

# 33815 Thorah Side Road

Brock, ON

## For Sale: Industrial



**Lennard:**

[lennard.com](http://lennard.com)

# 33815 Thorah Side Road

# Zoning

5,900 SF freestanding industrial building on 2.05 acres of land, located in Brock, ON. Potential for an additional 12,000 ft building on site.

Lot Area

2.05 acres

Industrial Building Size

5,900 SF

Shipping

1 DI & 2 Grade Level

Clear Height

14'

Power

200 Amps, 600 Volts

Zoning

M1-1 - Restricted Industrial Zone

Availability

Immediate

Asking Price

\$1,799,000

Listing Agents

Paul Kotyk\*\*  
C. 416.890.0324  
D. 905.917.1627  
pkoty@lennard.com

Andrew McGettigan\*  
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\*Sales Representative \*\*Broker

### Property Highlights

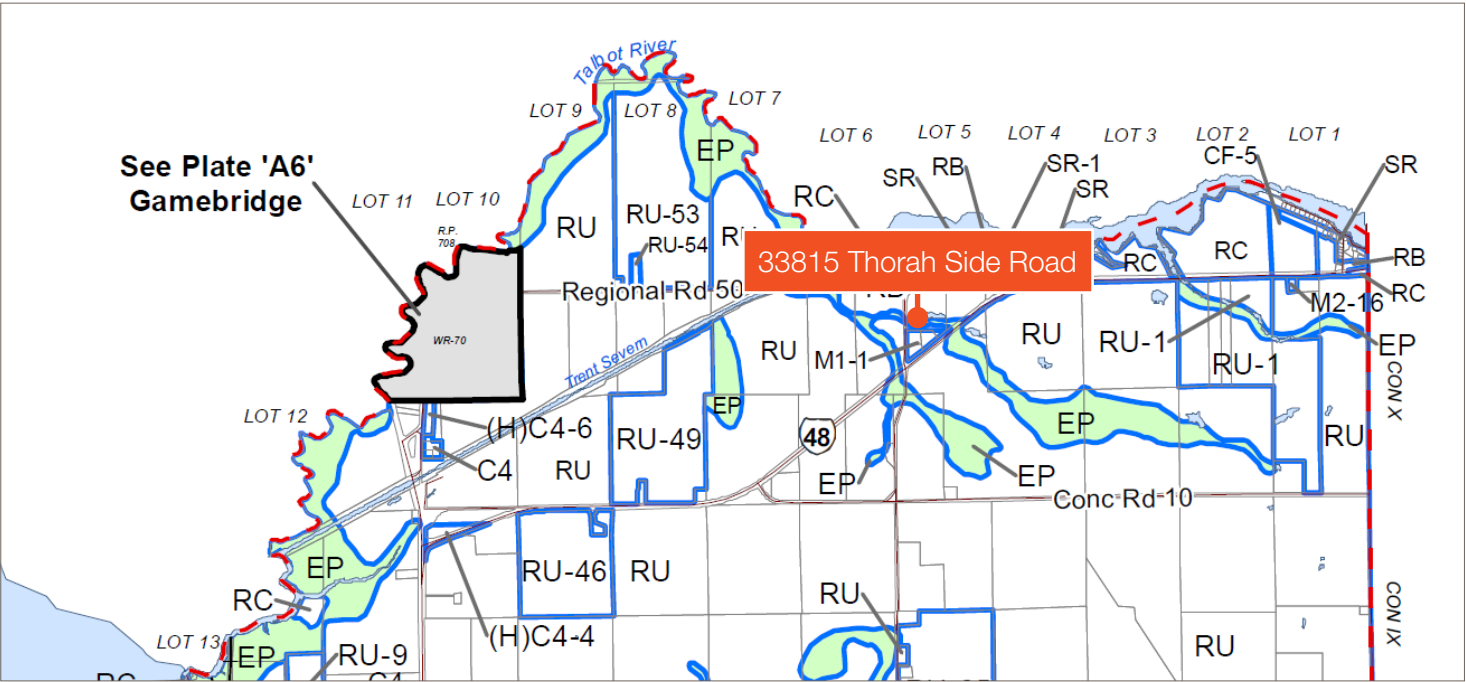
- 20 on-site parking available
- Potential for an additional 12,000 ft building on site
- Development application in progress
  - Contact Agents for further details
- Versatile zoning, ideal for a variety of uses
- Currently setup for Cannabis growing



