

WAREHOUSE: ±116,500 SQ. FT.

OFFICE: ±5,450 SQ. FT.

APPIN ROAD



CLICK HERE TO
VIEW DRONE VIDEO

SALE PRICE: \$13,400,000 (\$110.00 / SQ. FT.)

268 APPIN ROAD

LOCATED 1KM FROM HIGHWAY 80 | GLENCOE, ON

±121,950 SQ. FT. INDUSTRIAL FACILITY ON ±7.17 ACRES

For more information, please contact

Randy Fisher
Senior Vice President
Broker
519 872 3494
randy.fisher@cbre.com

Larin Shouldice
Vice President
Sales Representative
519 851 7654
larin.shouldice@cbre.com

CBRE

Unique Industrial Facility

268 Appin Road | Glencoe, ON



KEY PROPERTY STATISTICS

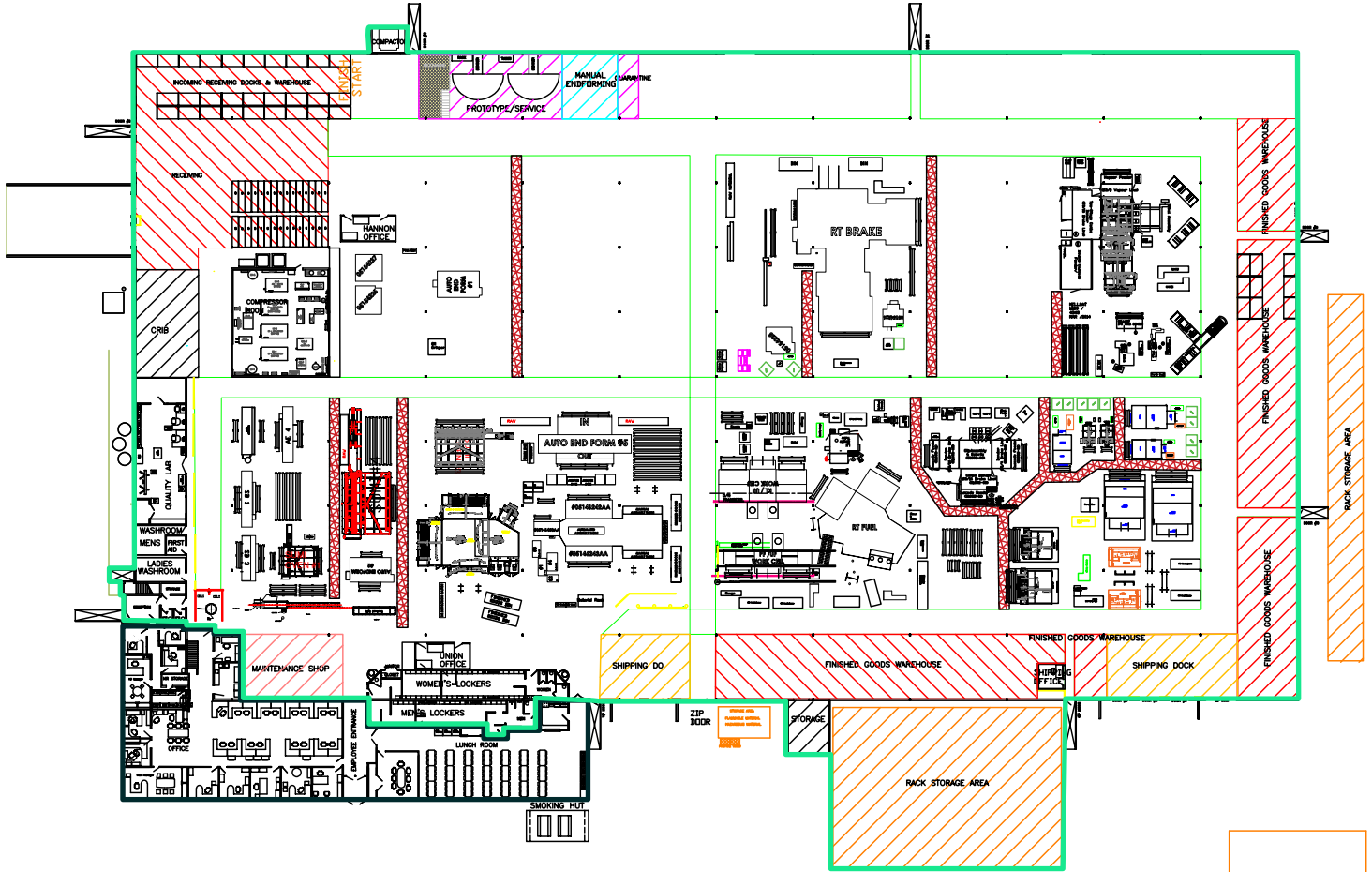
Unique opportunity to acquire a 121,950 sq. ft. industrial facility on 7.17 acres. This clean, modern and updated building includes 5,450 sq. ft. of office, 7 truck level docks and 4 drive-in doors and predominantly 22 ft. clear height.

