

### 6799, 6805, 6811 Hiram Drive, Greely ON

7,492 SF Industrial Building on 3.10 acres of Land

### **Lennard:**

Here is where your business will *grow*.

7,492 SF Industrial Building on 3.10 acres of Land for Sale in Greely Ontario.



6799 Hiram Drive

1.014-acre site

storage yard including site improvements

6805 Hiram Drive

1.012-acre site

storage yard including site improvements

6811 Hiram Drive

1.081-acre site

improved with a 7,492 SF industrial building

Total: 3.10



Building Info

Office: 2,240 SF

Warehouse: 5,252 SF

Total Area: 7,492 SF



Zoning

R3 - Rural General Industrial Zone Permits outdoor storage.



Price

\$5,500,000

Taxes

\$27,465



Listing Agents

Ian Shackell\*

Partner 613.963.2633

ishackell@lennard.com

Matt Shackell\*

Vice President 613.963.2636 mshackell@lennard.com

\*Sales Representative

#### **Property Overview**

This 7,492 SF freestanding industrial building is located on 3.10 acres of heavy industrial-zoned land. It features four large drive-in doors, a 20-foot clear height, and a column-free layout, complete with floor drains and oil-water separators. The property is ideal for heavy industrial users and offers fully fenced, graveled, and secured outdoor storage. Contact the listing agents to schedule a tour of this exceptional property.

#### **Property Highlights**

- Property located within the Greely Industrial Park
- Municipal services available (hydro, telephone, natural gas, paved roadways)
- On-site paved surface parking available
- Fully fenced yard
- Grade level loading at 6811, with 4 overhead doors, three located along the rear of the building
- RG3 Zoning (rural general industrial sub-zone) allows outdoor storage
- Heating and cooling available in building



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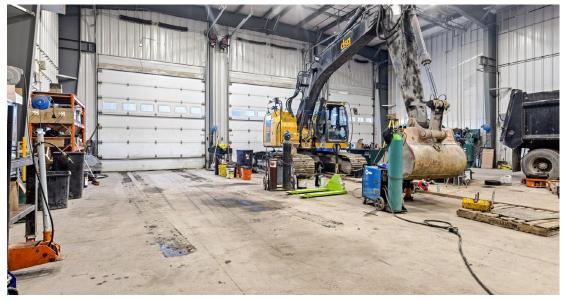


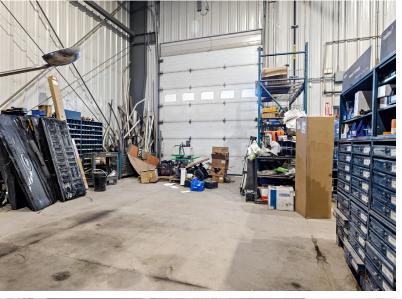




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7,492 SF Industrial Building on 3.107 acres of Land for Sale in Greely Ontario.



### **Lennard:**

420-333 Preston Street, Ottawa 613.963.2640 lennard.com

\*Sales Representative \*\*Broker
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