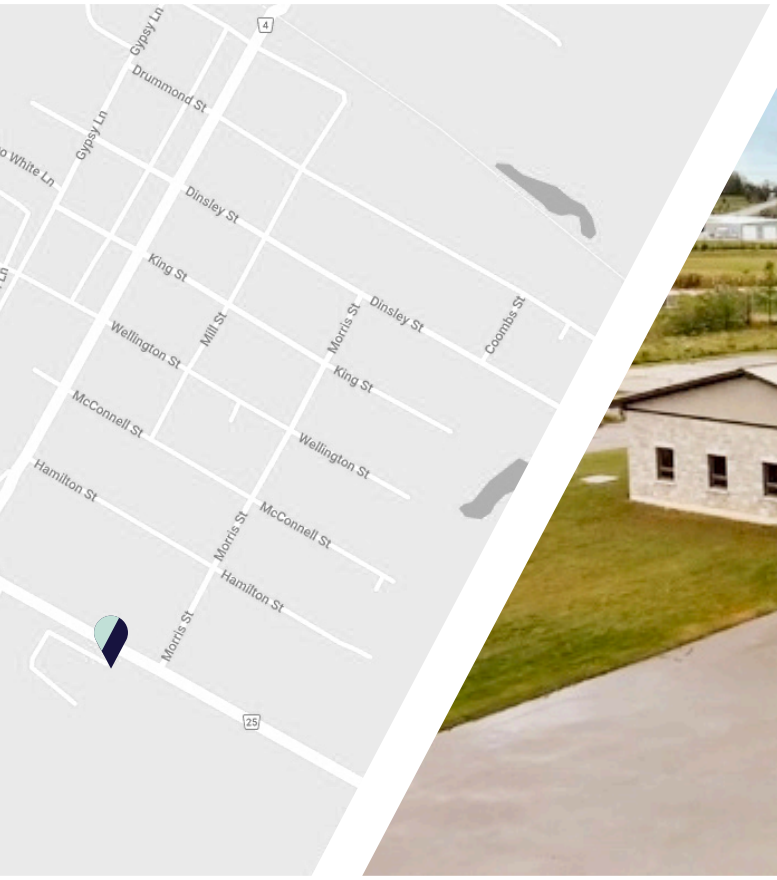
CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR SALE

40193 BLYTH ROAD

Blyth, ON



PRESTIGE INDUSTRIAL BUILDING AVAILABLE

ASKING PRICE	BUILDING AREA	SITE AREA
$3,650,000	14,714 SF	4.576 ACRES

DAVID JONGERDEN
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ABOUT THE PROPERTY

Prestige Industrial building available on 4.576 acres of mostly paved lot. Located in Blyth, ON being part of the municipality of central Huron along the boundary of north Huron. In 2011 the property was improved with a custom built emergency training facility. The building built with post disaster rated construction. The warehouse area is open span with no pillars or obstructions. Concrete floor with wash down walls.

- **May be sold vacant possession or with leaseback on part of the building**
- **Building Area:** 14,714 SF
  - » **Warehouse:** 10,133 SF
  - » **Office:** 4,581 SF
- The adjoining office is nicely finished with recently updated carpet tiles, handicap accessible washrooms and additional grade level door (10'x10')
- Current office configuration is showroom space with separate reception, 4 private offices, boardroom and large conference room along with kitchen and washrooms
- Additional storage building on-site
- **Zoning:** M2 - General Industrial - broad zoning includes but is not limited to: Agricultural industrial, processing, trucking and transport, contractors yard, lumber yard, automotive body shop and sales and service, showroom and retail, Warehouse, Wholesale, Cannabis, Equipment rental etc.
- **Property Taxes:** $32,018.00 (2024)
- **Clear Height:** 20'
- **Grade Level Doors**: 8 (14'x14')
- **Drive Through Bays:** 4
  - » In-floor drainage and in-floor heating
- Property is subject to restrictive covenants on title



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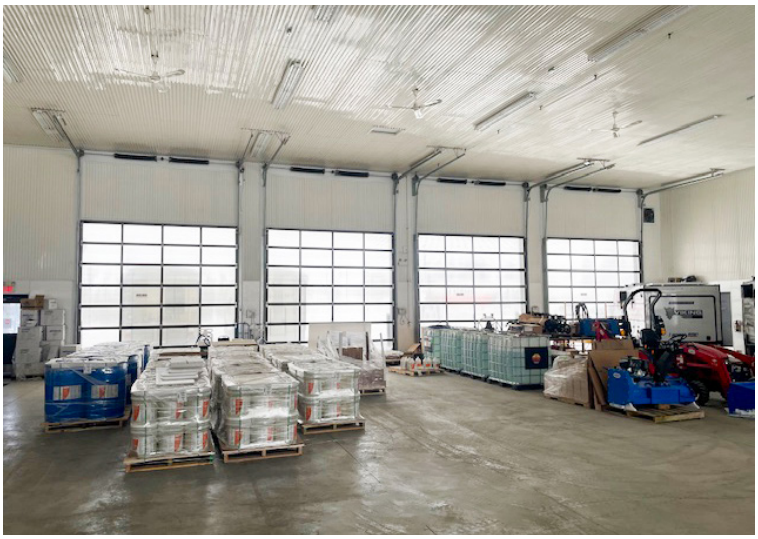
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PROPERTY IMAGES