Located between Highway 401 and Highway 402, with easy access to both. Highway 401 is approximately 17 minutes and Highway 402 is approximately 22 minutes.



TOTAL AVAILABLE SIZE	Office: ± 5,450 sq. ft. Warehouse: ± 116,500 sq. ft. Total ± 121,950 sq. ft.
LOT SIZE	± 7.17 acres
CEILING HEIGHT	± 22 ft.
SHIPPING	7 Truck level docks 4 Drive-in doors
ZONING	M1 (General Industrial)
SERVICES	Municipal water & sewer
PROXIMITY TO HIGHWAY	Highway 401: 17 Minutes Highway 402: 21 Minutes
TAXES	\$117,495.49 (2023)

SITE PLAN



Site Plan Legend

- ±5,450 Sq. Ft. Office
- ±116,500 Sq. Ft. Warehouse



OUTSIDE STORAGE
Cover-all Footprint = 84'x40'
Total Coverage = 3360 Sq Ft

ZONING - PERMITTED USES

M1 (GENERAL INDUSTRIAL) USES

- Building Supply Outlet
- Bulk Sales Establishment
- Car Wash
- Contractor's Yard Or Shop
- Custom Workshop
- Dry Cleaning Establishment
- Industrial Use
- Machine Shop
- Micro Brewery
- Mini-Storage Warehouse
- Motor Vehicle Service Establishment
- Outside Storage
- Propane Transfer Facility
- Public Garage
- Salvage Yard
- Service Shop
- Truck Terminal
- Warehouse



Unique Industrial Facility

268 Appin Road | Glencoe, ON

LOCATION OVERVIEW

The Subject Property is located in Glencoe, which is a small community in the municipality of Southwest Middlesex, Ontario, approximately 20 km north of Highway 401. The Canadian National Railway line runs through Glencoe, with a passenger VIA Rail train station. There are no airports located within Glencoe, the closest major international airport is located in London, Ontario. The heart of London is located approximately 50 km northeast of Glencoe, with the closest border crossing is located in Sarnia, Ontario approximately 80 km west of the community.

