

# 536 Imperial Road N

31,111 SF Industrial Building Opportunity in Guelph

Michael Law\*, Partner  
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For Sale: Industrial



Here is where  
your business  
will *grow*.

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\*Sales Representative



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31,111 SF Industrial Building Opportunity in Guelph



Total Building Area

**31,111 SF**

Office Area

**10%**



Lot Area

**1.86 A**



Clear Height

**16' - 17'7"**



Shipping Doors

**2 truck level**

**1 drive-in**

Accommodates 53' trailers



Power

**600A / 600V**



Zoning

**B.3 Industrial**



Sprinklered

**Yes**



Possession

**90 days**



Asking Price

**\$9,330,000**

Taxes

**\$54,187.31 (2023)**



Listing Agent

**Michael Law\***

Partner

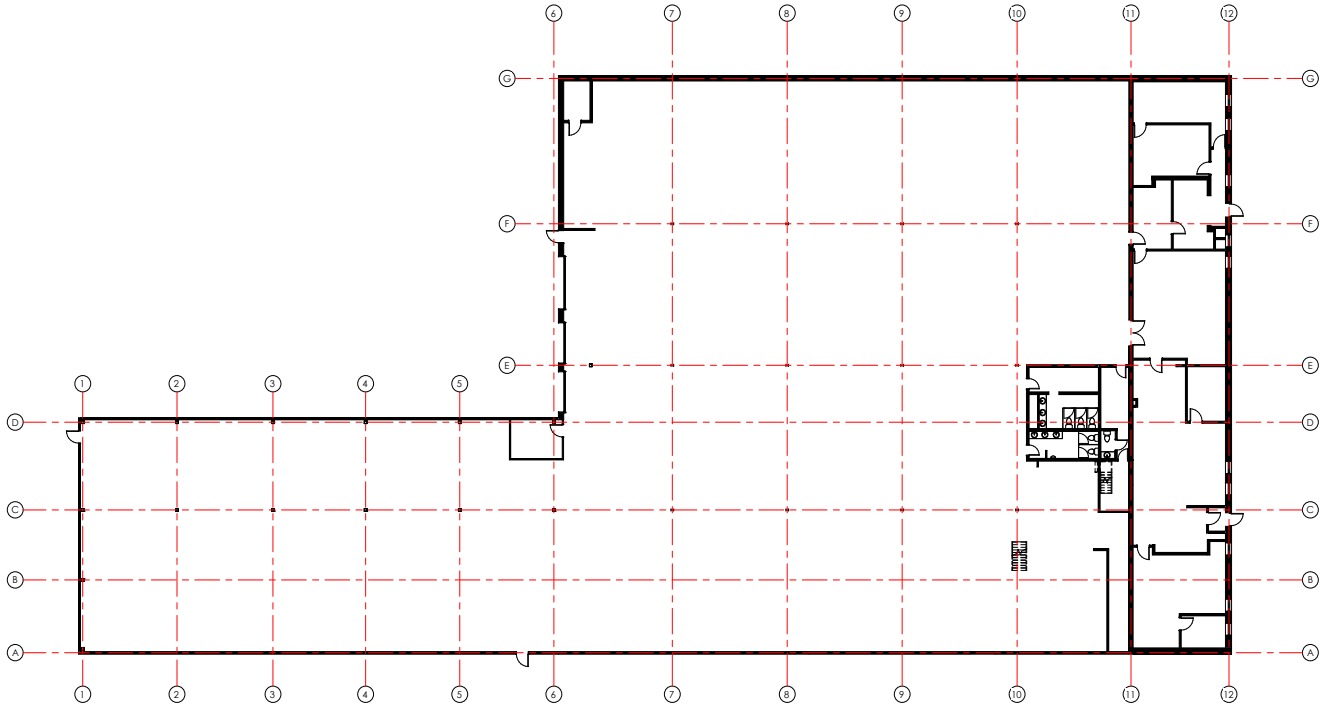
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## Floor Plan



