



126 MAIN STREET
5.801 ACRES

PT LOT 12 MAIN STREET
4.056 ACRES

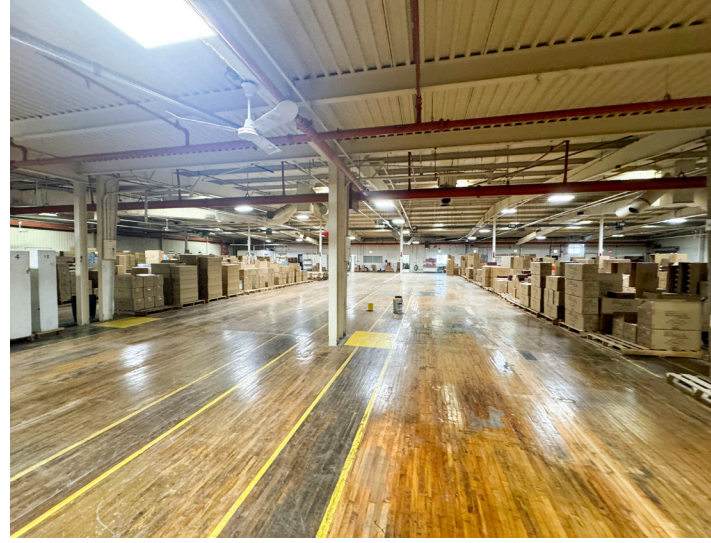
FOR SALE
FREE STANDING INDUSTRIAL BUILDING
AND PRIME VACANT DEVELOPMENT LAND

126
MAIN STREET
&
PT LT 12
MAIN STREET
Glencoe, ON



PRIME FREE STANDING INDUSTRIAL BUILDING

Free standing industrial/manufacturing/warehouse building for sale in Glencoe, ON. Excellent owner/user or investment opportunity. The building is comprised of approx. 84% industrial space, approx. 11% retail space and approx. 5% office space. Retail area is a former Tender Tootsies and can be used for retail and or industrial/warehouse purposes. Office area is air conditioned, sprinkler system is installed the building and LED lights are installed in sections of the building.