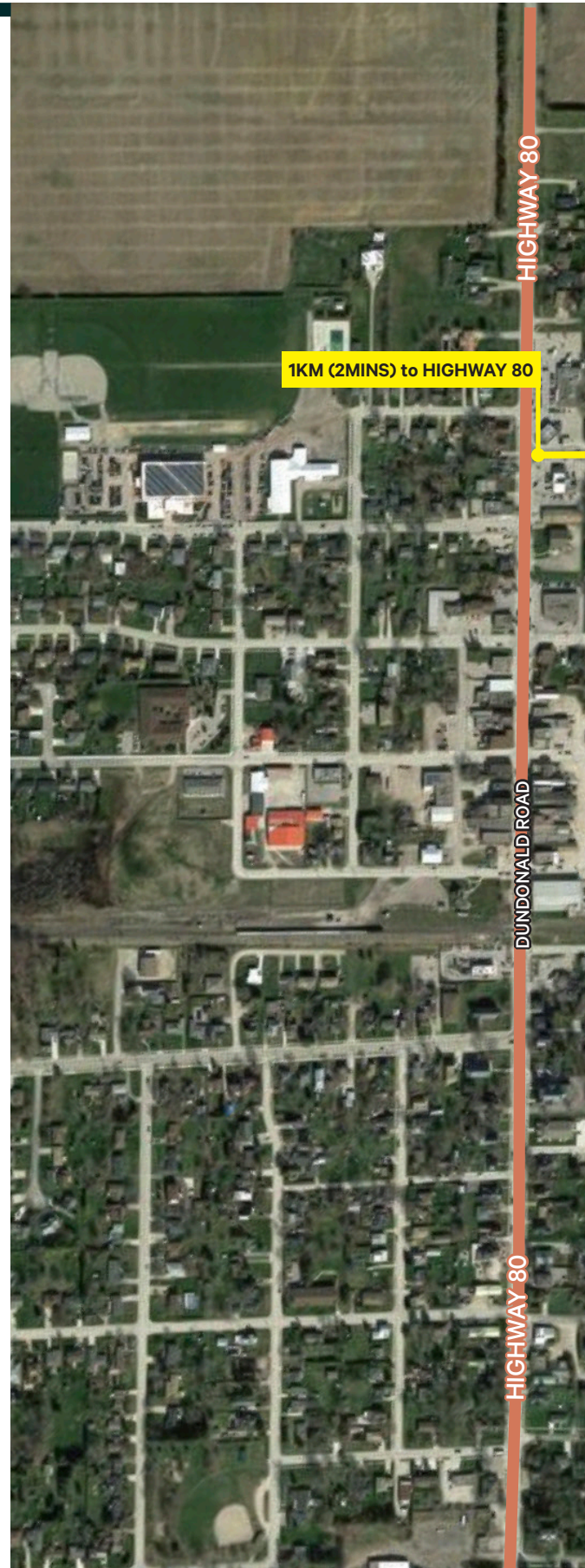
Glencoe is currently being tracked by Census Canada, which has a population of approximately 2,158 people according to the 2021 Census from Statistics Canada.

DRIVE TIMES