## Property Highlights

- 31,111SF industrial freestand on corner lot
- Finished, upgraded office area
- Multiple points of ingress/egress
- Accommodates 53' trailers with excess space for storage
- Flexible solar panel lease providing additional income
- Ample power
- 15 minutes to Kitchener / Waterloo as well as Cambridge and South Guelph industrial nodes

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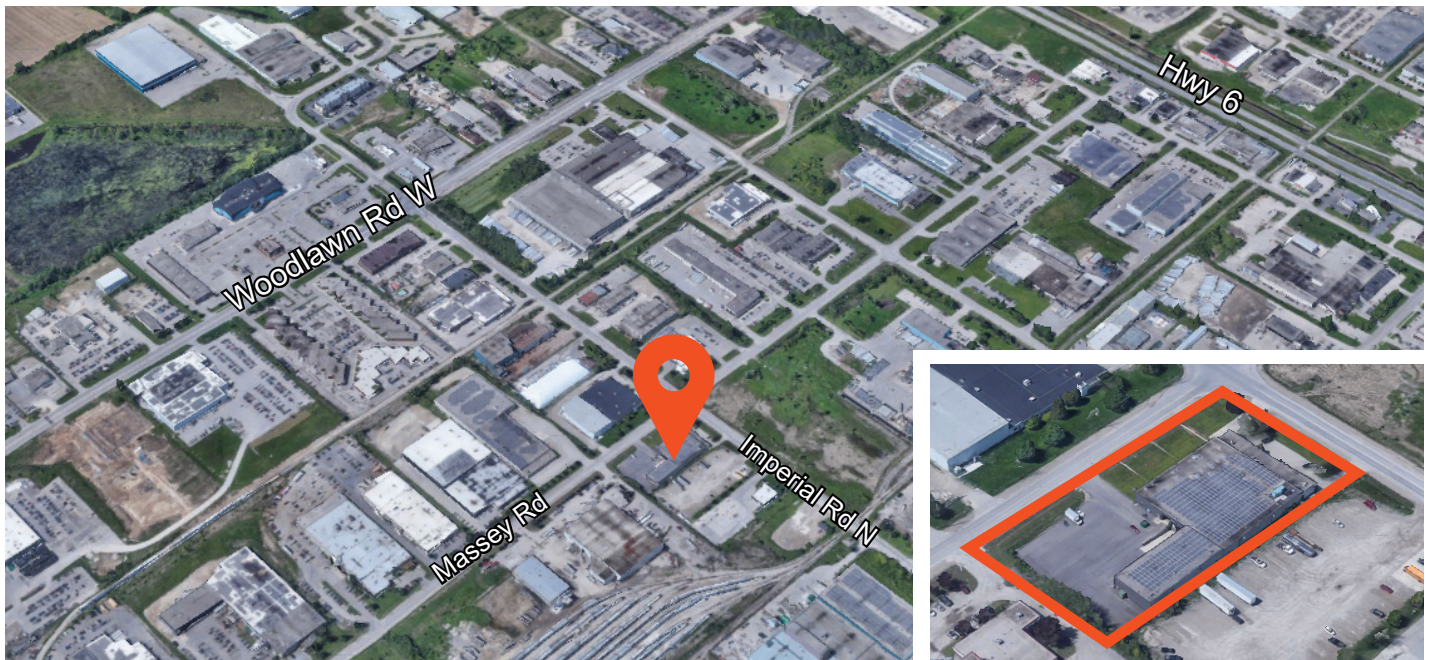
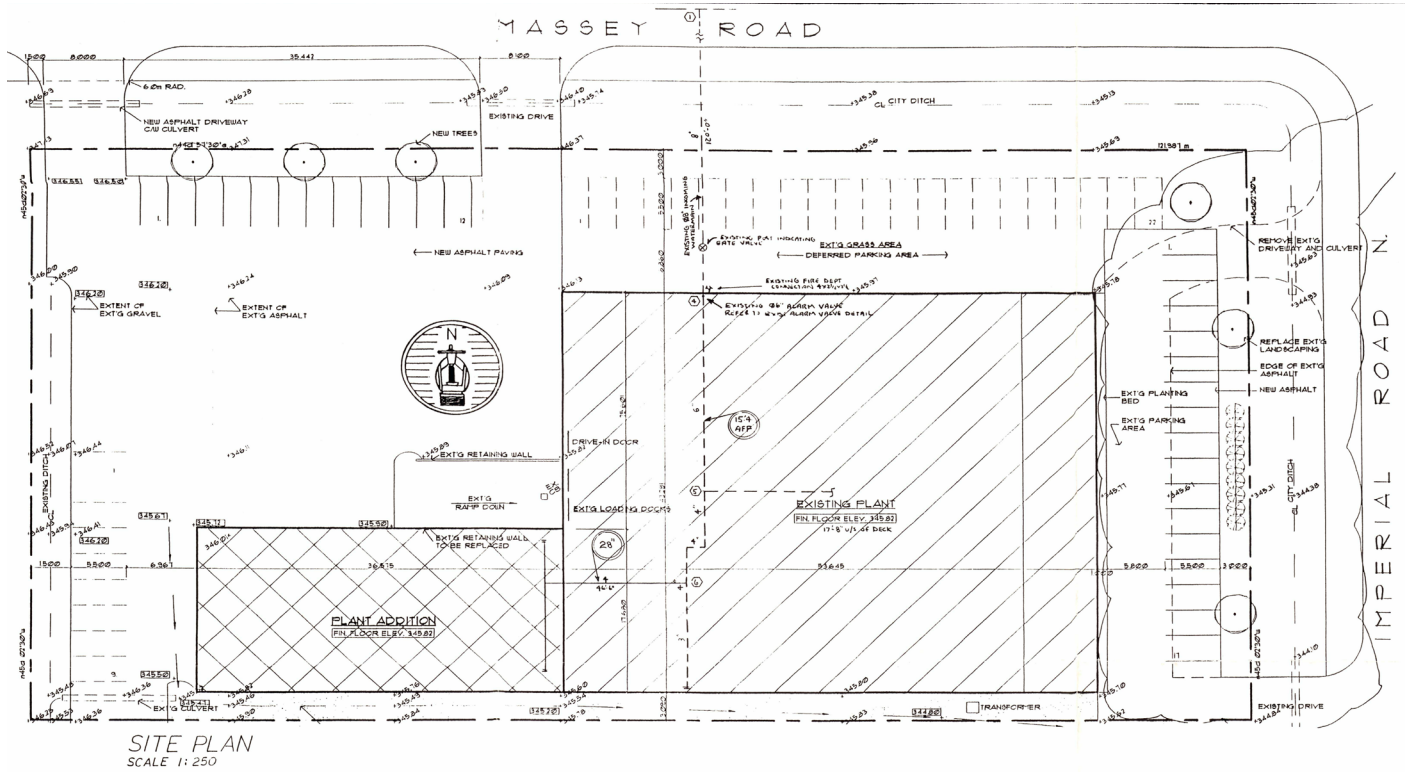
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## Site Plan & Aerial



