



NEWMAN STREET **INGERSOLL**

PHASE 1
120,000 SF

NOW LEASING

NEW INDUSTRIAL BUILD ALONG HIGHWAY 401

PHASE 1: 120,000 SF

PHASE 2: 233,619 SF

Contact Us

TED OVERBAUGH**
Senior Vice President
+1 519 340 2309
ted.overbaugh@cbre.com

ZACH VAN LOUWE*
Sales Representative
+1 519 340 2321
zachary.vanlouwe@cbre.com

*Sales Representative
**Broker

CBRE

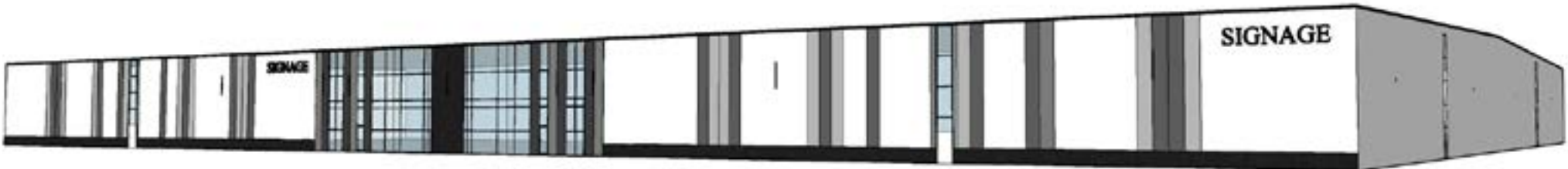
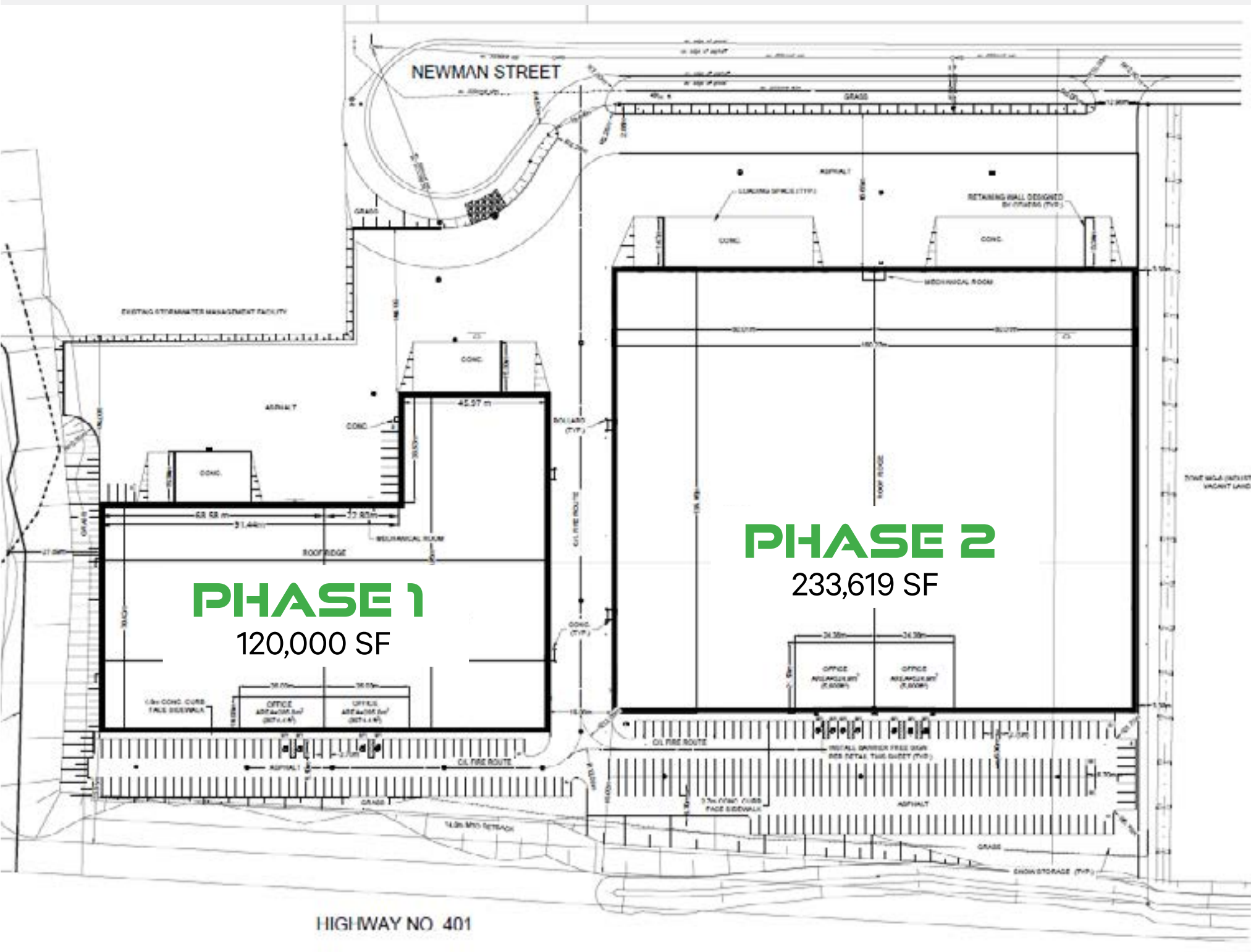


NEW BUILD INDUSTRIAL FACILITY

- Part of the Town of Ingersoll’s newest Industrial Park with servicing, zoning and storm water ponds in place
- New construction industrial build with Phase 1 ready to begin in Q4 2022
- Phase 1 of 120,000 SF freestanding building with ability to divide
- Ability to customize facility during planning and construction
- Cost effective option with \$0 Development Charges
- Ability to draw from a large regional labour pool
- Highway 401 access and exposure

PHASE 1 SPECIFICATIONS

BUILDING SIZE	120,000 SF
OFFICE	5% Ability to finish-to-suit
SHIPPING	12 Truck Level Doors 2 Drive-In Doors
CLEAR HEIGHT	28’
POWER	600 Volts / 800 Amps
ZONING	MG-6 General Industrial
FEATURES	<ul style="list-style-type: none"> • Ability to divide building • Opportunity to customize floor plan and tenant improvements



LOCATION ADVANTAGE

Ingersoll, Ontario is located in the heart of Oxford County, between London, Kitchener-Waterloo, and Brantford. Oxford County has become a growing market as a result of affordable housing and proximity to major centres, while being located right along the major transportation route of Highway 401. The county draws from a large regional labour force which has a large manufacturing and agricultural base.

Corporate neighbours include General Motors Cami Plant, DOT Foods, Lineage Logistics, Atlantic Packaging, IMT and more. Tenants can benefit from the affordability compared to major markets in the area, a strong labour base, and proximity to Highway 401 and two major interchanges.

DRIVE TIMES	
London	48.1KM / 34 MINS
Waterloo Region	60.1 KM / 37 MINS
GTA	135 KM / 1HR, 21 MINS
London International Airport	30.4 KM / 24 MINS
Pearson International Airport	139 KM / 1 HR, 33 MINS
Canada/USA Border Crossing (Port Huron)	138 KM / 1 HRS, 21 MINS
Canada/USA Border Crossing (Niagara)	167 KM / 1 HR, 48 MINS





Contact Us

TED OVERBAUGH**
Senior Vice President
+1 519 340 2309
ted.overbaugh@cbre.com

ZACH VAN LOUWE*
Sales Representative
+1 519 340 2321
zachary.vanlouwe@cbre.com

CBRE Limited, Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | *Sales Representative, **Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

CBRE