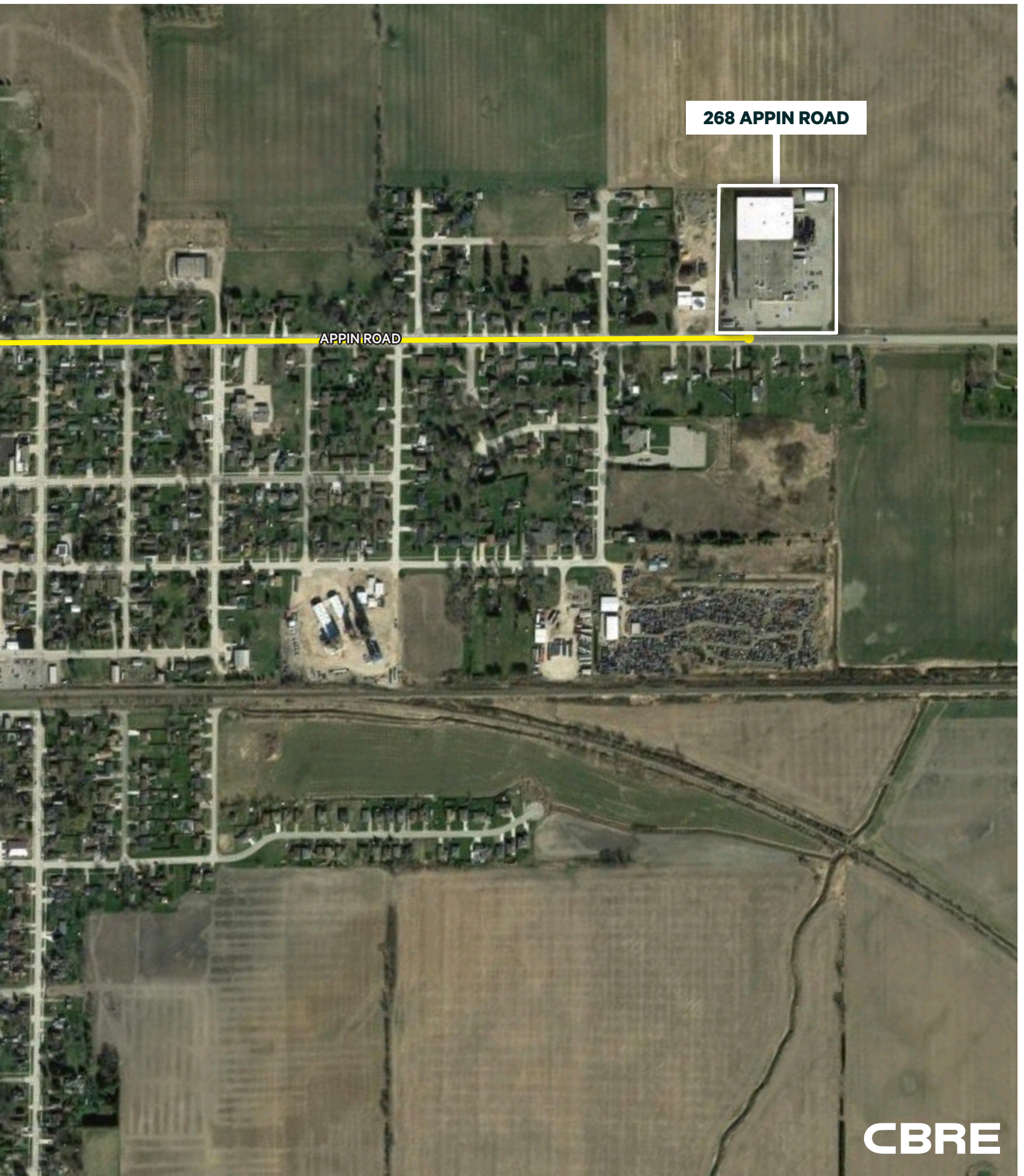
POINT OF INTEREST	DISTANCE	DRIVE TIME
HIGHWAY 401	21 KM	17 MINS
HIGHWAY 402	7 KM	22 MINS
ST. THOMAS	50 KM	46 MINS
LONDON	49 KM	48 MINS
CHATHAM	60 KM	49 MINS
WINDSOR	149 KM	1.5 HRS