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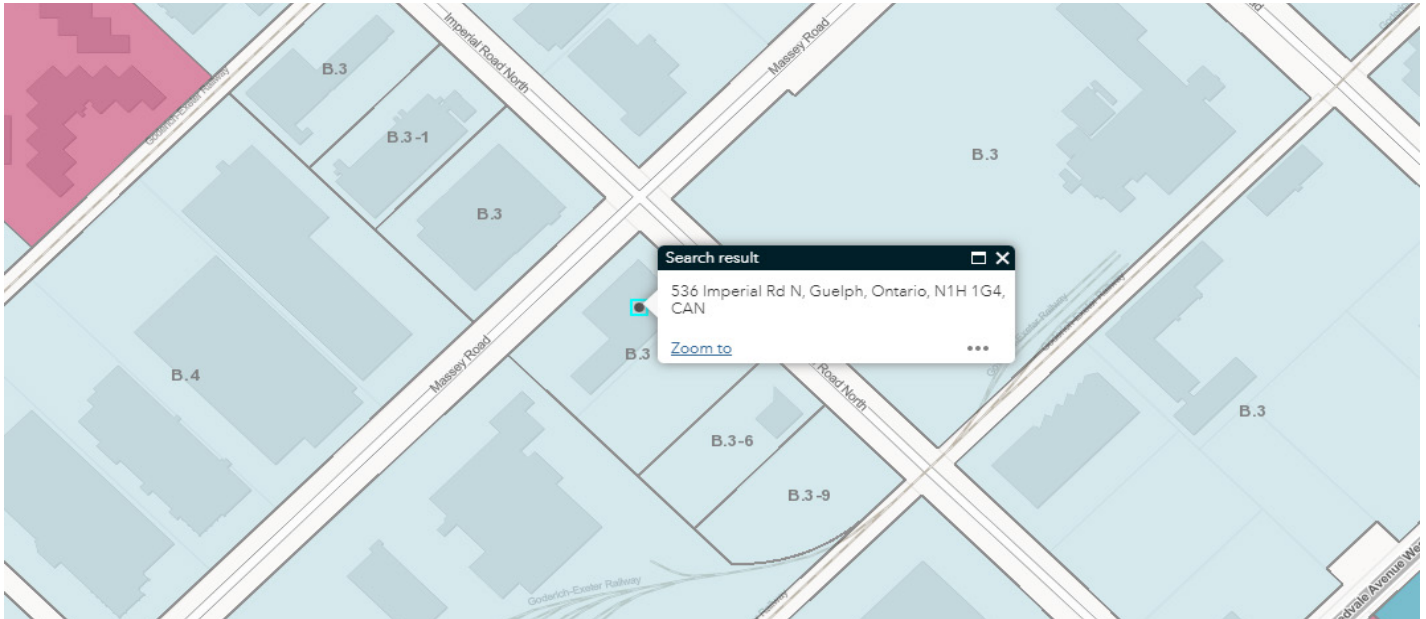
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Zoning: Industrial B.3



