



For Lease: Industrial Building

100 Central Avenue West
Brockville, ON

Lennard: Imagine the *Possibilities*.

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100 Central Avenue, West

Over 130,000 SF available for lease in Brockville, ON.



Size
134,514 SF



Loading
8 Dock doors



Availability
Immediate



Net Rent
\$6.75 PSF

Operating Costs &
Taxes
\$2.18 PSF



Listing Agent
Ian Shackell*
Partner

D. 613.963.2633
C. 613.761.0177
ishackell@lennard.com

Matt Shackell*
Vice President
D. 613.963.2636
C. 613.612.8812
mshackell@lennard.com

*Sales Representative

Property Highlights

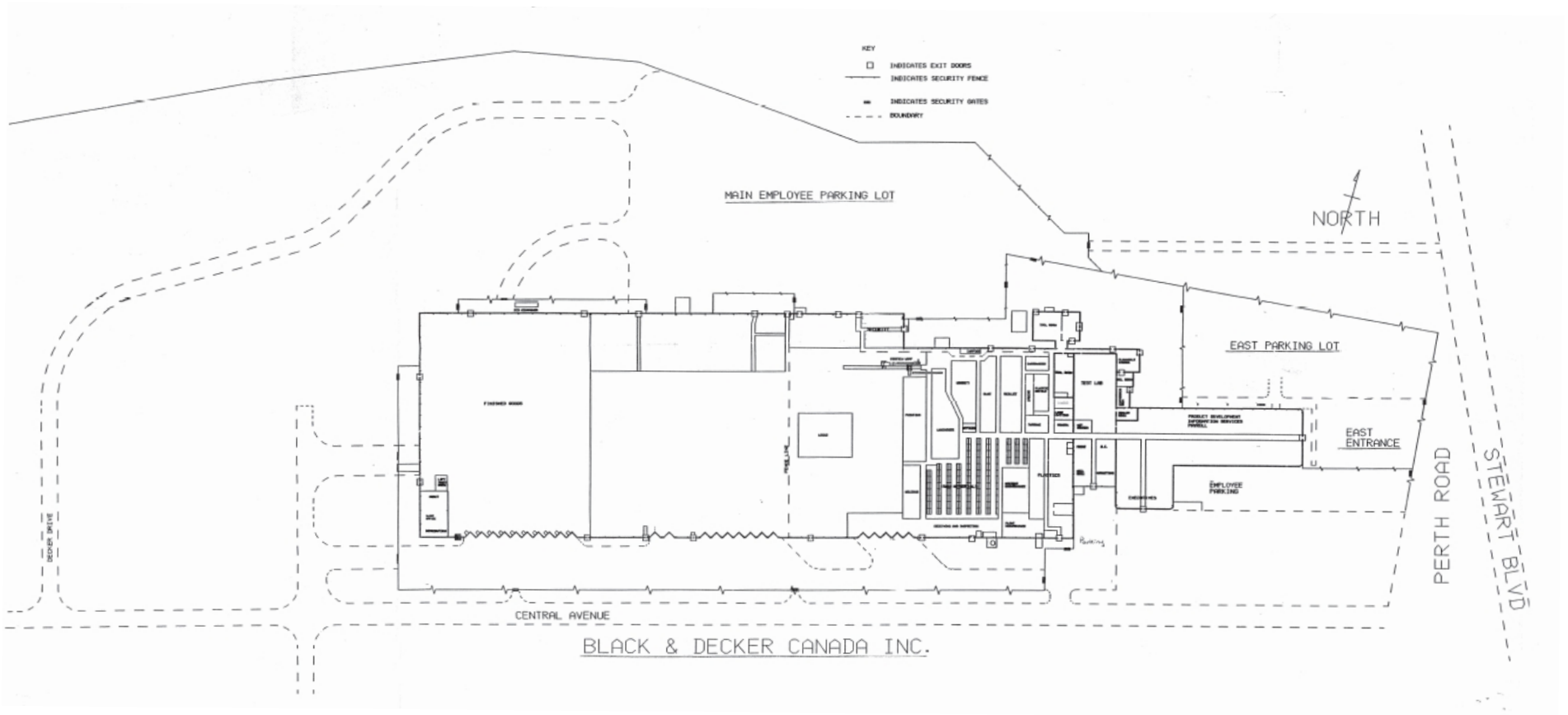
- 134,541 SF of warehouse distribution space directly off of HWY 401 at Central Avenue in Brockville Ontario.
- 8 dock level loading doors, for warehousing, manufacturing and distribution.
- Affordable 401 corridor rent and low taxes and operating costs, only \$2.18 psf for 2024 plus heat/hydro.
- Office space adjacent to warehouse areas.
- Most affordable warehousing in Eastern Ontario.
- Ample on-site parking for trucks and trailers.
- Space can be subdivided to minimum of 60,000 sf