DRIVE TIMES — US BORDER CROSSINGS

POINT OF INTEREST	DISTANCE	DRIVE TIME
BLUE WATER BRIDGE SARNIA/PORT HURON	88 KM	1 HR
AMBASSADOR BRIDGE WINDSOR/DETROIT	153 KM	1.5 HRS



For Sale
\$13,400,000 (\$110.00 / sq. ft.)



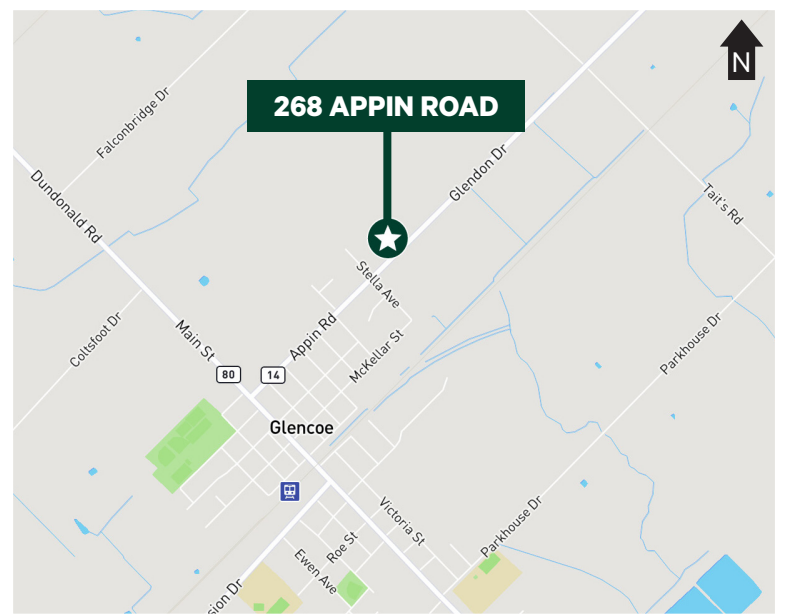
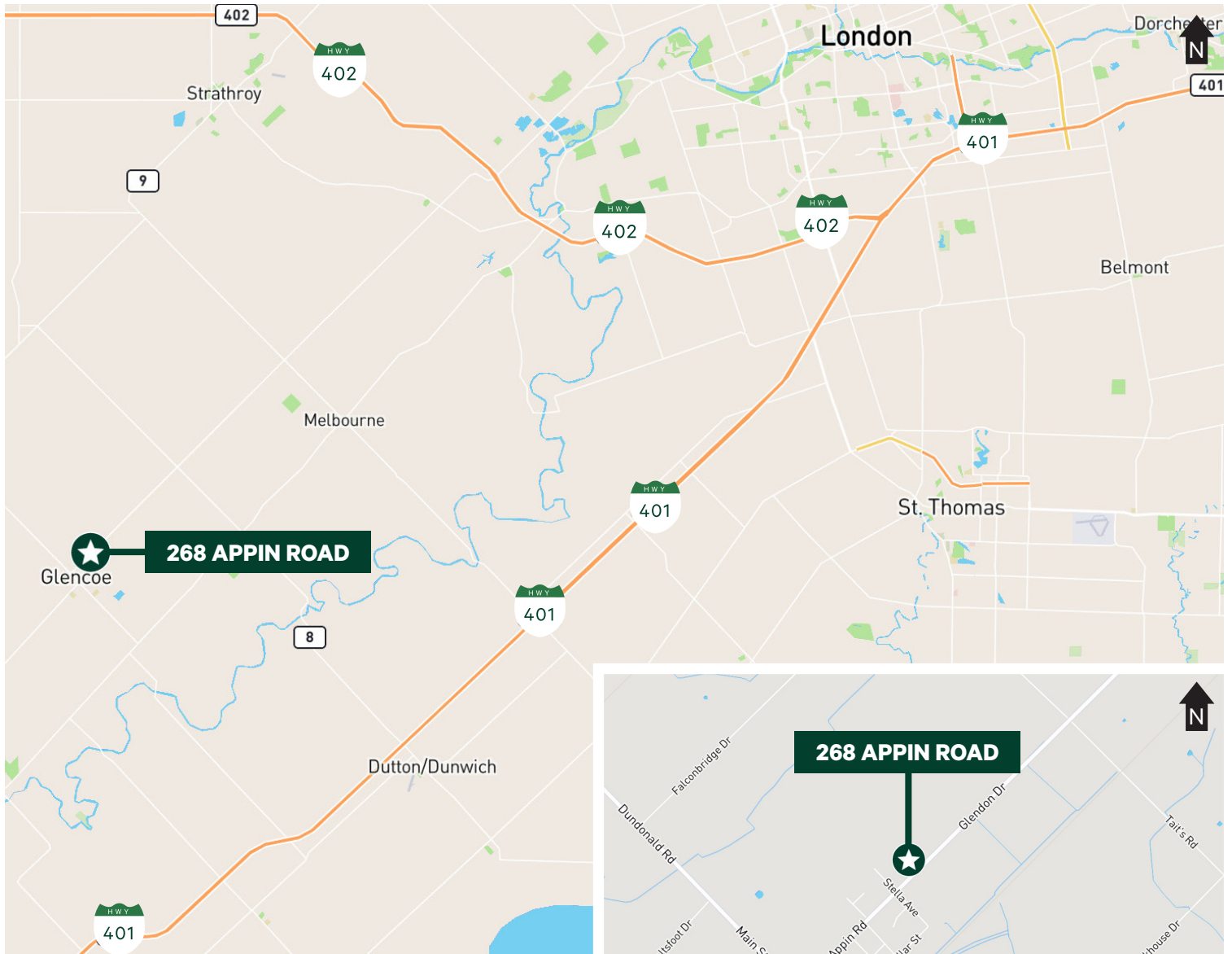
CBRE

Unique Industrial Facility

268 Appin Road | Glencoe, ON

For Sale

\$13,400,000 (\$110.00 / sq. ft.)



For more information, please contact

Randy Fisher
Senior Vice President
Broker
519 872 3494
randy.fisher@cbre.com

Larin Shouldice
Vice President
Sales Representative
519 851 7654
larin.shouldice@cbre.com

CBRE Limited, Real Estate Brokerage | 380 Wellington Street, Suite 30 | London, ON | N6A 5B5 | 519 673 6444

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.