

2288 Dumfries Road, Ayr



Up to 5,082 SF of industrial space available for lease.

Multi unit Industrial lease opportunity available in 401 / 97 Industrial Area. Flexible zoning permits a wide range of uses including assembly, contracting, fabrication, manufacturing, packaging, warehouse, production, and more.



Available Area

Unit B1: 2,582 SF
Unit B2: 2,500 SF
Total: 5,082 SF



Net Rent

\$12.95 PSF

Additional Rent

\$4.00 PSF (Est. 2025)




Possession Date

August 1, 2025

Lennard:

Site Access

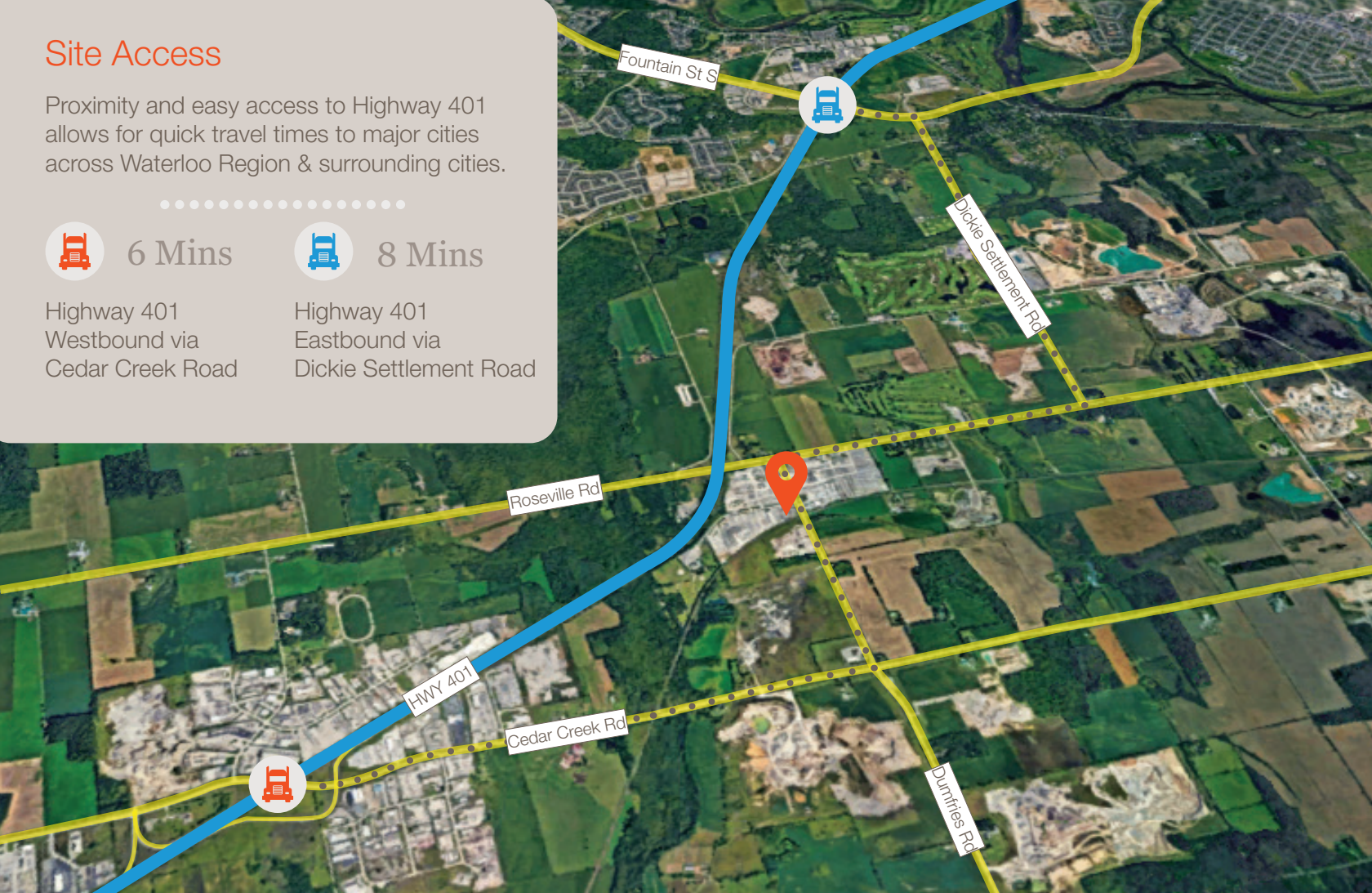
Proximity and easy access to Highway 401 allows for quick travel times to major cities across Waterloo Region & surrounding cities.

 6 Mins

Highway 401
Westbound via
Cedar Creek Road

 8 Mins

Highway 401
Eastbound via
Dickie Settlement Road



Zoning
Z9



Power
600 Volts



Shipping (Per Unit)
1 Drive-In
(14'x16')



Ceiling Height
18 Feet



Parking
Ample
Surface

Property Features

- Easy access to Hwy 401 & Hwy 97
- Minutes from Kitchener, Waterloo, Cambridge, & Guelph
- Located in an established industrial area
- Well-maintained multi-tenant building

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