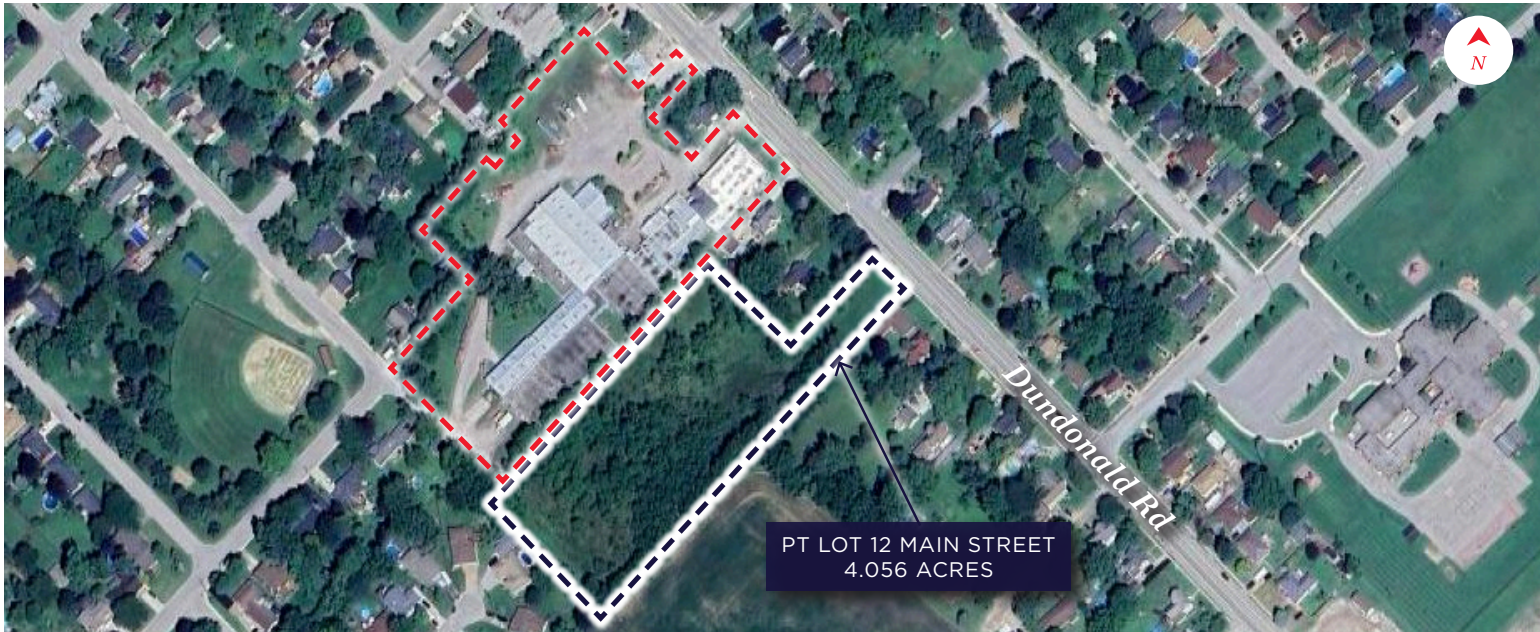
126 MAIN STREET

- **ASKING PRICE: \$4,650,000**
- **Building Area: 78,000 SF Total**
 - * Industrial Area: 65,800 SF
 - * Retail Area: 8,700 SF
 - * Office Area: 3,500 SF
- **Site Area: Approx. 5.801 Acres**
- **Zoning: M1 - General Industrial**
- **Taxes: \$32,125.12 (2023)**
- **Dock Level Doors: 3**
- **Drive-In Level Doors: 2**
- **Grade Level Doors: 1**
- **Clear Height:**
 - * Primarily Approx. 10'-12'
 - * One Section Approx. 16'-17'
- **Heating: Gas**



PRIME VACANT DEVELOPMENT LAND

Prime vacant development land for sale in Glencoe, ON. A rare infill development opportunity with Main Street access. Developers may benefit from local tax incentives and grants designed to promote economic development and revitalization in the region.



