

FOR SALE

WHITNEY
Commercial Real Estate Services

37 DRAYTON INDUSTRIAL DR, DRAYTON



INDUSTRIAL BUILDING WITH EXCESS LAND

First class 42,773 SF industrial building situated on 4.90 Acres with outdoor storage.

The building features 20' - 21'9" clear height, 6 drive-in doors, 3 dock level doors and a 600 volts / 600 amp service.

There are two levels of well finished office space with kitchenettes a showroom, a mix of private and open work space.

The M-1 Zoning permits a wide variety of uses including automotive repair shop, building supply depot, manufacturing, farm machinery sales and service, heavy equipment sales, printing establishment, transport establishment, warehouse and wholesale outlet.

BUILDING AREA | 42,773 SF

LAND AREA | 4.902 Acres

ZONING | M-1

DRIVE-IN DOORS

2 - (14' x 14')

2 - (14' x 11')

1 - (15' x 14')

1 - (12' x 12')

TRUCK LEVEL DOORS | 3 - (9' x 9')

CLEAR HEIGHT | 20' - 21'9"

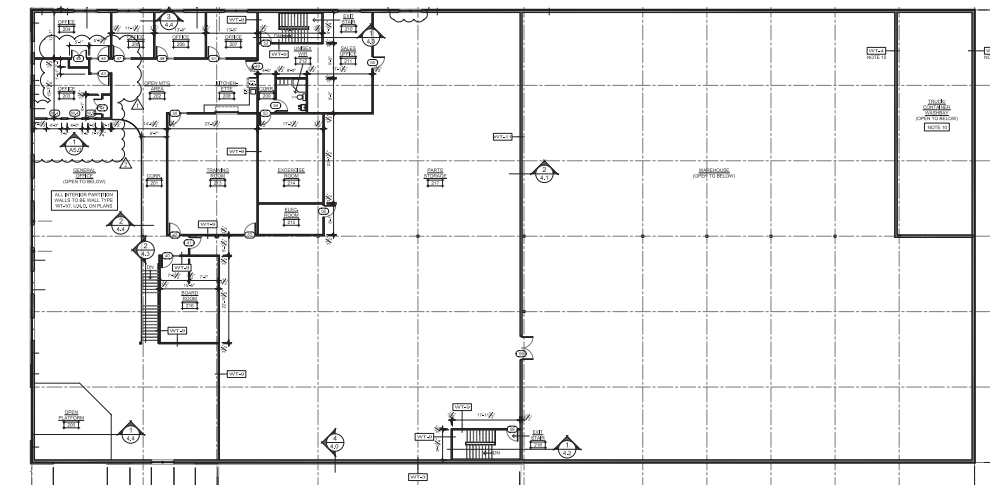
ASKING PRICE | \$7,995,000

TAXES | \$83,542 (2026)

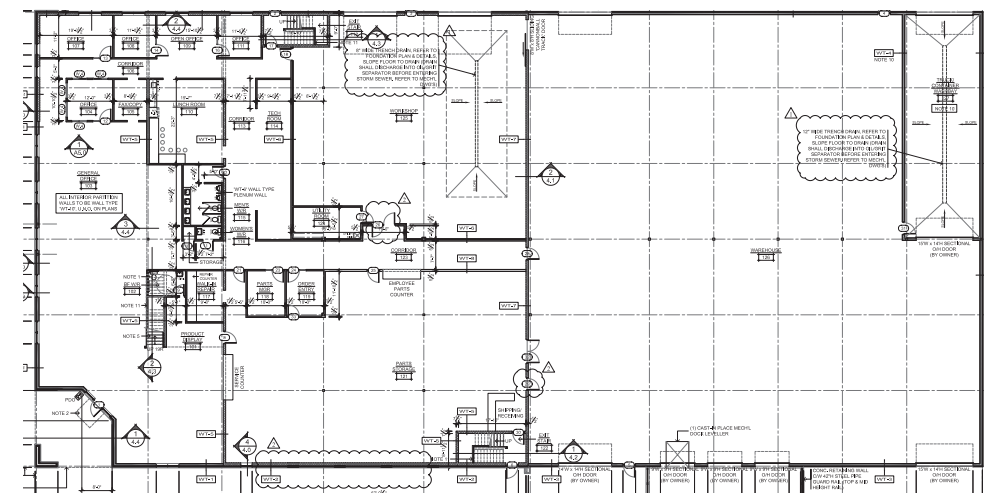


FLOOR PLAN

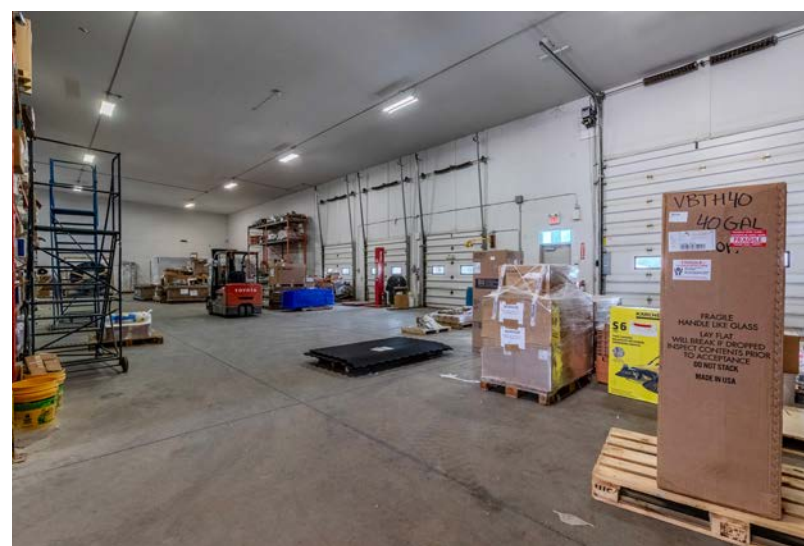
42,773 SF



SECOND LEVEL



GROUND LEVEL



Proximity
to HWY 8



20' - 21'9"
Clear Height



6 Drive-in Doors
3 Truck-level Doors



Ample
Parking



Excess
Land



Outdoor
Storage

PERMITTED USES (Complete list available upon request)

- Builder or Contractor's Yard
- Building Supply Outlet
- Bulk Fuel Depot
- Farm Machinery Sales and Service
- Heavy Equipment Sales and Rental
- Industrial Mall
- Manufacturing, Processing, Assembly, Repair, Fabricating
- Mini-Storage Facility
- Service or Repair Shop
- Public Works Yard
- Transport Establishment
- Warehouse



GUELPH..... 47KM
KITCHENER..... 49KM
STRATFORD..... 56KM
MISSISSAUGA 63KM

MILTON 85KM
HAMILTON..... 94KM
BRAMPTON 95KM
BURLINGTON..... 98KM

Contact us for more information



Michael Lambert**, SIOR
Managing Partner, 2x Olympian
519.590.0286
michael.lambert@whitneyre.com



Matthew Hayward
Senior Sales Representative
519.270.4691
matthew.hayward@whitneyre.com



Xavier Ayora
Sales Representative
226.929.4667
xavier.ayora@whitneyre.com

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

**Broker *Sales Representative