

AVAILABLE

# 5730 SECOND LINE TOWN OF NEW TECUMSETH

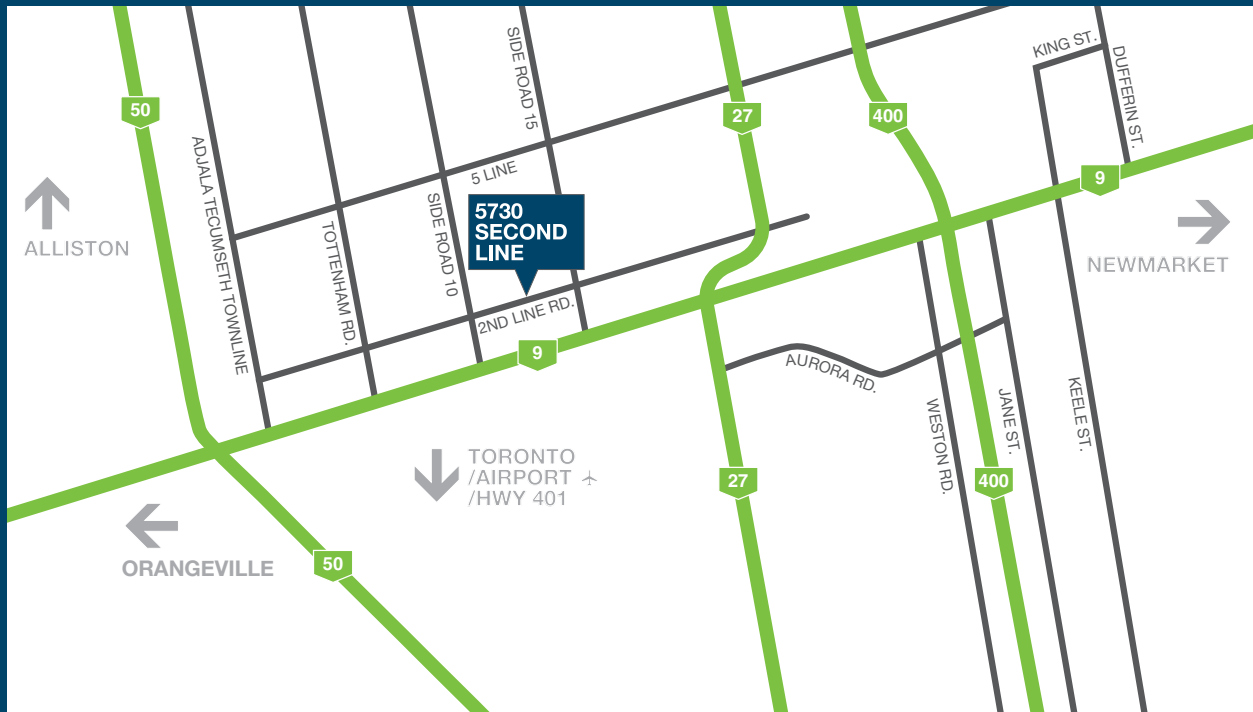


GROW YOUR BUSINESS HERE...  
IT'S MUCH MORE THAN AN ADDRESS OF  
CONVENIENCE.



## LOCATION

# WELCOME TO 5730 SECOND LINE.



## BUILT IN 2003,

this modern **68,000 ft<sup>2</sup> facility** is situated on **70 Acres**. The building is perfectly positioned for many industrial uses that require 24 ft of clear height, over **50 ft clear floor space** processing areas and extensive **shipping and storage facilities**.

### WELL SUITED FOR PROCESS-LINE & EXTRUSION MANUFACTURING,

Concrete Tilt Wall & Core-Slab Fabrication, Trans-Dock Distribution Facility, and the Manufacturing of Residential building supplies and Home Products. May also be easily adapted for unique R&D Facility or Food related use.

