

FOR SALE

WHITNEY
Commercial Real Estate Services

1901 JAMES ST S, ST. MARYS



NEWLY CONSTRUCTED 25,340 SF INDUSTRIAL BUILDING ON 4.044 ACRES

This newly constructed, state-of-the-art industrial building offers 25,340 SF of versatile space, designed to meet a wide range of industrial needs. With clear heights ranging from 19'9" to 24', the facility is equipped with Ventex air exchange units, in-floor radiant heating, modern office space, both dock-level and drive-in loading, 3-phase power (600A / 600V), and a durable steel roof.

Zoned M2 (General Industrial), this property accommodates a variety of permitted uses including manufacturing and assembly, warehousing, fuel storage and supply, and more.

Ideally located within convenient commuting distance to Stratford, London, Woodstock, and Ingersoll, this facility is perfect for businesses seeking a strategic location with top-tier infrastructure.

BUILDING AREA | 25,340 SF

LAND AREA | 4.044 Acres

ZONING | M2-6

DRIVE-IN DOORS | 6

TRUCK LEVEL DOORS | 2

CLEAR HEIGHT | 19'9" - 24'

ASKING PRICE | \$5,995,000

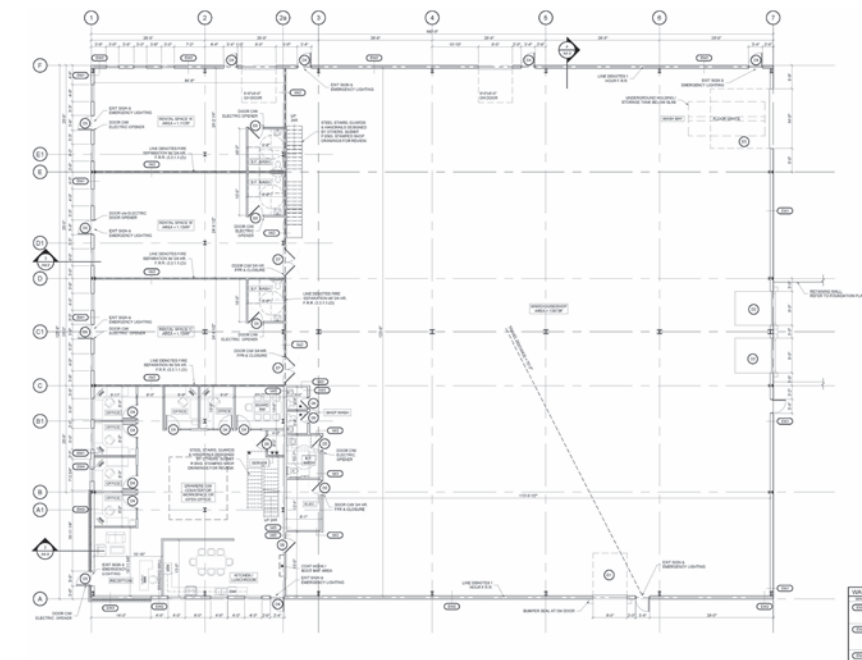
TAXES | Taxes To Be Assessed



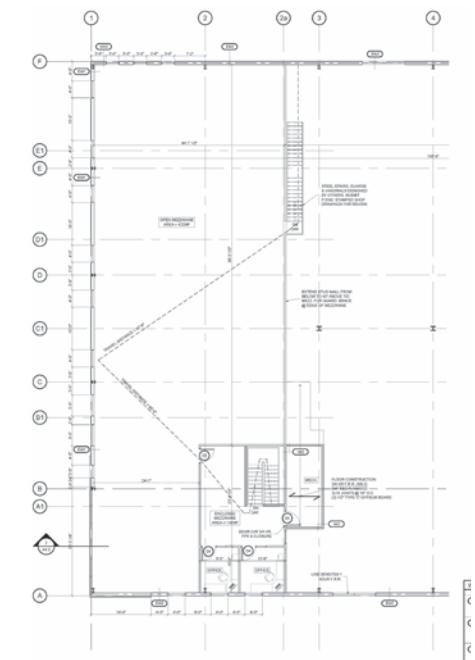
FLOOR PLAN

25,340 SF

MAIN FLOOR - 19,748 SF



MEZZANINE - 5,992 SF



Air Exchange
Units for Ventilation



Centrally Located
Between Cities



Minutes to
HWY 7



600 Amps
600 Volts



In-heat
Flooring



Structural
Mezzanine

PERMITTED USES (Complete list available upon request)

- An Assembling, manufacturing, fabricating, packaging, printing, publishing Plant or warehouse conducted and wholly contained within an enclosed building
- Auction establishment
- Automobile gas bar
- Automobile repair establishment
- Automobile service station
- Cold storage locker plant
- Contractor's yard or shop
- Equipment sales and rental business
- Factory outlet
- Farm implement sales and service establishment



LOCATION

DOWNTOWN ST. MARYS - 1.6KM

STRATFORD - 22KM

LONDON - 44KM

WOODSTOCK - 55KM

GRAND BEND - 59KM

LISTOWEL - 64 KM

KITCHENER - 70KM

HAMILTON - 132 KM

TORONTO PEARSON AIRPORT (YYZ) - 151 KM

TORONTO - 172 KM



Contact us for more information



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**Broker *Sales Representative