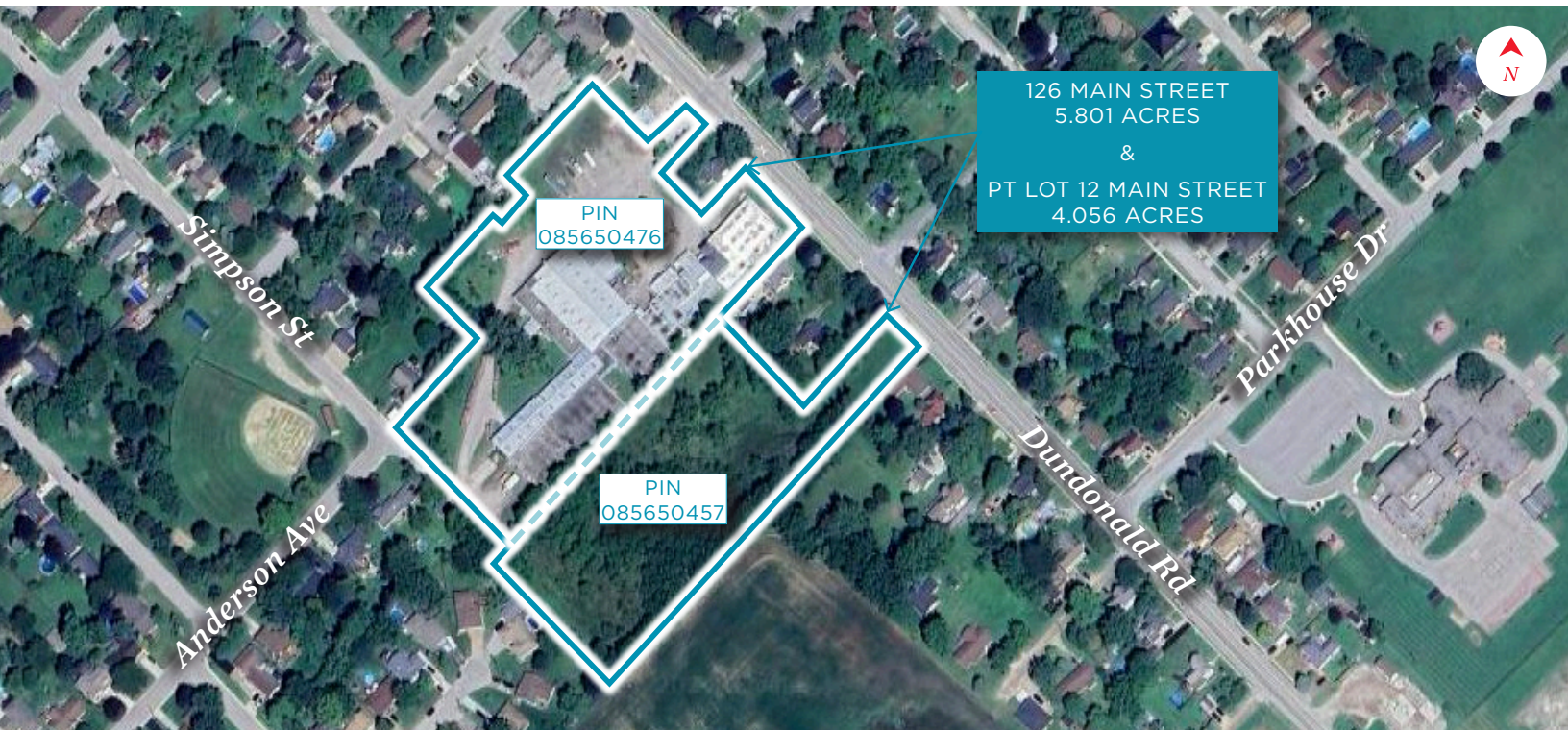
PT LOT 12

- **ASKING PRICE: \$750,000**
- **Site Area:** Approx. 4.056 Acres
- **Zoning:** FR-H-2 - Future Residential Holding Provision
- **Frontage:** Approx. 77' on Main St
- **Taxes:** \$808.51 (2023)
- Relatively flat, irregular shaped site and mainly cleared
- An ideal residential development site situated in a growing town that sits halfway between the cities of London and Chatham in Ontario



PRIME VACANT DEVELOPMENT LAND & FREE STANDING INDUSTRIAL BUILDING

Presenting a rare opportunity, these two adjacent parcels are comprised of prime vacant development land along with a free-standing industrial/manufacturing/warehouse building in Glencoe, ON. The building boasts impressive features including generous clear height, convenient dock and grade loading facilities, and is equipped with sprinkler systems for added safety. The adjacent lot can also be acquired which benefits from favourable zoning, an ideal residential development site situated in a growing town that sits halfway between the cities of London and Chatham in Ontario.