### NEW TECUMSETH, WHICH IS PART OF THE TORONTO CENSUS METROPOLITAN AREA,

is well located with access to major inter-provincial transportation routes. The facility is only 46km to the intersection of **Hwy 400 and Hwy 401 in Toronto** – providing desirable access to South Western Ontario and North East markets of the U.S. including: **Michigan, Ohio, Pennsylvania and New York.**

## MAJOR HIGHWAYS



## NEAR USA





LOCATION

# THE TOWN OF NEW TECUMSETH.

Ontario's newest Municipality, incorporates the communities of Alliston, Beeton, Tecumseth and Tottenham.





## CORPORATE CITIZENS INCLUDE:

- Honda Canada Inc.
- USCAN Helicopter Aviation Inc.
- Ground Power Systems Inc.

## DISTINGUISH YOUR BUSINESS FROM THE CLUTTER.

At 5730 Second Line, your clients and employees are privy to city style amenities minus the headaches. Sited on over 5 acres, this facility features generous employee parking, trailer parking, outside storage for dry goods, aggregates and equipment.

An unbeatable location: Only 30 minutes from Pearson International Airport, and major urban markets of Vaughan, Toronto, Markham, Mississauga, Brampton and Barrie. 5730 Second Line is so much more than an address of convenience.



## PROPERTY FEATURES

# ZONED FOR INDUSTRIAL USE

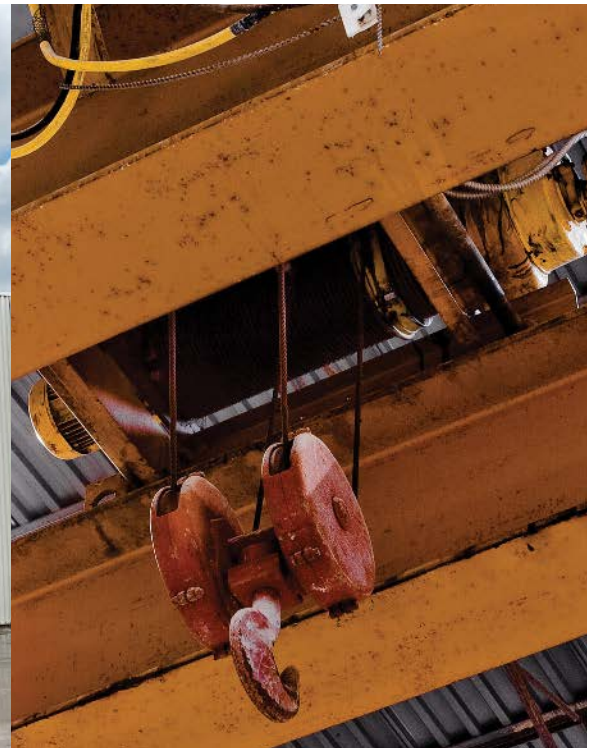
<b>Major Intersection:</b>	Hwy 9 & Hwy 400
<b>Municipal Address:</b>	5730 2 <sup>nd</sup> Line, New Tecumseth, Ontario
<b>Legal Description:</b>	PT LT 13 CON 2 TECUMSETH PT 2 51R7404
<b>Land Area:</b>	71.85 Acres
<b>Frontage:</b>	1,387 ft <sup>+/-</sup>
<b>Depth:</b>	2,253 ft <sup>+/-</sup>
<b>Zoning:</b>	EI & EI 2 Prestige Industrial / Outside Open Storage Permitted
<b>Building Envelope:</b>	5.4 Acres
<b>Gross Floor Area:</b>	68,744 ft <sup>2</sup>
<b>Ground Floor Office:</b>	5,494 ft <sup>2</sup>
<b>Second Floor Office:</b>	5,882 ft <sup>2</sup>
<b>Industrial Area:</b>	57,367 ft <sup>2</sup>
<b>Industrial Clear Height:</b>	24 ft
<b>Clear Bay Sizes:</b>	54 ft X 448 ft 54 ft X 240 ft
<b>D/I Doors:</b>	4 (Oversized Bays 14x14) 1 (Oversized Bay 14x14) with automatic dock lift
<b>Exterior Crane Transoms:</b>	4 Interior Crane
<b>Capacity:</b>	1 X 10t (22,000 lbs) 2 X 15t (33,000 lbs)
<b>Power:</b>	1,200 Amp / 600V /3 phase

