

# FOR SALE

**WHITNEY**  
Commercial Real Estate Services

8336 FAIRLANE RD, LISTOWEL



## NEWLY CONSTRUCTED INDUSTRIAL BUILDING WITH EXCESS LAND

Newly constructed, state-of-the-art, temperature-controlled industrial building with excess land available for sale in Listowel, ON.

The building features clear heights ranging from 20'4" to 24'9", two levels of modern office space, an elevator, a structural mezzanine, LED lighting throughout, dock-level and drive-in loading, 3-phase power (400A / 600V), and a durable steel roof.

The Town of Listowel is in the process of installing municipal sewage services on Fairlane Rd, there is existing municipal water. This will allow the decommissioning of the existing septic system and create vehicle access around the building.

The Vendor will require a minimum of 3-months to relocate their business before closing, or a short-term leaseback.

**AVAILABLE AREA** | 31,215 SF

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**LAND AREA** | 3.720 Acres

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**ZONING** | C3-1

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**DRIVE-IN DOORS** | 2

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**TRUCK LEVEL DOORS** | 2

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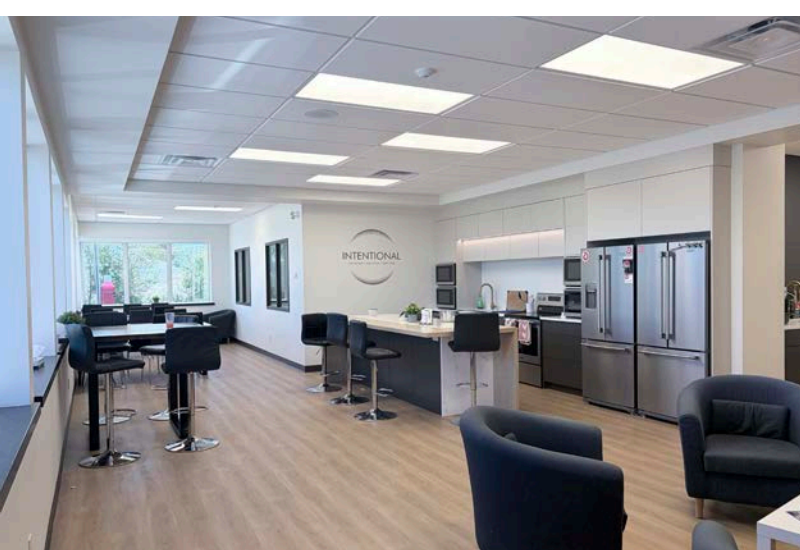
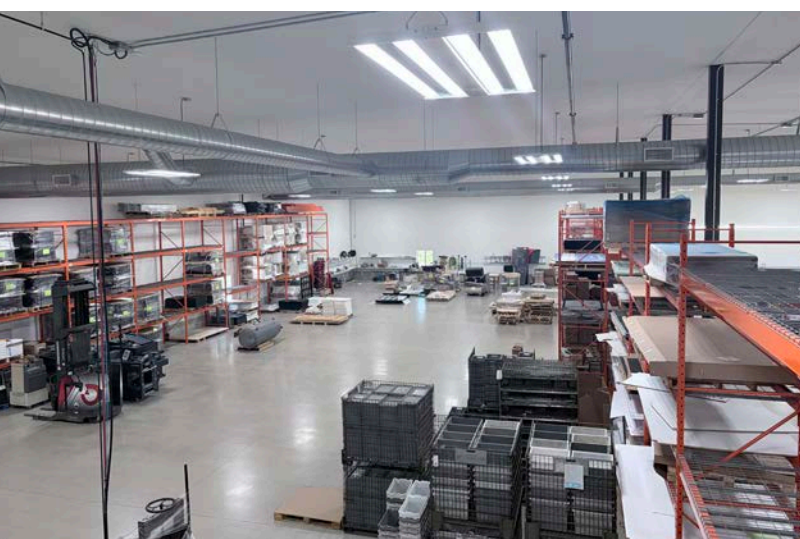
**CLEAR HEIGHT** | 20'4" - 24'9"