126 MAIN STREET & PT LOT 12 MAIN STREET

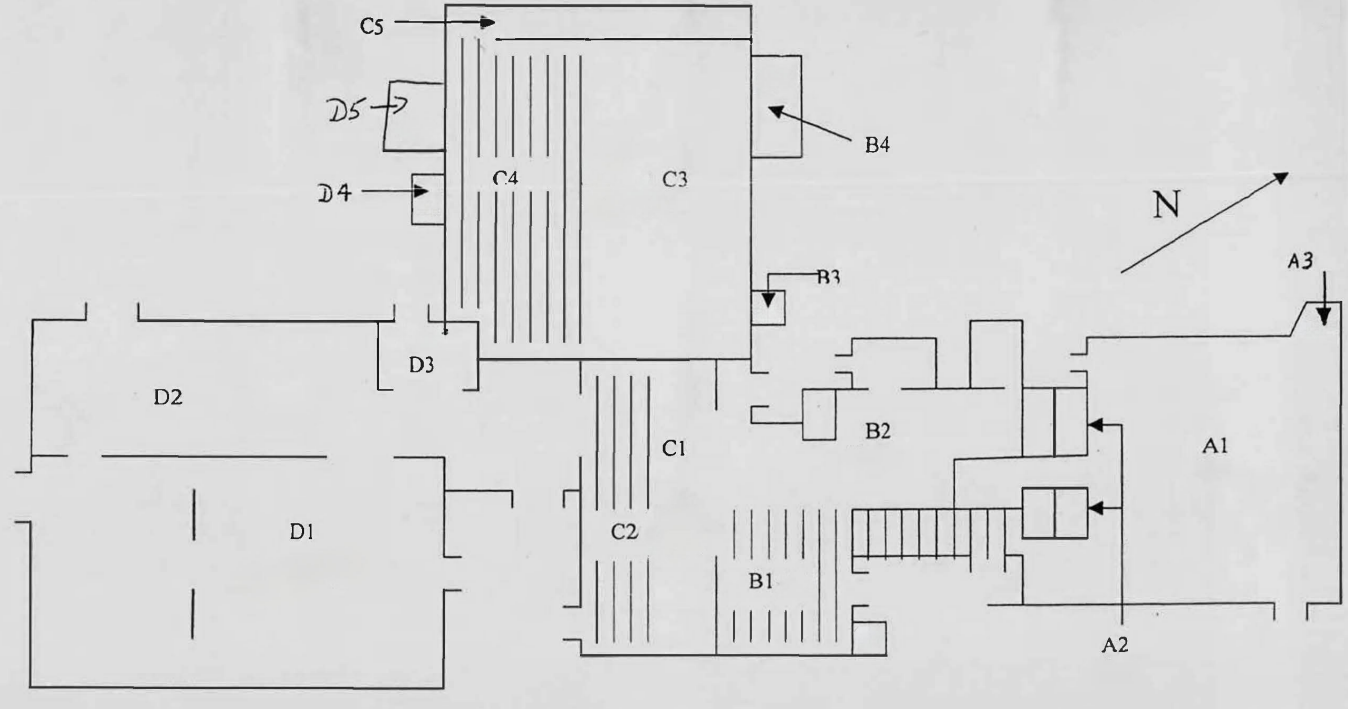
- **ASKING PRICE: \$5,400,000**
- **PT LOT 12 Main Street**
 - * **Total Building Area: 78,000 SF**
 - » **Industrial Area: 65,800 SF**
 - » **Retail Area: 8,700 SF**
 - » **Office Area: 3,500 SF**
- **Total Site Area: Approx. 9.857 Acres**
 - * 126 Main Street: 5.801 Acres
 - * PT LOT 12 Main Street: 4.056 Acres
- **Total Combined Taxes: \$32,125.12 (2023)**
- **Zoning:**
 - * 126 Main Street: M1 - General Industrial
 - * PT LOT 12 Main Street: FR-H-2 - Future Residential Holding Provision
- **PT LOT 12 Main Street**
 - * Relatively flat, irregular shaped site and mainly cleared

FLOOR PLAN | 126 MAIN STREET

SEP 5/00

T.T.GROUP LTD
GLENCOE PLANT

- A1 - Retail Store
- A2 - Offices
- A3 - Loading Dock
- B1 - Cafeteria
- B2 - Material Storage
- B3 - Cement House-Explosives
- B4 - Main Office
- C1 - Cutting Dept.
- C2 - Sole Dept.-Solvents
- C3 - Production Room
- C4 - Production Room
- C5 - Part of C3 & C4
- D1 - Warehouse - TPR Outsoles
- D2 - Warehouse - Plastic heels
- D3 - Cafeteria
- D4 - Dust Collector
- D5 - LASTING MTCG/OFFICE



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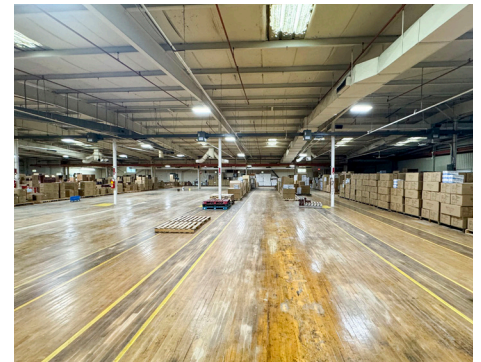