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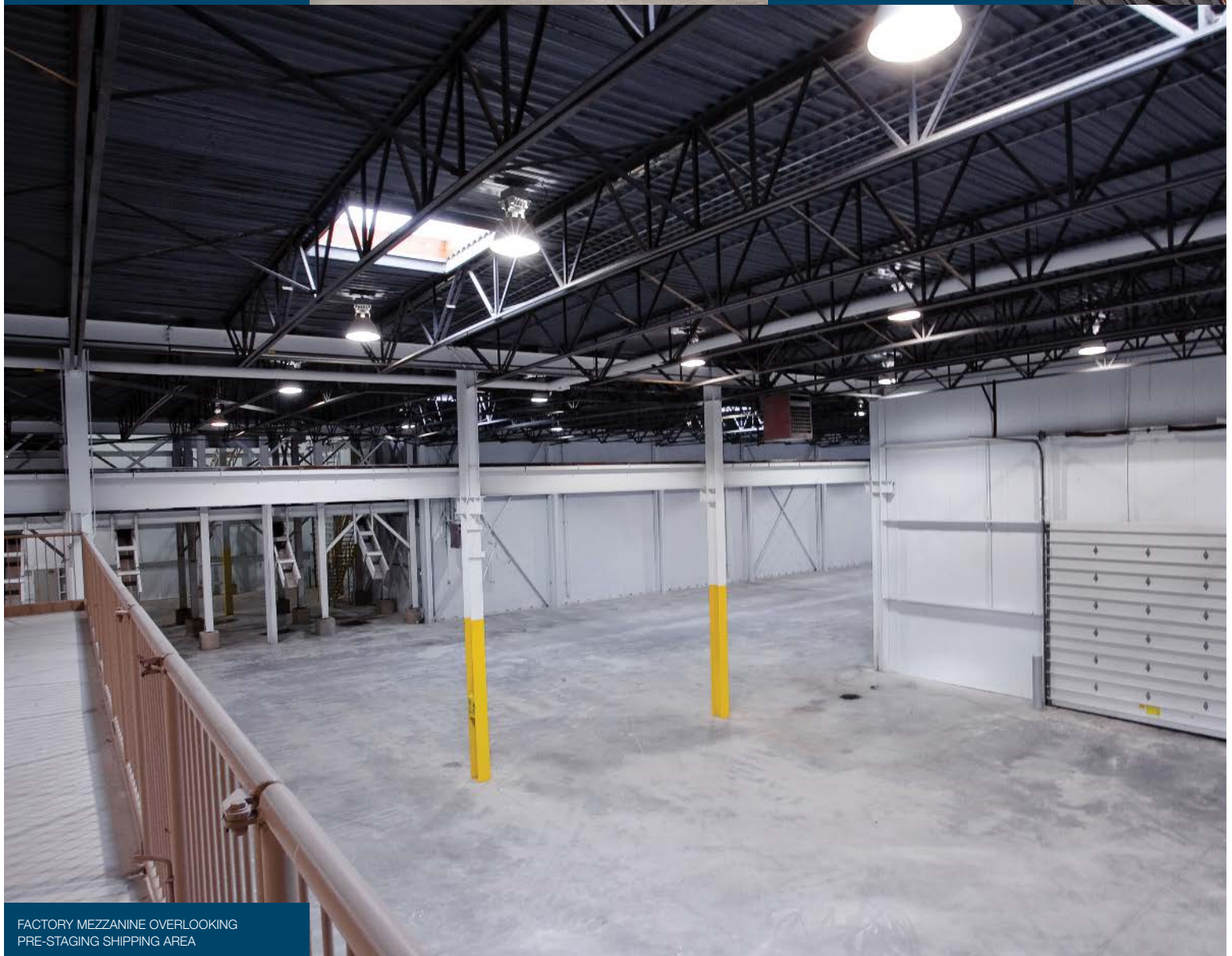