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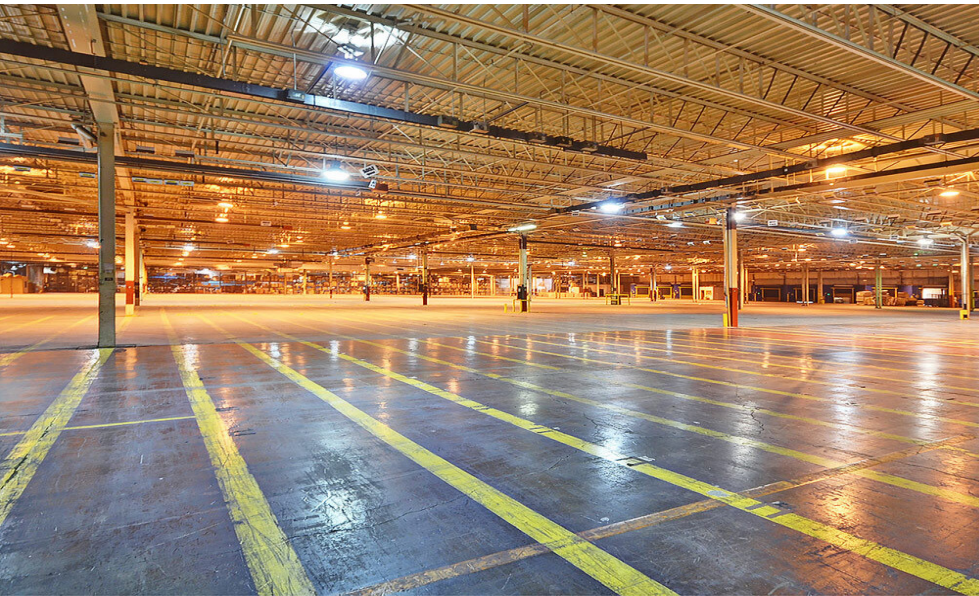
100 Central Avenue, West

Site Plan



100 Central Avenue, West

Photos

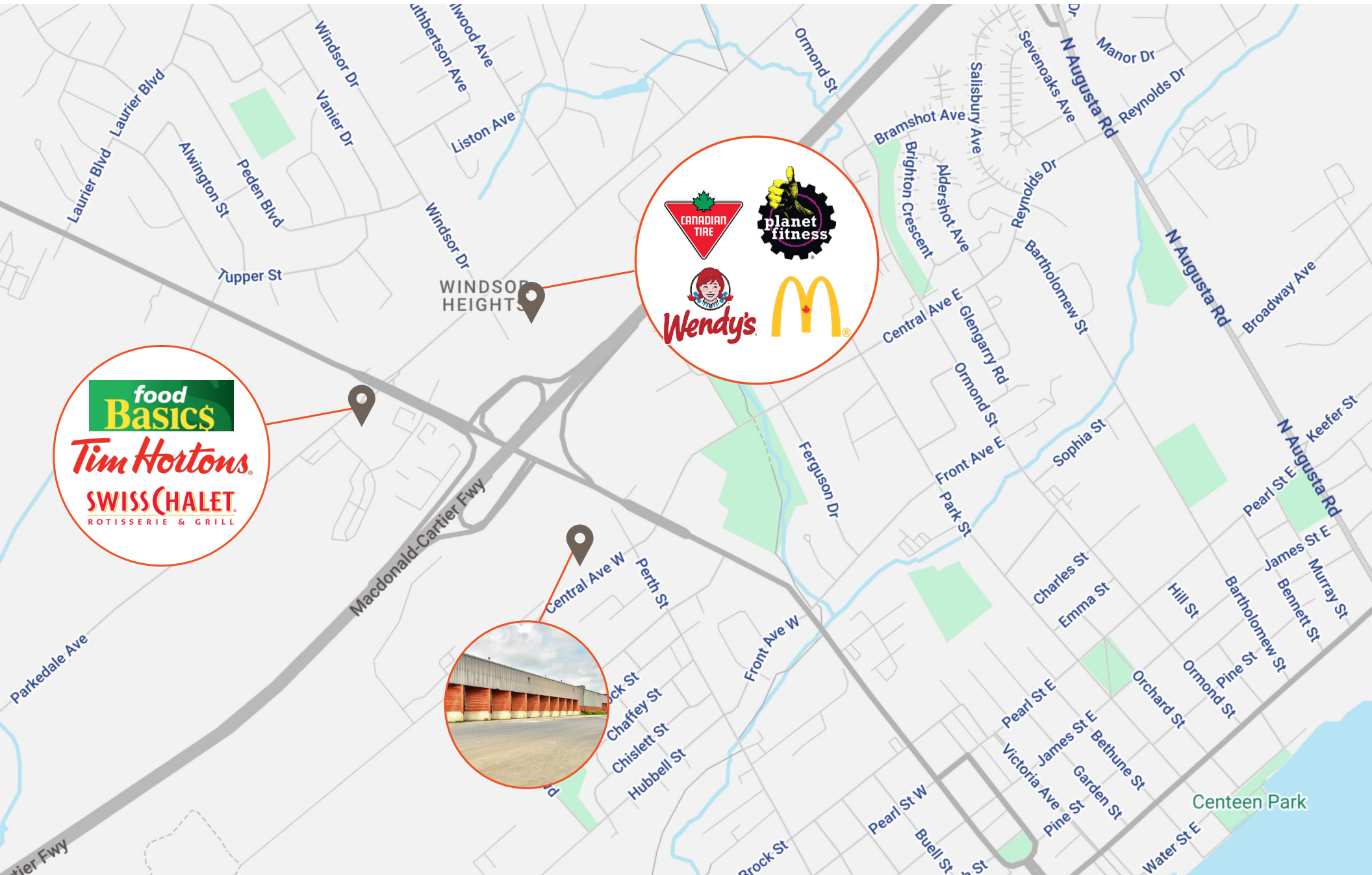


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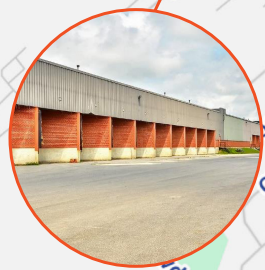
Location Map



WINDSOR HEIGHTS

food
Basics
Tim Hortons
SWISS CHALET
ROTISSERIE & GRILL

CANADIAN TIRE
planet fitness
Wendy's
McDonald's



Centeen Park

Lennard:

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C. 613.612.8812

mshackell@lennard.com

333 Preston Street, Suite 420

Ottawa, ON K1S 5N4

613.963.2640

lennard.com

*Sales Representative

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