

For Sale
89 Don Street
Clinton, Ontario

GLEED



REAL ESTATE ONLY - CURRENT BUSINESS OCCUPANT RELOCATING

89 Don Street Clinton, Ontario

- 31,000 sq ft industrial building on 3.208 acres
- Located on Don Street at the intersection of George Street and Hill Street
- Property Taxes: \$19,074 (2017)
- 4 - grade loading doors
- 2 - dock loading doors (1 electric, 1 manual)
- Entire building fully sprinkled
- 800 amp, 600 volt, three phase
- Zoning: M1
- 6,000 sq ft office area: includes 5 offices, accessible washrooms, showroom, boardroom and kitchenette
- Potential to expand

Asking Sale Price:
\$2,000,000

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GLEED Inc., Real Estate Brokerage
476 Richmond Street | 3rd Floor
London, Ontario N6A 3E6

89 Don Street
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Interior Photos

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- 16,000 sq ft 'Butler' building addition
- 18' clear height
- 1 - 14'6" x 20' double grade door
- 1 - 8' x 10' grade level door
- Reinforced mezzanine
- Includes 6,000 sq ft of office



- 1 - fully self-contained, temperature controlled loading area with separate washroom and 10' x 12' grade level door



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89 Don Street Clinton, Ontario Interior Photos

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- 15,000 sq ft 'Butler' building addition (2006)
- 20' clear height
- 2 - dock doors (1 electric, 1 manual)
- Rough in for 2 additional dock doors
- 1 - 10' x 12' grade level door

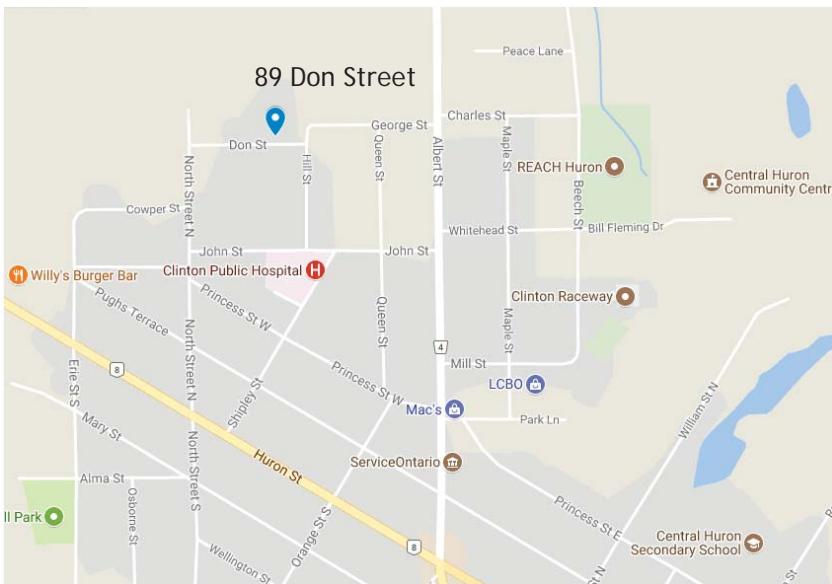
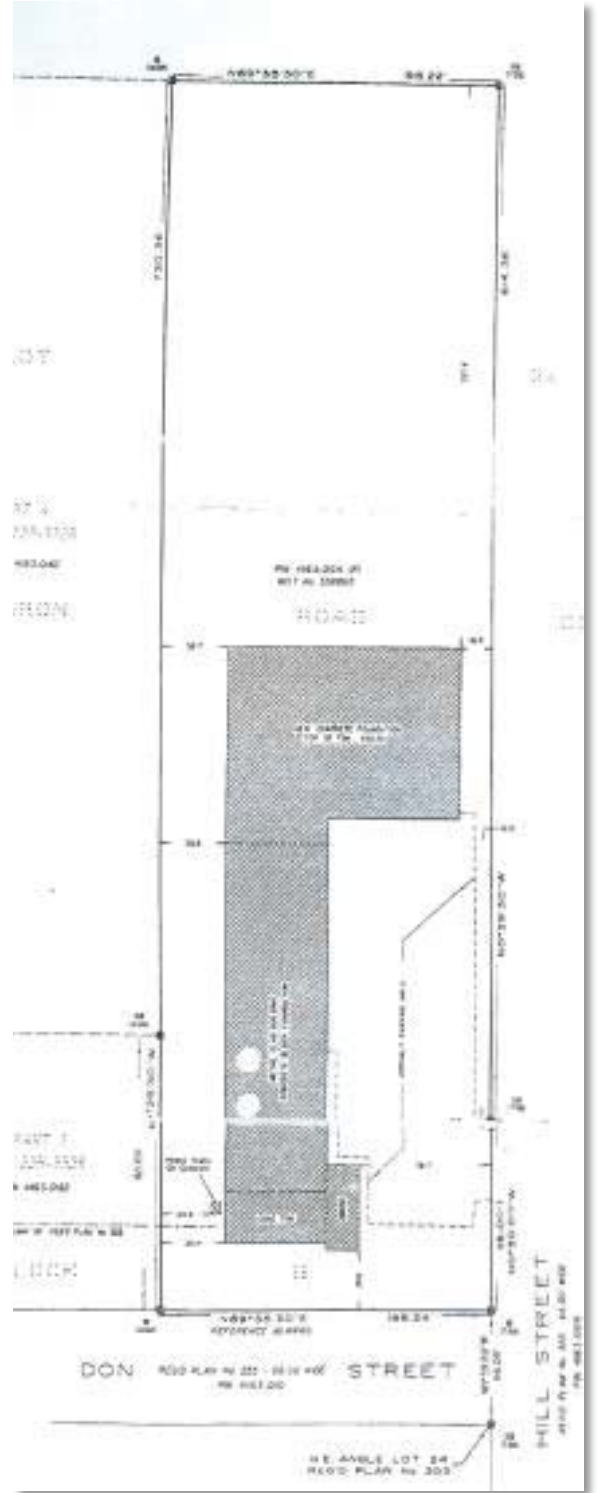


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