OVERSIZED DRIVE-IN SHIPPING DOORS  
WITH GENEROUS TURNING APRON



1 x 10 TON AND 2 x 15 TON  
CRANE INFRASTRUCTURES



FACTORY MEZZANINE OVERLOOKING  
PRE-STAGING SHIPPING AREA





Richards-W

Richards-Wilcox

EXIT







## SCALABLE FACILITY

# RARE AVAILABILITY OF EXCESS LANDS.

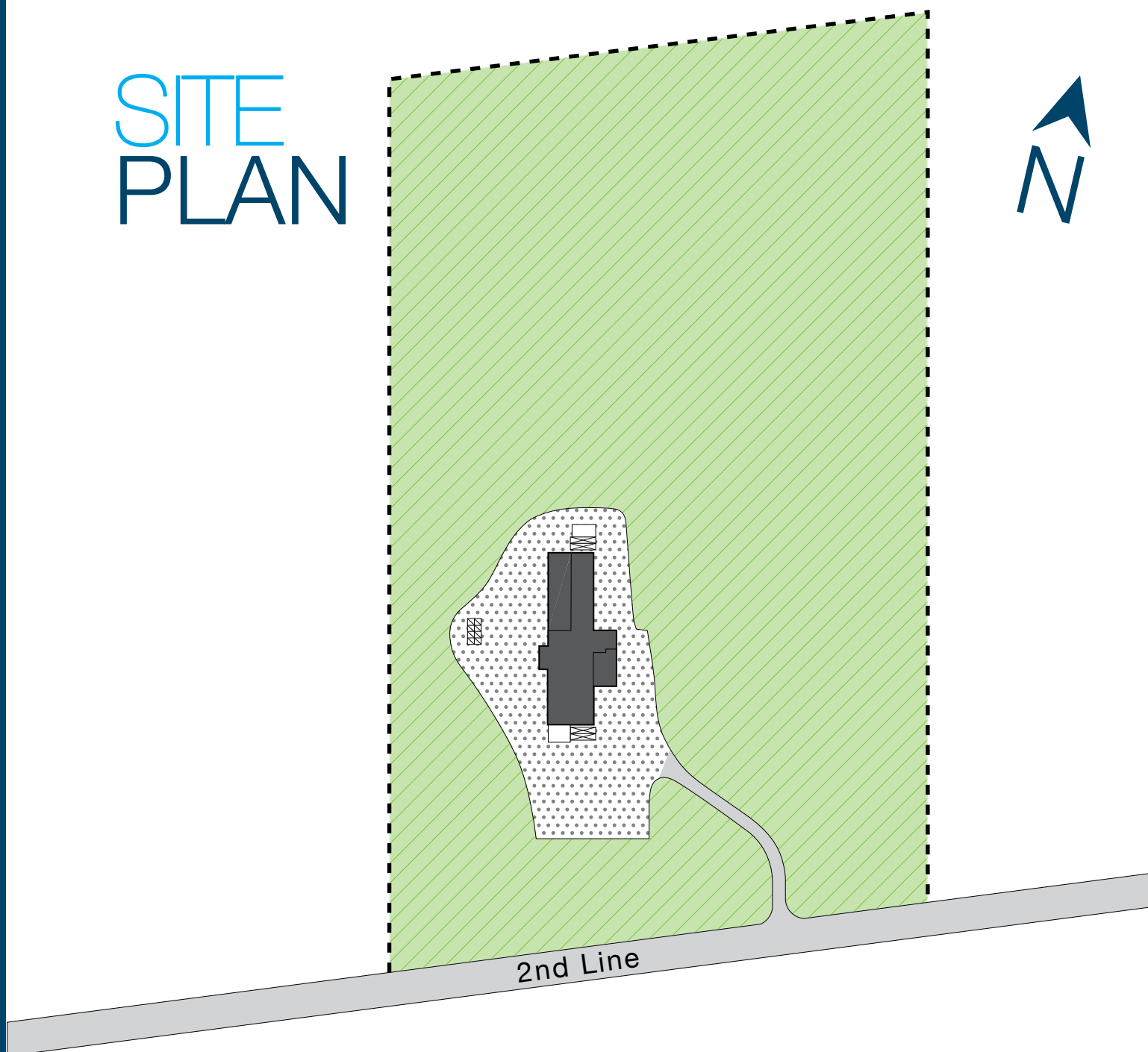
The unique layout of the building lends itself well to concrete batch processing, materials and aggregate processing, storage and line-process manufacturing. The facility includes the exceedingly rare availability of excess lands.

