

FREESTANDING INDUSTRIAL FACILITY

FOR SALE

1 Solvay Drive, Blenheim, ON

FOR MORE
INFORMATION
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ASKING PRICE:	\$1,900,000
TAXES:	\$238,965 (2010)
SIZE:	Approximately 120,000 square feet as follows: Warehouse: 109,557 sq. ft. Office: 10,443 sq. ft.
GROUND:	Approximately 14.614 acres
DATE OF CONSTRUCTION:	Originally built in 1985 and expanded in 1995
PROPERTY CONDITION:	Well maintained
CONSTRUCTION:	Floors: Concrete Walls: Insulated metal clad Columns: Steel Roof: Built-up flat membrane, maintained yearly
COLUMN SPACING:	50' x 50'
CEILING HEIGHTS:	25' in the original building built in 1985 40' in the addition built in 1995 (80,000 sq. ft. approx)



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LIGHTING:	Office: Fluorescent Warehouse: High efficiency fluorescent Mezzanine: High efficiency fluorescent
WATER:	Municipal
SEWER:	Municipal
GAS:	Supplied by Enbridge
POWER:	Supplied by Chatham-Kent Hydro Heavy power 10,600 amp service @ 600 volts Transformer T1 1,600 amp @ 600 volt Transformer T2 3,000 amp @ 480 volt Transformer T3 3,000 amp @ 480 volt Transformer T4 3,000 amp @ 480 volt
HEATING:	Rooftop units for the office areas and warehouse
SPRINKLER:	100% of the facility is wet system protected
OFFICE:	Approx. 10,443 square feet of modern, one-storey, air conditioned office space with fluorescent lighting. Office is very user friendly, clean and flows nicely throughout.
TRUCK LOADING:	Eleven (11) truck level doors Three (3) drive-in doors at grade level (2 oversized doors)
CRANES:	1 x 20 ton Demag crane
RAIL:	None
PARKING:	Ample onsite parking with lighting
FORMER USE:	Previously used by Ingerly Automotive systems for manufacturing warehouse / distribution requirements
MISCELLANEOUS:	Backup generator Land for future expansion Silos available Zoned General Industrial M1
LOCATION:	This facility is well located within Blenheim and is six minutes south of Highway 401 at Interchange 90. The building is located in a clean industrial park in the town of Blenheim is approximately one hour drive from Detroit / Windsor border.