

## Featured Property

### 1 Clearview Drive, Tillsonburg, Ontario, Canada



**Available for:** Lease Only

**Land Area:** 25.6 acres

**Building Type:** Industrial

**Building Area:** 253,527 sq ft

**Available Area:** 253,527 sq ft

**Plant area:** 232,656 sq ft

**Office area:** 10,871 sq ft (1st Floor)  
10,000 sq ft (2nd Floor)

**Parking:** 300 spaces

**Clear height:** 24'

**Typical Bay size:** 40' x 40x'

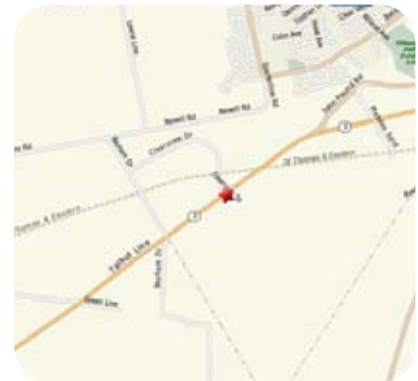
**Loading Doors:** 19

**Drive in Doors:** 8 plus 2 rail drive indoors

**Drive in Doors:** 2

#### Additional Information:

- ▶ Located on the outskirts of Tillsonburg, Ontario's main manufacturing centre
- ▶ Easy access to Highway 401
- ▶ Major Airports:
  - Toronto: 160 km, 1 hour 45 min.
  - Buffalo: 194 km, 2 hours 30 min.
  - Detroit: 290 km, 3 hours
- ▶ Regional Airports:
  - London: 58 km, 50 min.
  - Kitchener: 88 km, 1 hour
  - Hamilton: 96 km, 1 hour 20 min.
- ▶ Regional Communities, Population:
  - London: 350,000
  - Kitchener/Waterloo: 500,000
  - Hamilton: 500,000
- ▶ Building divisible to 100,000 sq ft and 153,000 sq ft
- ▶ Interior and exterior rail loading



#### Contact:

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