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PROPERTY IMAGES | 126 MAIN STREET



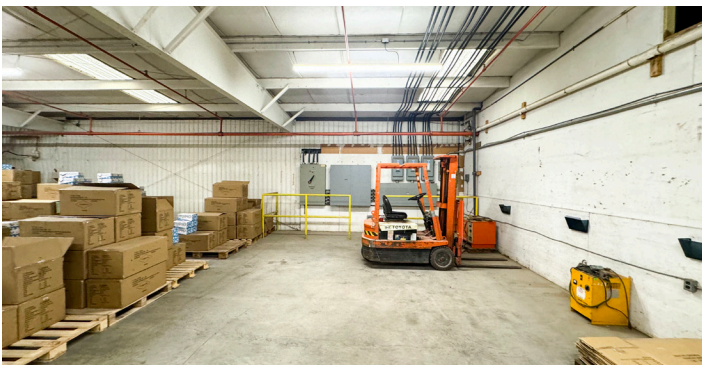
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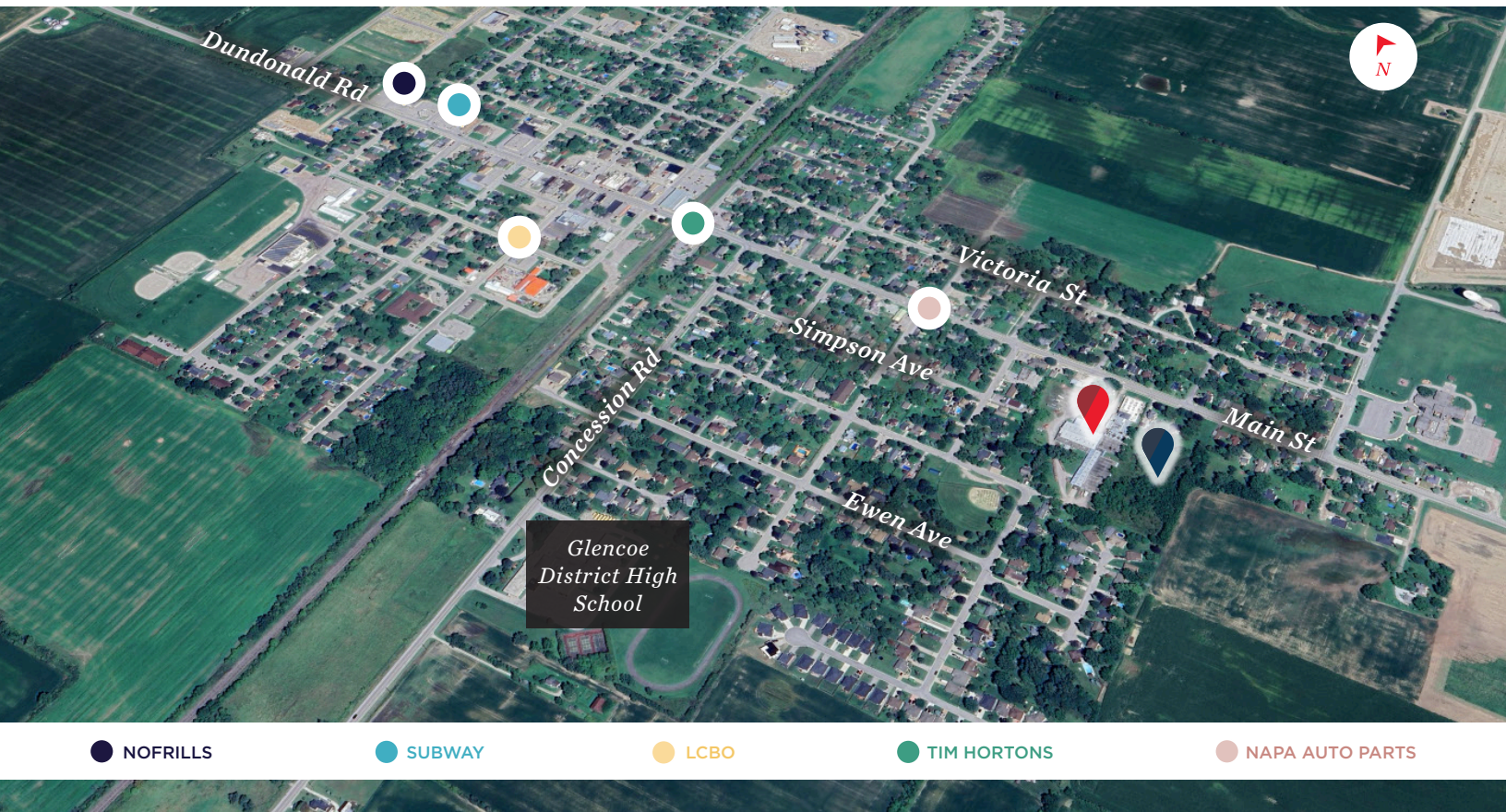
