H

For Sale: Industrial

60 Industrial Road

67,969 SF Freestanding Industrial Building in Bradford, Ontario

Lennard:

Here is where your business will *grow*.



67,969 SF Office

6,000 SF (on two floors)

- Lot Size
 - ■ 3.139 Acres



Shipping 3 Truck Level Doors 2 Drive In Doors



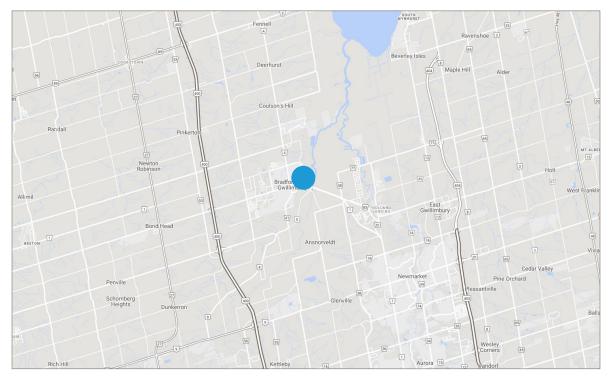
Property Highlights

- Precast facility in excellent condition
- Built in 2005
- Tenanted until June 30, 2024 Early Termination Possible
- Ample power
- Fantastic shipping with great access to Highway 400
- Minutes from future interchange of Bradford Bypass



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60 Industrial Road





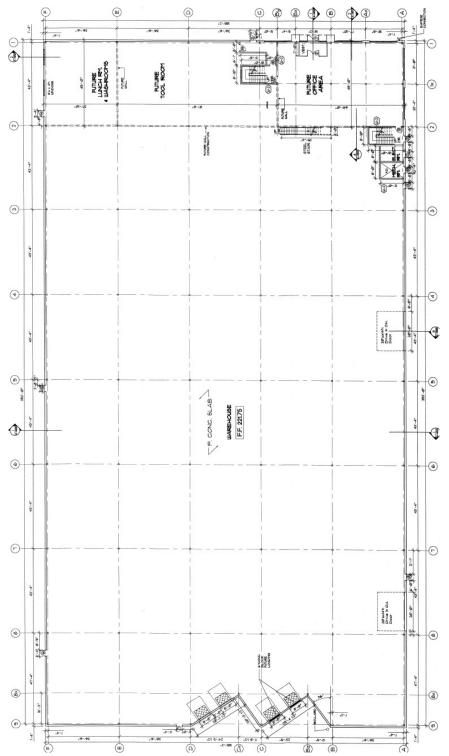
Lennard:

Scott Sutherland*, Partner 905.917.2025 • ssutherland@lennard.com

*Sales Representative



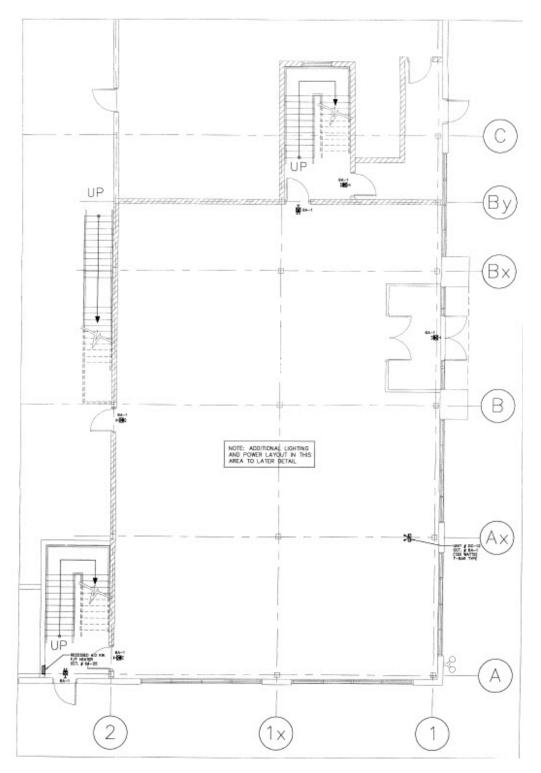
Floor Plan - Warehouse





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Floor Plan - Ground Floor Office Space



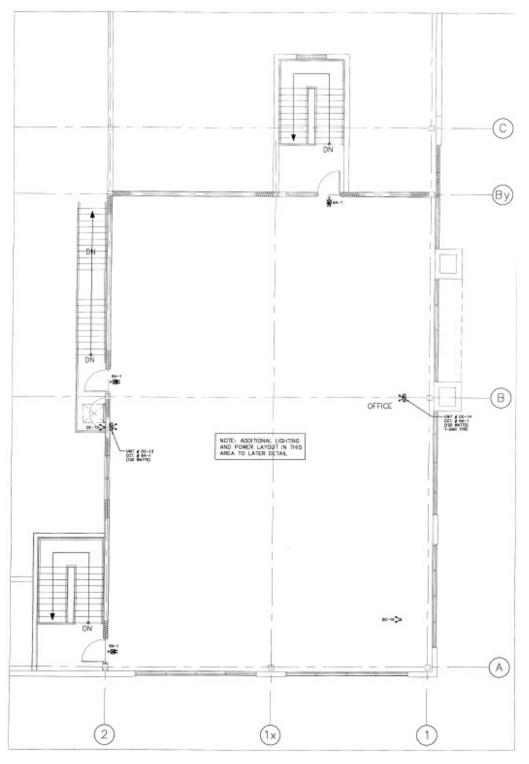


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Floor Plan - Second Floor Office Space