The building structure includes the availability of batch processing hoppers and conveyors that would be ideally suited for aggregate/raw materials handling and storage. Construction of the facility allows for ease of expansion of the industrial area. The surrounding building envelope may also be increased for uses that require extensive on-site trailer parking and/or materials storage or processing.






Building foot print is well positioned in the centre of the Land area currently serviced. This generous building envelope and shipping apron allows for the ability to extensively expand the current facility in the future.



# SITE PLAN



## LEGEND

-  BUILDING FACILITY
-  DEVELOPED SITE AREA
-  EXCESS LAND
-  ROAD
-  PROPERTY BORDER

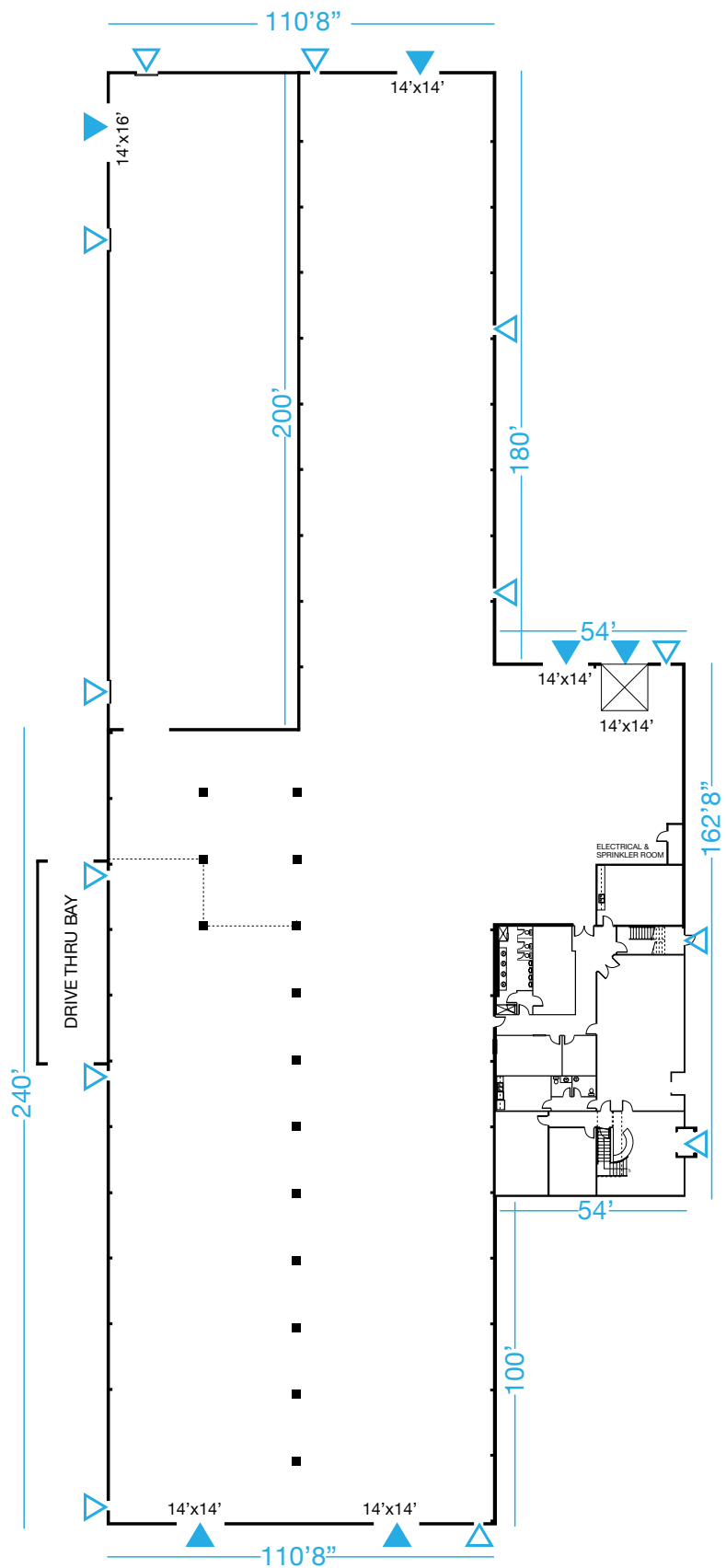
This generous building envelope and shipping apron allows for the ability to extensively expand the current facility in the future. A new 11,400 sq.ft. expansion of the facility was completed in 2014.

