FOR SALE

WHITNEY
Commercial Real Estate Services

1065 & 1071 INDUSTRIAL CRES, ST. CLEMENTS



STANDALONE INDUSTRIAL BUILDINGS

Two freestanding industrial buildings totalling 12,730 SF on 1.04 acres. The buildings can be sold separately or as a package.

1065 Industrial Crescent is an 8,980 SF freestanding industrial building situated on 0.502 acres. The building features five 12' x 12' drive-in doors, 300 amps / 600 volts, 14' clear height, and a floor drain in each unit. The building is currently demised into 5 individual units. There is flexibility in providing the building Tenanted or partially vacant.

1071 Industrial Crescent is a 3,750 SF freestanding industrial building with 1,250 SF of covered storage situated on 0.502 acres. The building features four 10' x 12' drive-in doors, 200 amps / 120/240 volts, a fenced outdoor storage area, a small office with a/c, and 12'6" clear height.

1065 INDUSTRIAL CRES	1071 INDUSTRIAL CRES
BUILDING AREA | 8,980 SF	**BUILDING AREA** | 3,750 SF
LAND AREA | 0.502 Acres	**LAND AREA** | 0.502 Acres
ZONING | DI-5	**ZONING** | DI-5
DRIVE-IN DOORS | 5 - (12' x 12')	**DRIVE-IN DOORS** | 4 - (10' x 12')
CLEAR HEIGHT | 14'	**CLEAR HEIGHT** | 12'6"
ASKING PRICE | $2,350,000	**ASKING PRICE** | $1,200,000
TAXES | $18,171.30 (2026)	**TAXES** | $8,735.61 (2026)





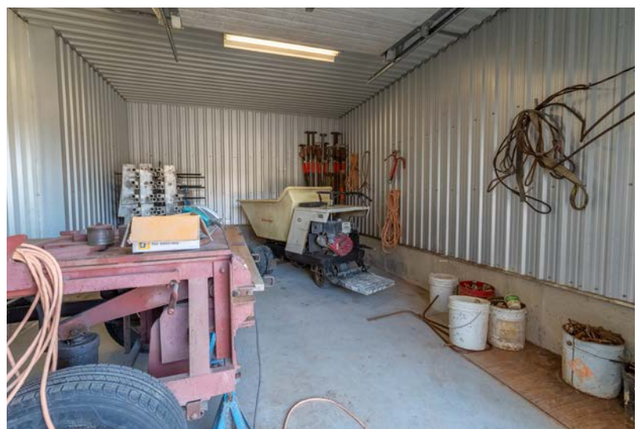














9 Total Drive-in Doors

DI-5 Zoning

Fenced Yard

Demised Units

Floor Drains

On-site Parking

PERMITTED USES

(Complete list available upon request)

- Animal Clinic
- Caterer's Establishment
- Contractor's Yard or Shop
- Dry Industrial Uses Include: Warehouse & Manufacturing
- Lumber (Building Materials) Yard
- Metal Fabrication;
- Mini Storage Facility
- Motor Vehicle Body Shop, Service Station, or Public Garage
- Office, General
- Publishing and Printing Establishment
- Warehouse and Manufacturing



WATERLOO	10KM	BRANTFORD	64KM
KITCHENER	24KM	HAMILTON	83KM
CAMBRIDGE	29KM	LONDON	117KM
ST. MARYS	24KM	OWEN SOUND	136KM

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**Broker *Sales Representative