## M1-1 - Restricted Industrial Zone

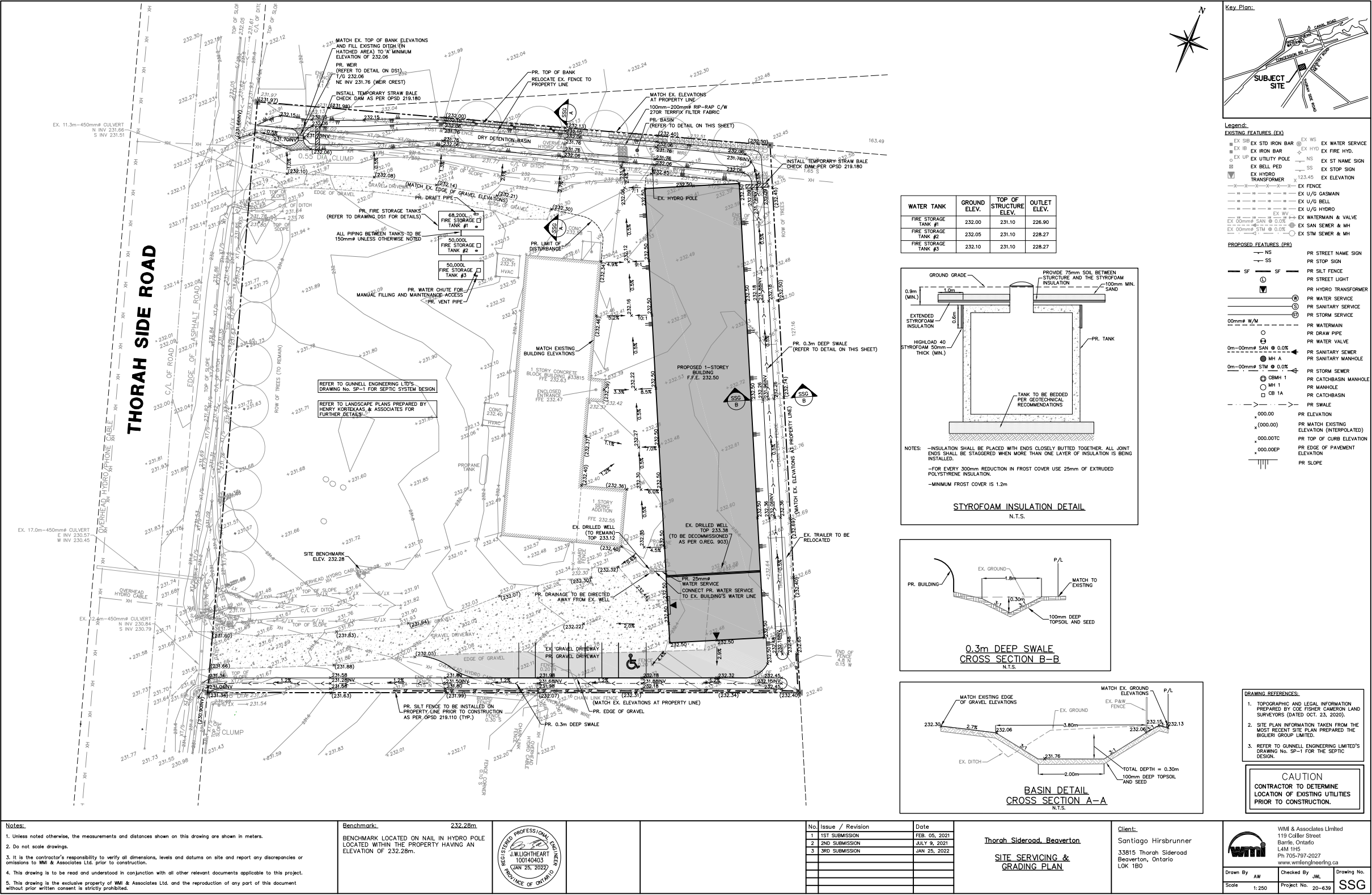
### Permitted Uses

- Assembly Hall/Auditorium
  - Bank
  - Builder's Supply Dealer
  - Business/Professional Offices
  - Club, Private
  - Cold Locker Storage
  - Dry Cleaning Plant
  - Eating Establishment
  - Equipment Sales or Rental-Heavy
  - Farm Implement Dealer
  - Feedmill
  - Landscape Contractor
  - Manufacturing, Processing, Assembling &/or Fabricating Plant
- Marine Sales & Service
  - Motor Vehicle - Dealership
  - Motor Vehicle - Gasoline Bar
  - Motor Vehicle - Sales & Service
  - Motor Vehicle - Service Station
  - Municipal/Regional/Provincial Maintenance &/or Storage Yard
  - Printing Establishment
  - Public Use
  - Retail Commercial Establishment
  - Truck Transport Terminal
  - Warehouse
  - Wholesale Commercial Establishment
  - Workshop, Custom



Source: <https://www.townshipofbrock.ca/building-and-business-development/planning-and-development/zoning/>

Proposed Development



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