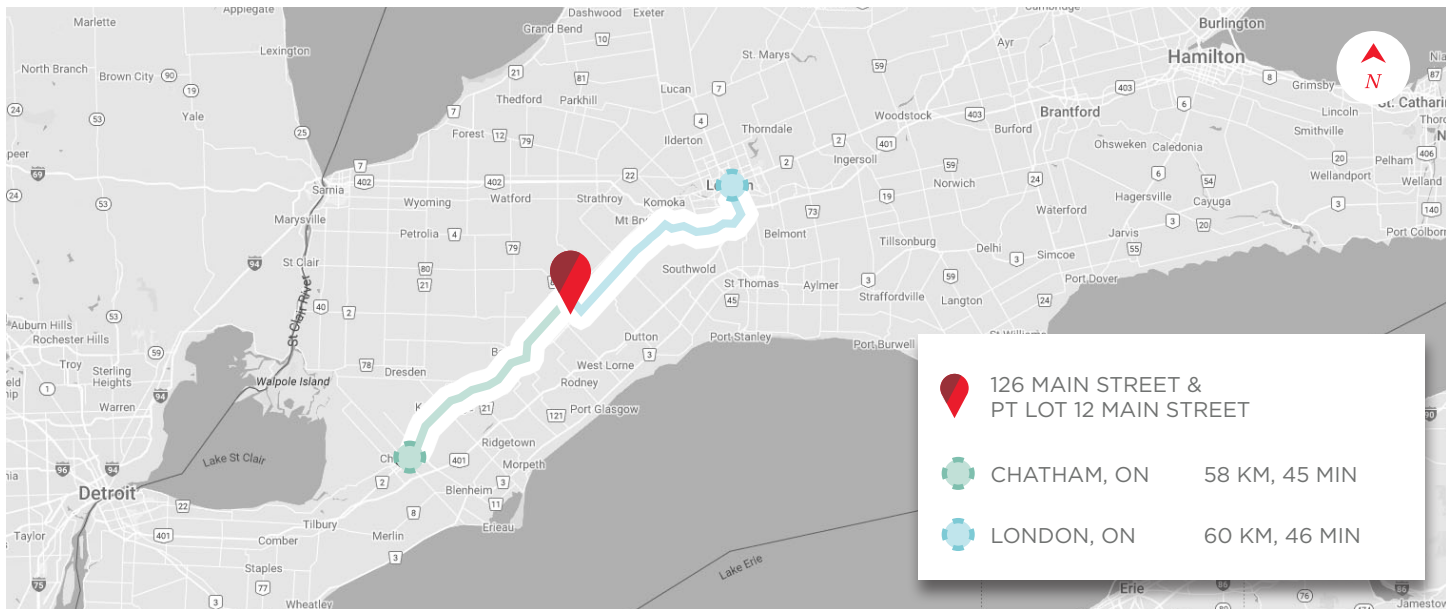
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LOCATIONAL MAP & POINTS OF INTEREST



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