREA

- BUILDING #1 | 9,000 SF
- BUILDING #2 | 6,000 SF

LAND AREA | 2.89 Acres

ZONING | ZONE-10

CLEAR HEIGHT | 10' - 12'

ELECTRICAL | 600V / 200A 3-Phase

DRIVE-IN DOORS

- BUILDING #1 | 5 Doors
- BUILDING #2 | 3 Doors

LEASE RATE | \$11.00 / SF Net, Add'l Rent \$2.50 / SF

ASKING PRICE | \$3,600,000

TAXES | \$18,180.36 (2024)



Business
Relocating



VTB Available at
Competitive Interest Rate



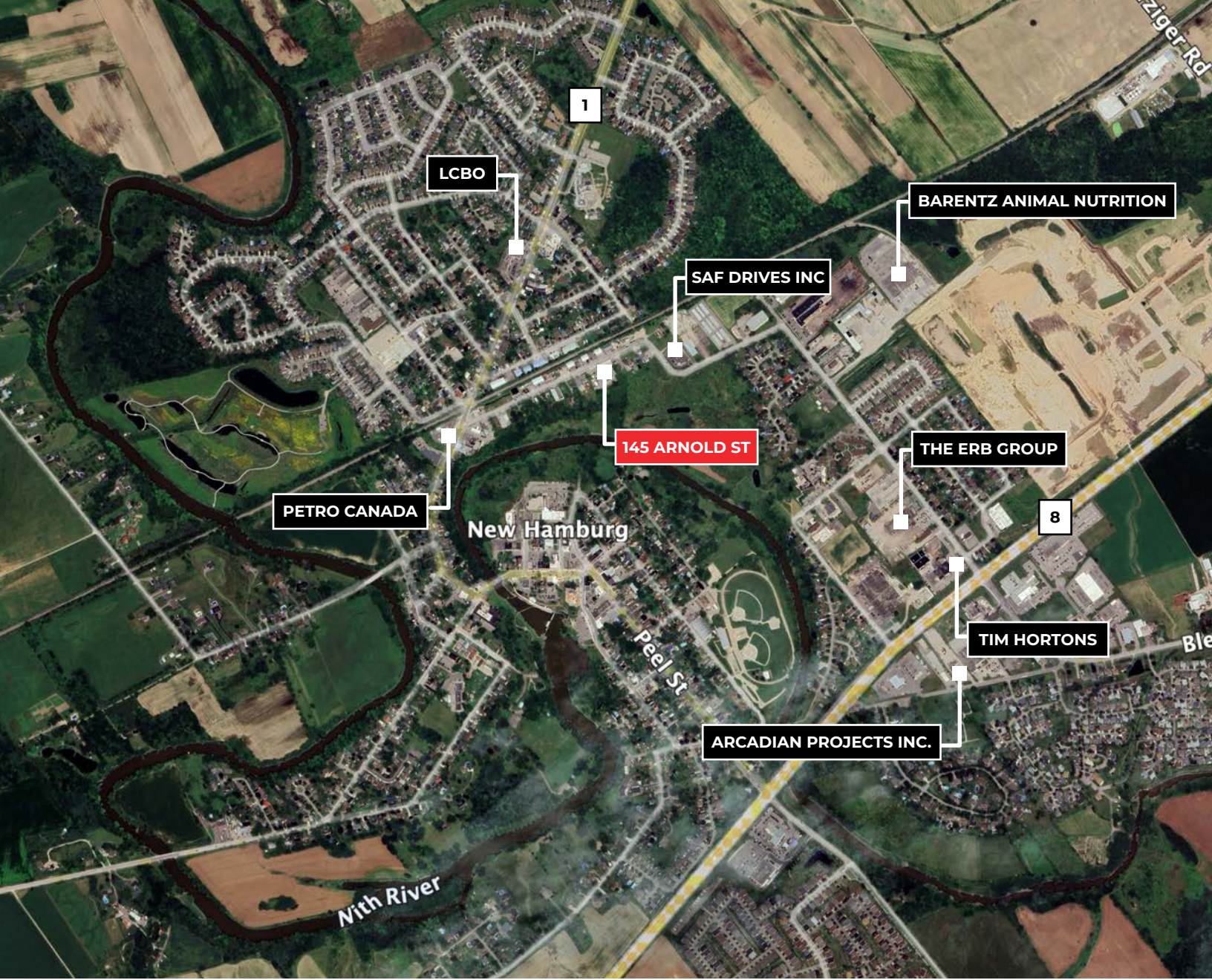
Environmental Reports
Available From 2006,
2007 & 2011



Ability to
Multi-Tenant

PERMITTED USES

- Building Supplies Dealer/Outlet or Sawmill
- Contractor
- Distribution
- Fabricating
- Manufacturing
- Motor Vehicles Sales, Service and Repair
- Outdoor Storage (Accessory Use)
- Processing
- Retail Sale of Goods Produced on Site (Accessory Use)
- Trade School
- Transportation Operation
- Limited to 25% of the building area occupied by the permitted use to which it is accessory



Contact us for more information



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**Broker *Sales Representative