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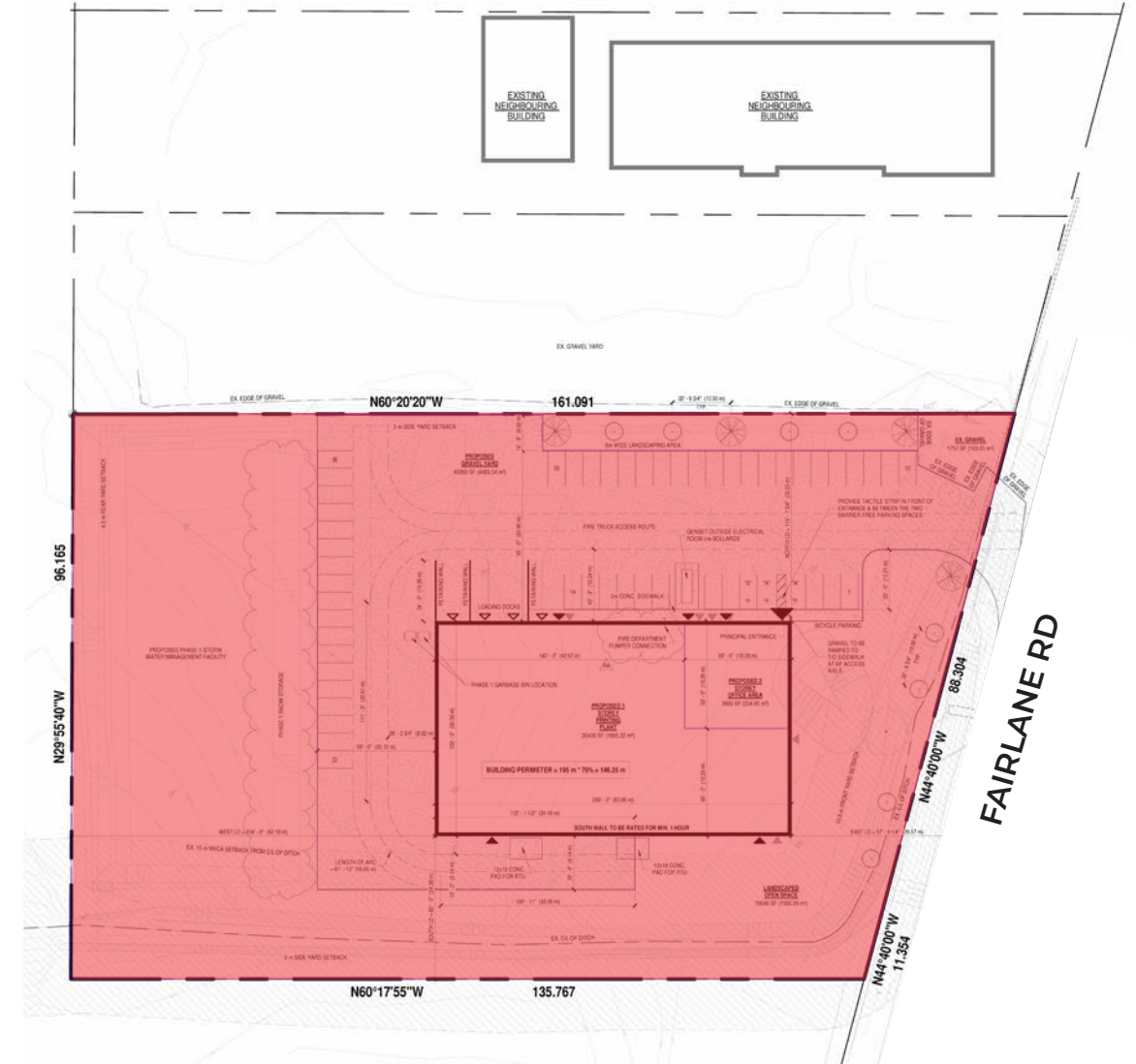
**ASKING PRICE** | \$7,250,000

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**TAXES** | \$28,670 (2026)