# BUILDING PLAN

## LEGEND

▼ DRIVE-IN DOOR

▽ MAN DOOR

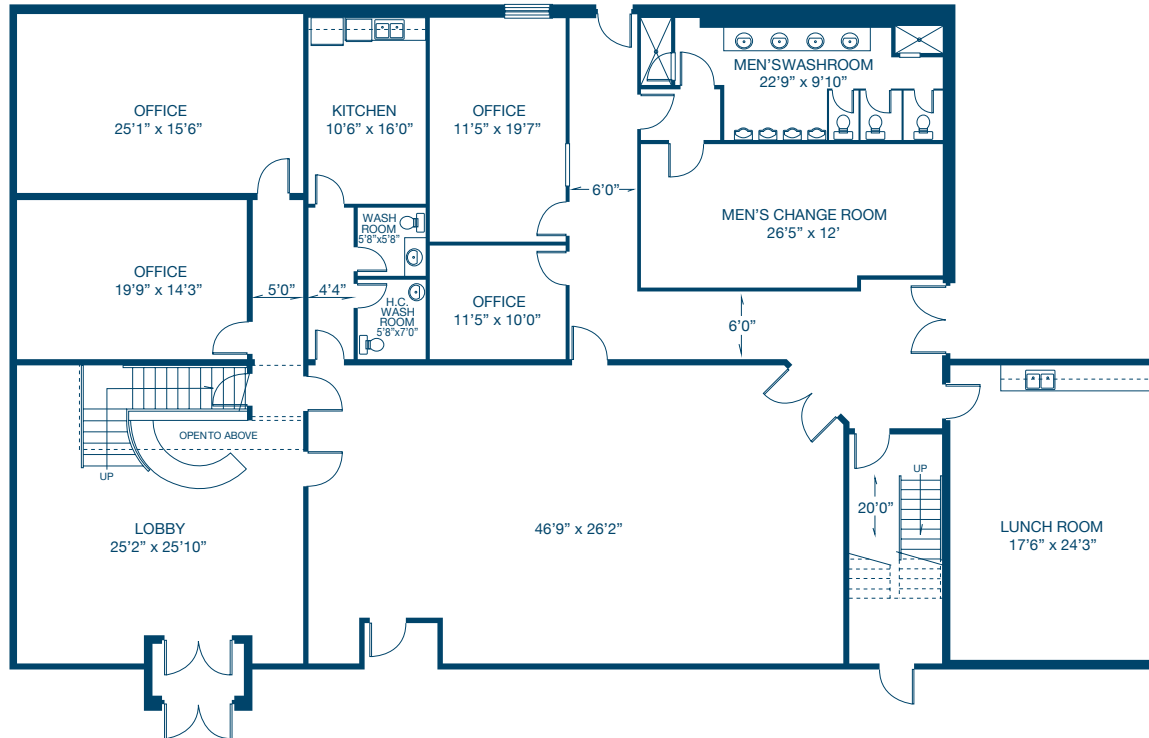




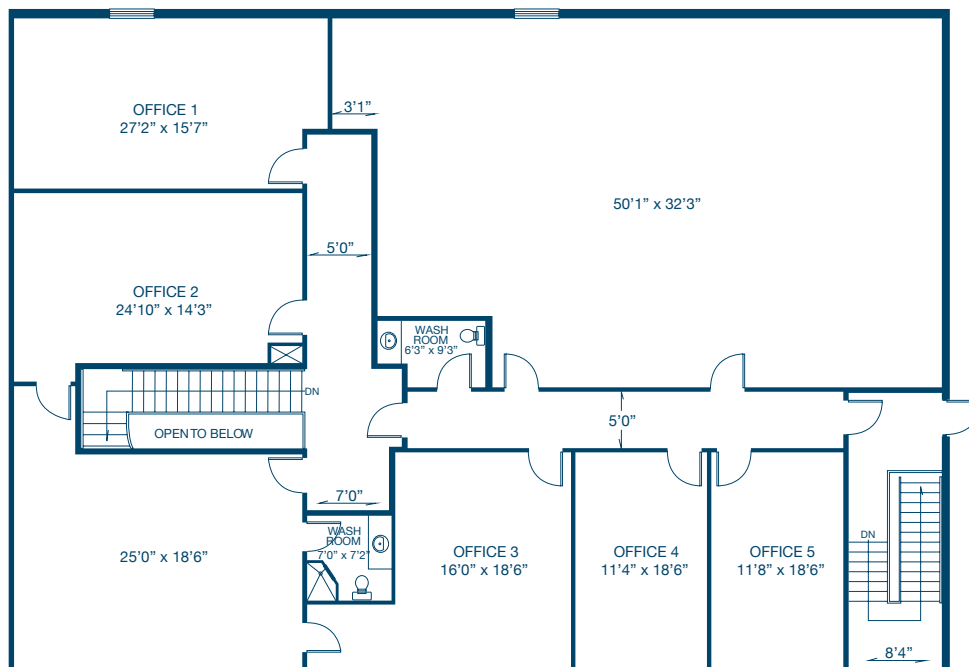
# OFFICE SPACE

## FLOOR PLANS

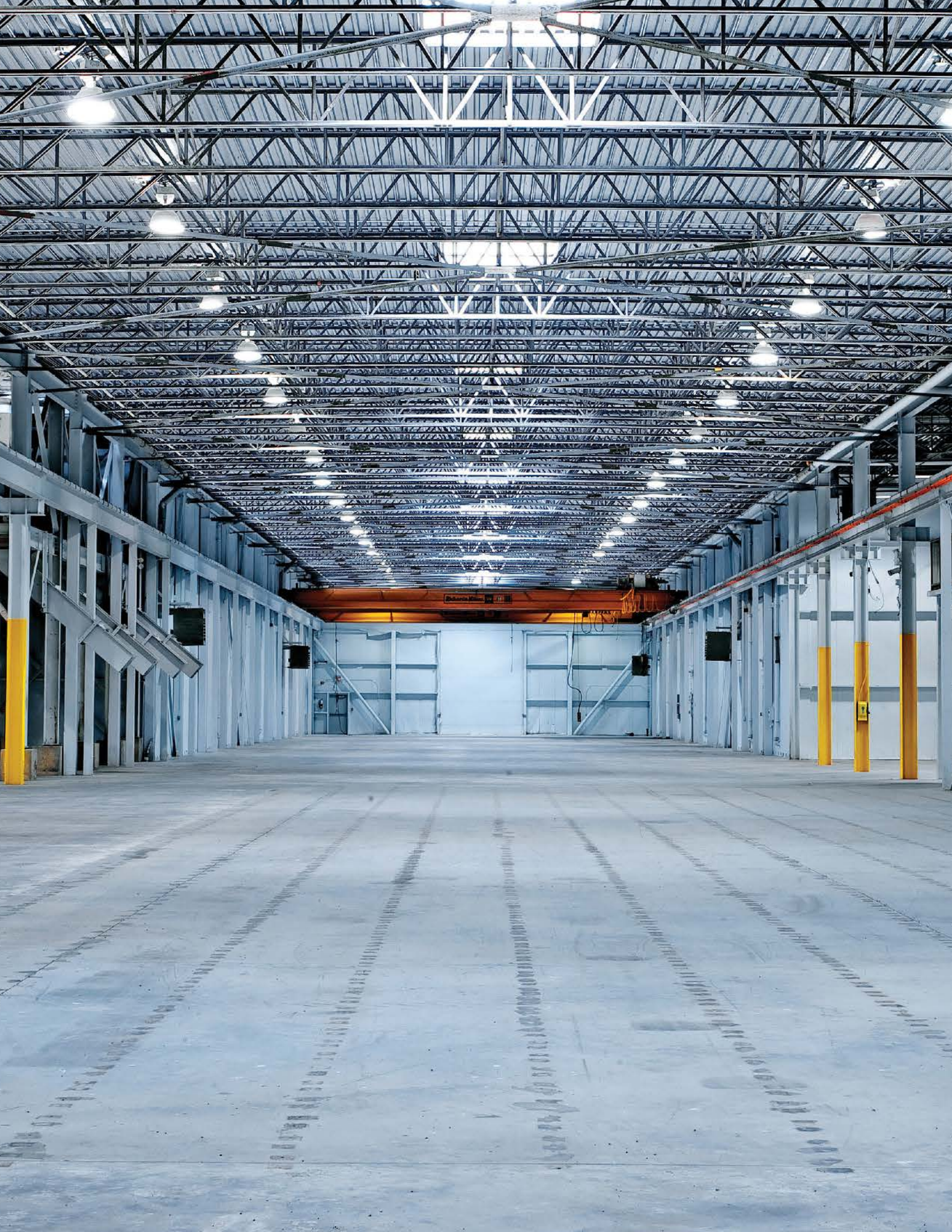