## Permitted Uses include:

- Food Vehicle
- Manufacturing
- Warehouse
- Office, factory sales outlet, fleet area and other accessory uses
- Temporary uses including agriculture (vegetation based), outdoor sportsfield facilities
- Animal boarding establishment
- Catering service
- Cleaning establishment
- Commercial entertainment / recreation centre
- Commercial school
- Computer establishment
- Financial establishment
- Office
- Personal service establishment
- Repair service
- Restaurant
- Tradesperson's shop
- Vehicle repair shop

Please see [guelph.ca](http://guelph.ca) for a complete list of permitted uses.

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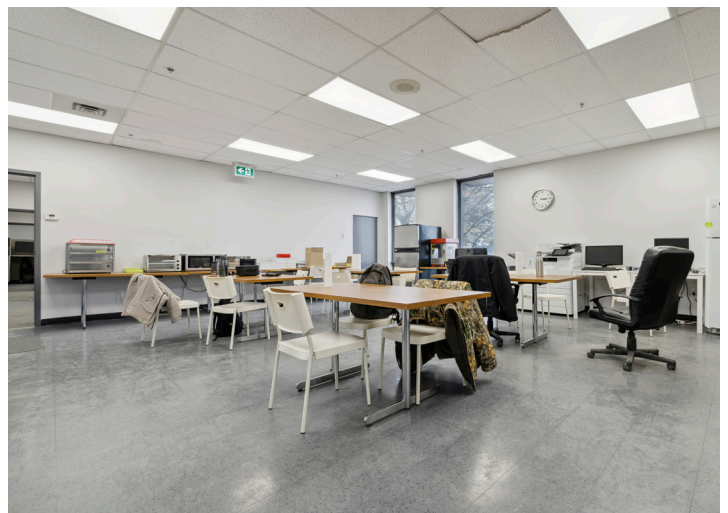
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