## SITE PLAN



3-Phase Power  
400A / 600V



LED  
Lighting



On-site  
Parking



Temperature  
Controlled



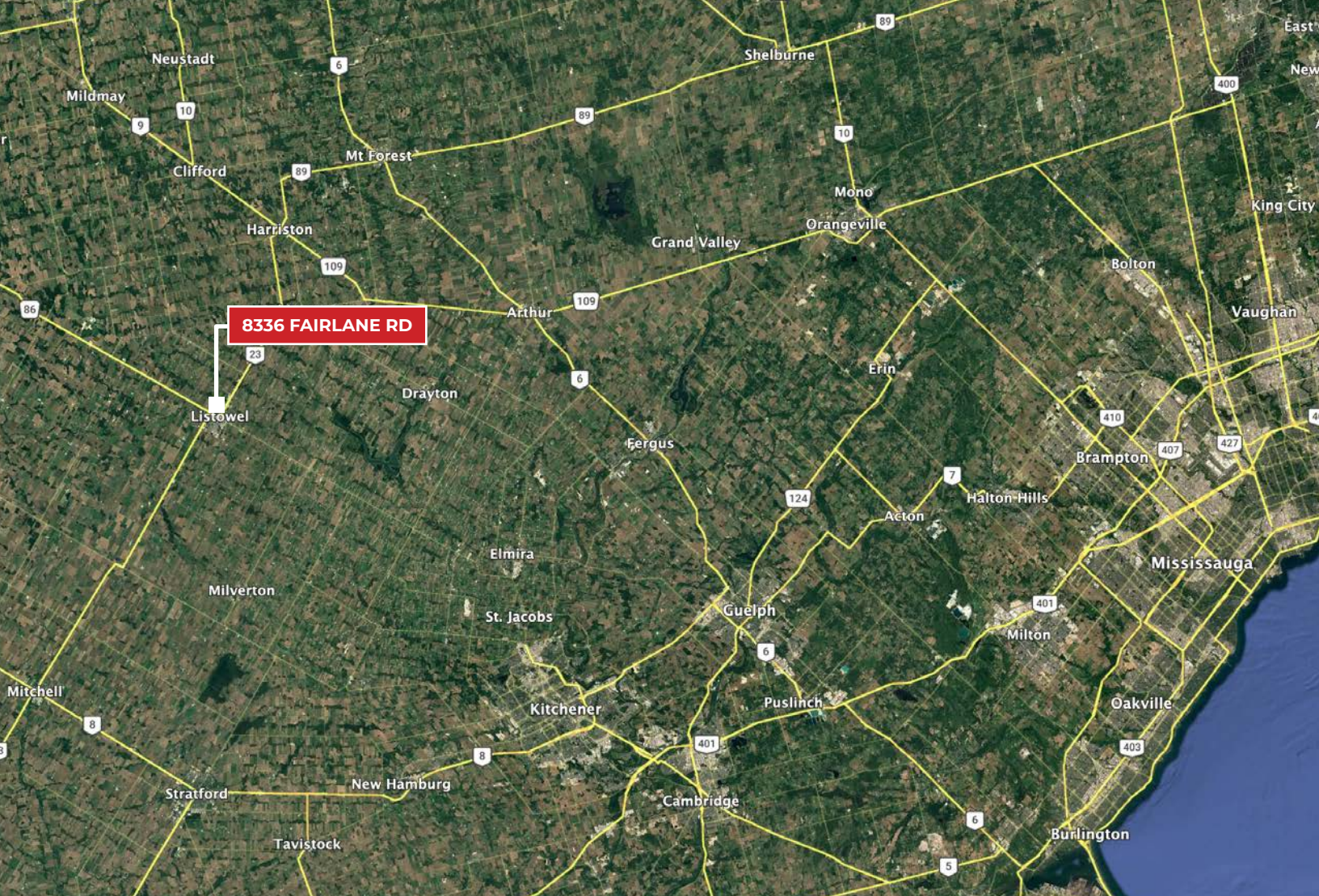
Two Levels  
of Office



Ample  
Natural Light

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

- Auto Repair / Sales Establishment
- Assembly
- Contractor Shop and Yard
- Equipment Sales and Rental Establishment
- Fabrication
- Manufacturing
- Truck Depot
- Warehousing
- Wholesale Establishment



**8336 FAIRLANE RD**

ARTHUR..... 38KM  
 STRATFORD..... 57KM  
 KITCHENER..... 58KM  
 GUELPH..... 70KM

ORANGEVILLE..... 73KM  
 HAMILTON..... 121KM  
 MISSISSAUGA ..... 140KM  
 BUFFALO BORDER ..... 226KM

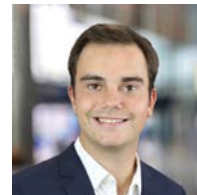
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\*\*Broker \*Sales Representative