



OUTSIDE STORAGE PERMITTED

FOR SALE

RARE
INDUSTRIAL
FREESTAND IN
THE HEART OF
CAMPBELLVILLE



11,881 SF ON 0.724 ACRES

312 CAMPBELL AVE E

MILTON | ON

FOR MORE INFORMATION, CONTACT:

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PROPERTY FEATURES

Freestanding industrial building located in the heart of Campbellville. Immediate access to Hwy 401 via Guelph Line interchange. Outside storage permitted, M2-52 zoned, building is equipped with both truck level and drive in access and possess 225 amps of power. Property is well configured for many industrial applications.



PROPERTY SPECIFICATIONS

Building Size:	11,881 SF	Shipping:	1 TL, 1 DI
Office Area:	403 SF	Power:	225 amps
Industrial Area:	11,478 SF	Possession:	Immediate
Location:	Hwy 401/Guelph Line	Zoning:	M2*52
Site Area:	0.724 acres	Taxes (2024):	\$8,539.12**
Clear Height:	16'	Sale Price:	\$2,595,000

***Information to be verified*

AERIAL PHOTOGRAPHY



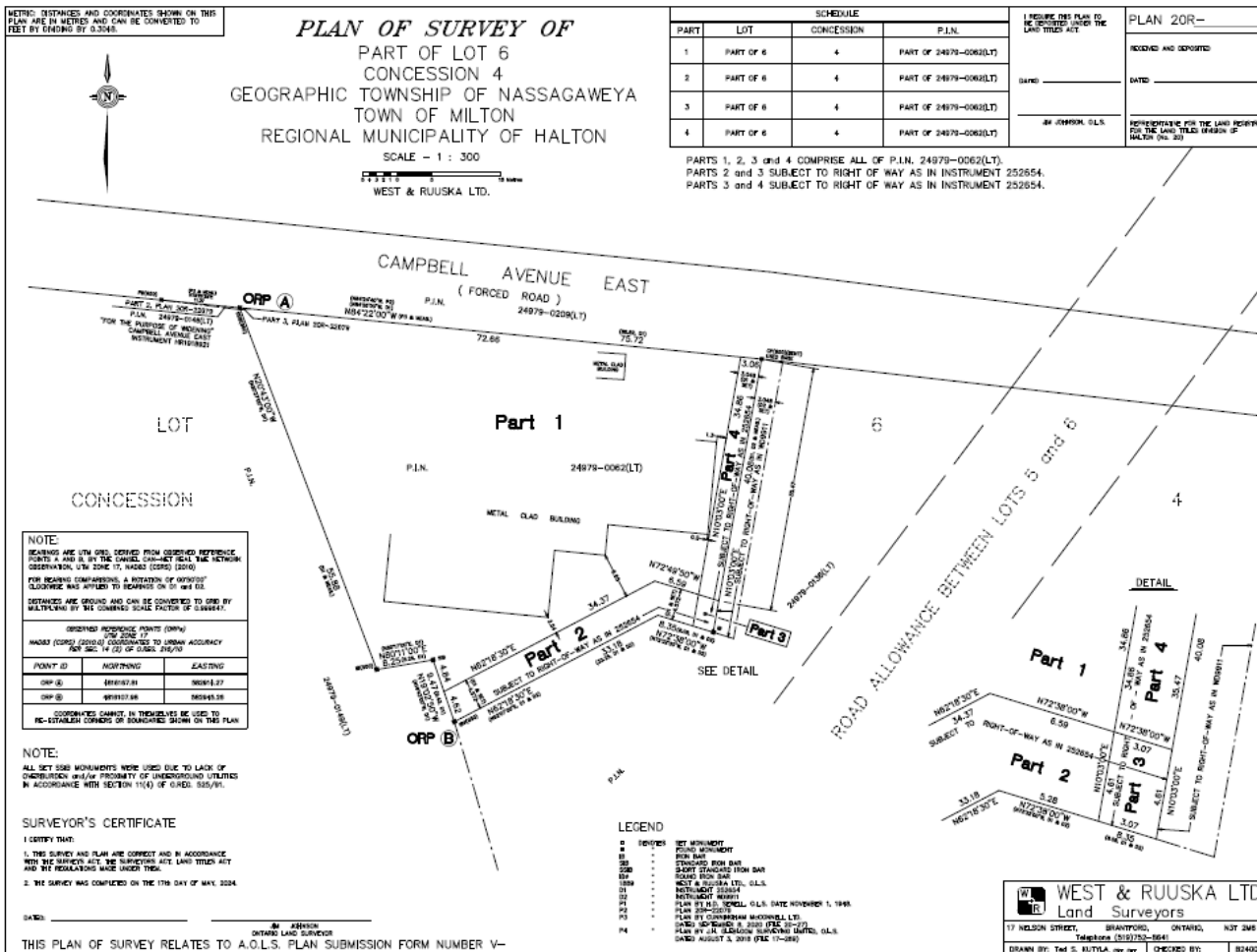
EXTERIOR PHOTOGRAPHY



FLOOR PLAN

COMING SOON

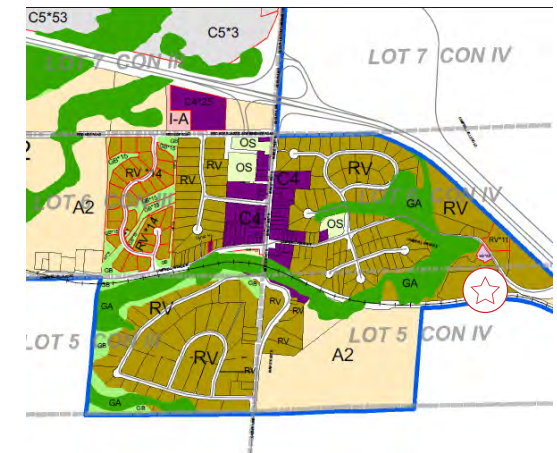
SURVEY AND ZONING



ZONING: M2*52

Permitted Uses:

- Industrial use
- Outdoor storage
- Motor vehicle & equipment storage
- Service and repair shop
- Warehouse distribution centre
- Dwelling for a watchman or caretaker



For more information on zoning, visit
www.milton.ca



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