

# FOR SALE

**WHITNEY**  
Commercial Real Estate Services

1901 PERTH RD, ST. MARYS



## NEWLY CONSTRUCTED 25,340 SF INDUSTRIAL BUILDING ON 4.044 ACRES

This newly constructed, state-of-the-art industrial building offers 25,340 SF of versatile space, designed to meet a wide range of industrial needs. With clear heights ranging from 19'9" to 24', the facility is equipped with Ventex air exchange units, in-floor radiant heating, modern office space, both dock-level and drive-in loading, 3-phase power (600A / 600V), and a durable steel roof.

Zoned M2 (General Industrial), this property accommodates a variety of permitted uses including manufacturing and assembly, warehousing, fuel storage and supply, and more.

Ideally located within convenient commuting distance to Stratford, London, Woodstock, and Ingersoll, this facility is perfect for businesses seeking a strategic location with top-tier infrastructure.

**BUILDING AREA** | 25,340 SF

**LAND AREA** | 4.044 Acres

**ZONING** | M2-6

**DRIVE-IN DOORS** | 6

**TRUCK LEVEL DOORS** | 2

**CLEAR HEIGHT** | 19'9" - 24'

**ASKING PRICE** | Contact Us

**TAXES** | Taxes To Be Assessed

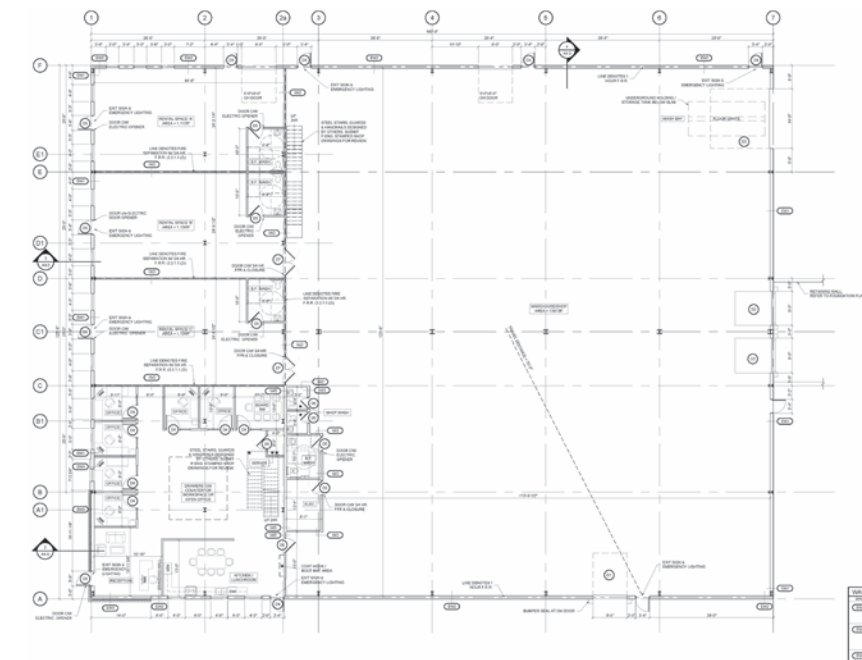




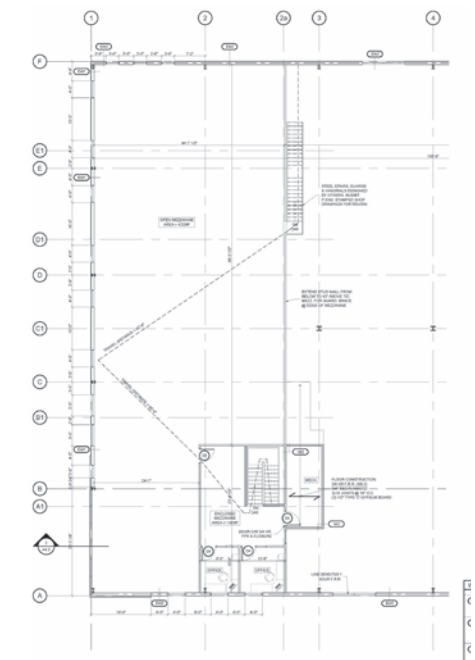
## FLOOR PLAN

25,340 SF

### MAIN FLOOR - 19,748 SF



### MEZZANINE - 5,992 SF



Air Exchange  
Units for Ventilation



Centrally Located  
Between Cities



Minutes to  
HWY 7



600 Amps  
600 Volts



In-heat  
Flooring

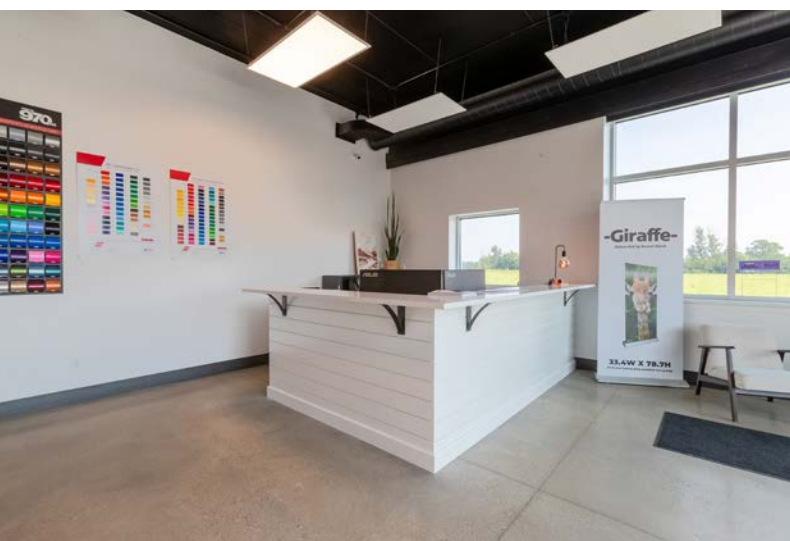


Structural  
Mezzanine

### PERMITTED USES (Complete list available upon request)

- An Assembling, manufacturing, fabricating, packaging, printing, publishing Plant or warehouse conducted and wholly contained within an enclosed building
- Auction establishment
- Automobile gas bar
- Automobile repair establishment
- Automobile service station
- Cold storage locker plant
- Contractor's yard or shop
- Equipment sales and rental business
- Factory outlet
- Farm implement sales and service establishment







# LOCATION

**DOWNTOWN ST. MARYS - 1.6KM**

**STRATFORD - 22KM**

**LONDON - 44KM**

**WOODSTOCK - 55KM**

**GRAND BEND - 59KM**

**LISTOWEL - 64 KM**

**KITCHENER - 70KM**

**HAMILTON - 132 KM**

**TORONTO PEARSON AIRPORT (YYZ) - 151 KM**

**TORONTO - 172 KM**



Contact us for more information



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\*\*Broker \*Sales Representative