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

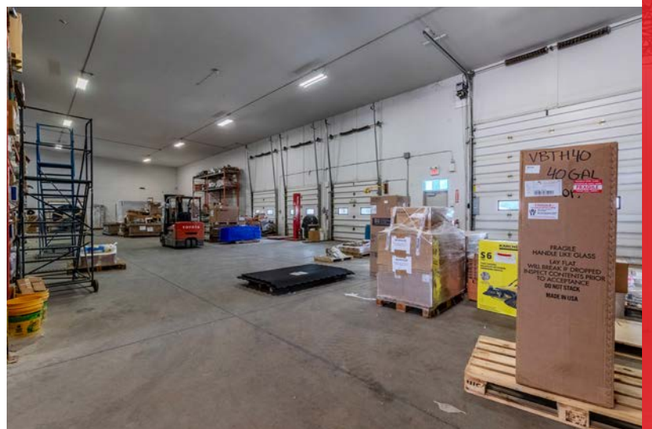
DRIVE-IN DOORS
2 - (14' x 14')
2 - (14' x 11')
1 - (15' x 14')
1 - (12' x 12')

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

CLEAR HEIGHT | 20' - 21'9"

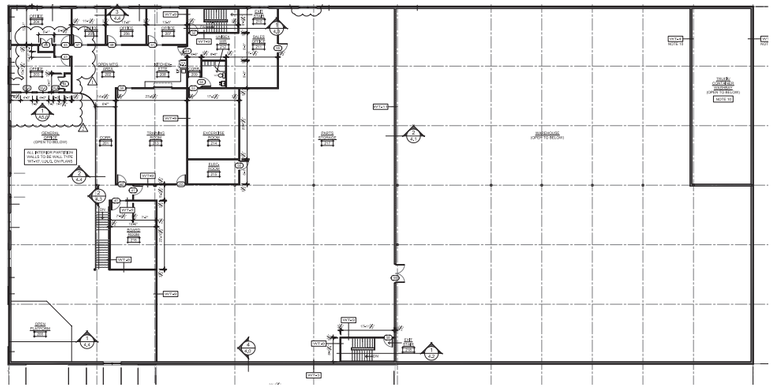
ASKING PRICE | $7,995,000

TAXES | $83,542 (2026)

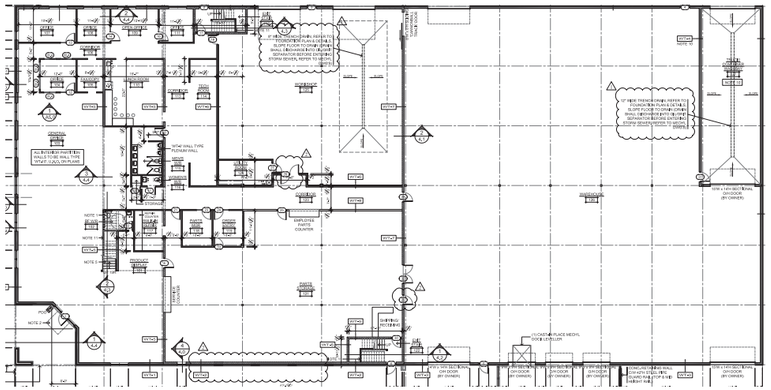


FLOOR PLAN

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	MILTON	85KM
KITCHENER	49KM	HAMILTON	94KM
STRATFORD	56KM	BRAMPTON	95KM
MISSISSAUGA	63KM	BURLINGTON	98KM

Contact us for more information

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**Broker *Sales Representative