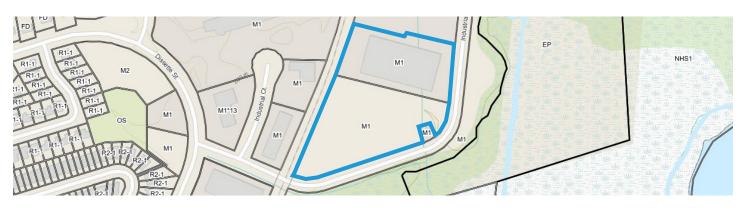




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Zoning



The Property is classified as M1 - General Employment.

Permitted Uses

- Animal Clinic Small Animal (8)
- Animal Clinic Large Animal (8)
- Asphalt Plant (4)
- Building Supply Centre
- Business Office
- Catering Business
- Concrete Batching Plant (4)
- Contractor's Yard (3)
- Day Nursery (7) (4)
- Dry Cleaning Depot (8)
- Dry Cleaning Establishment
- Dwelling, Accessory (5)
- Emergency Service Facility
- Equipment Sales and Rental Establishment
- Fitness Centre (8)
- Industrial Use
- Landscaping Operation
- Motor Vehicle Body Shop (4)
- Motor Vehicle Repair Shop (4)
- Special Provisions
- 1. Provided the use occupies no more than 25% of the net floor area of a multi-unit building.
- 2. Is required to be accessory to an industrial use or occupy no more than 20% of the net floor area of a multi-unit building.
- 3. Subject to Section 4.24 of this By-law.
- 4. Only uses and related floor area that legally existed on the effective date of this By-law are permitted.
- 5. One detached dwelling accessory to an industrial use on the same lot for occupancy by an employee of the same industrial use on the same lot. Subject to Section 4.3 of this By-law.
- 6. Maximum permitted net floor area is 10% of the net floor area of the main use.
- 7. Permitted accessory to and only within the same building as an industrial use or warehouse where permitted subject to Section 4.6 of this By-law.
- 8. No more than 33% of the aggregate gross floor area of buildings on a lot within a "M1" zone shall be occupied by permitted uses that are subject to special provision 8. For more information, please refer to the Town Of Bradford West Gwillimbury | Zoning By-Law 2010-050, As Amended

(https://www.townofbwg.com/twnsrv/Planning/ZBL)

- Outdoor Storage, Accessory (3)
- Parking Garage
- Pet Salon (8)
- Place of Amusement (8)
- Place of Entertainment (8)
- Printing Establishment
- Private Club
- Restaurant (8)
- Retail Store, Accessory (6)
- School, Commercial (8)
- School, Private (8)
- Self-storage Facility (8)
- Service Shop
- Transit Station
- Transport Terminal (3)
- Warehouse
- Wholesale Establishment















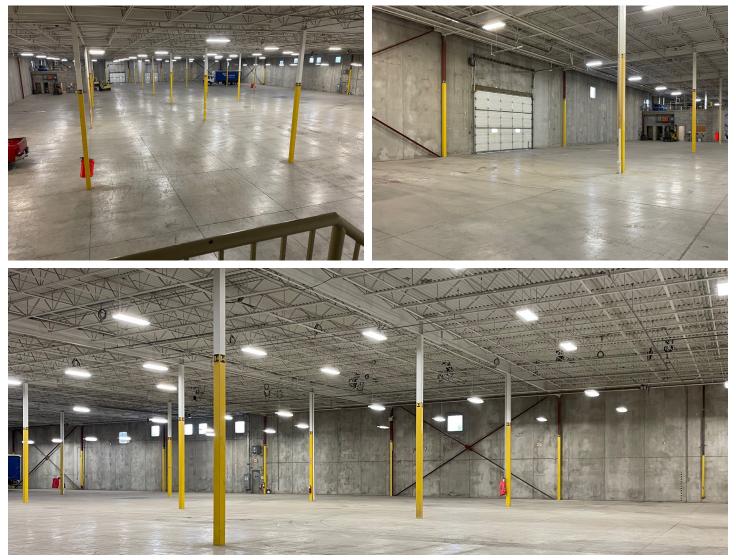
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A *bright* future for your business is right here.

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lennard.com



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201-60 Columbia Way, Markham 905.752.2220 lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.