### GROUND FLOOR



### SECOND FLOOR









# CONTACT US

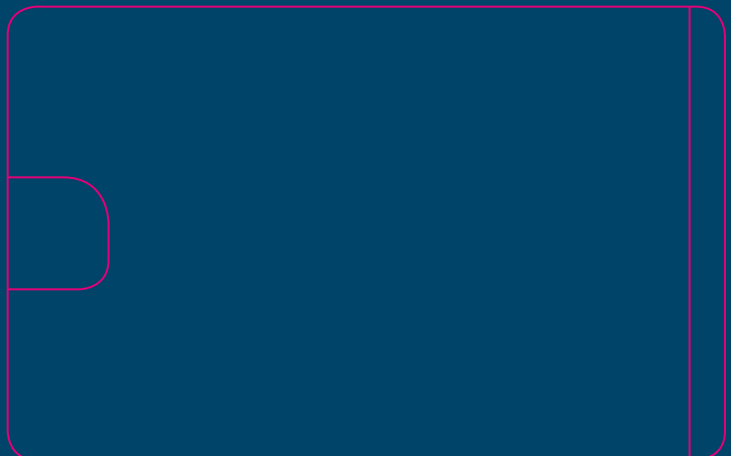
For leasing inquiries contact

**Charlene Lafrance**

905.849.1360

[leasing@melroseinvestments.com](mailto:leasing@melroseinvestments.com)

[5730secondline.com](http://5730secondline.com)





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