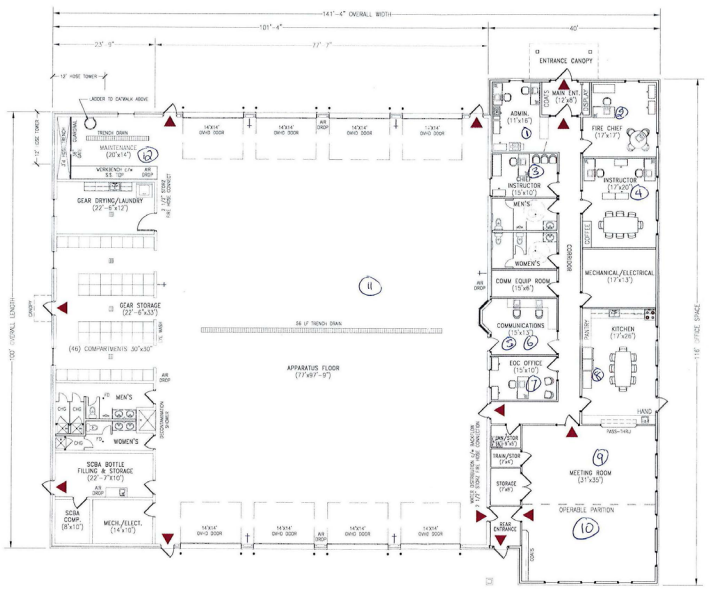
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FLOOR PLAN | SITE PLAN



GENERAL NOTES

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DOMM CONSTRUCTION PROPOSAL SPECIFICATIONS. THE SPECIFICATIONS TAKE PRECEDENCE SHOULD THERE BE A DISCREPANCY.

GROUP F – DIVISION 3; STORAGE GARAGE OFFICE, MEETING & WASHROOMS ARE ANCILLARY SPACE

BUILDING AREA = 14,714sq.ft.

BUILDING IS (1) STOREY FACING (1) STREET

BUILDING IS CONSTRUCTED IN CONFORMANCE TO O.B.C. 3.2.2.78.

COMBUSTIBLE CONSTRUCTION ACCEPTABLE

ALL FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH 45 MIN. RATING

SPRINKLERING NOT REQUIRED

MEZZ. & ROOF DO NOT NEED FIRE RATING

MAX. TRAVEL DISTANCE IN CONFORMANCE TO O.B.C. 3.4.2.5. = 98' (30m)

OCCUPANT LOADING BASED ON O.B.C. TABLE 3.1.16.1 = 100sq.ft./PERSON (OFFICE), 495sq.ft./PERSON (STORAGE GARAGE)

= 4,800/100 + 10,133/495

= 66 PERSONS

OCCUPANT LOADING – BASED ON NTG. RM TO INTERIOR

AS PER OBC 3.7.4.2.(2) – BREAKDOWN OF OCCUPANT LOAD (BY SEX – 50 MEN AND 20 WOMEN (WILL VARY)

WATER CLOSETS REQ'D FOR INDUSTRIAL OCCUPANCIES: TABLE 3.7.4.9

(3) W.C. ADEQUATE FOR 48 PERSONS

(4) W.C. ADEQUATE FOR 74 PERSONS

ALL DIMENSIONS TO FINISHED SURFACES

NOTIFY BOTH ENGINEER & BUILDING OFFICIAL FOR FRAMING & INSULATION/VAPOUR BARR INSPECTION PRIOR TO INTERIOR LINER

REFER TO MANUFACTURER SPEC'S FOR ALL ROUGH STUD OPENINGS

ALL LINTELS TO BE (2) PLY 2X10 WITH BLUE S.M. FILLER UNLESS NOTED

PROVIDE ATTIC ACCESS TO EACH ATTIC SPACE AS PER O.B.C. 9.10.9.2 HATCH TO BE WEATHERSTRIPPED AND INSULATED WITH THE FINISH TO MATCH ADJACENT AREAS

ALL FURNISHINGS TO BE SUPPLIED & INSTALLED BY OWNER

FIRE & SECURITY SYSTEM TO BE INSTALLED BY OWNER – CONTRACTOR TO CO-ORDINA

HOSE BIB

3/4" DIA. HOSE BIB

EMERGENCY POWER FOR EXIT WITH EMERGENCY LIGHTING

NO.	DATE	DESCRIPTION	BY
0	11/12/08	ISSUED FOR APPROVALS	KR

REVISIONS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.

IDEAS

DOMM WELL BUILT

DOMM CONSTRUCTION LTD

P.O. Box 95, Ayton, Ontario N0G 1C0 Ph. (519) 665-7868 Fax (519) 665-7885

DAWLEY ENGINEERING

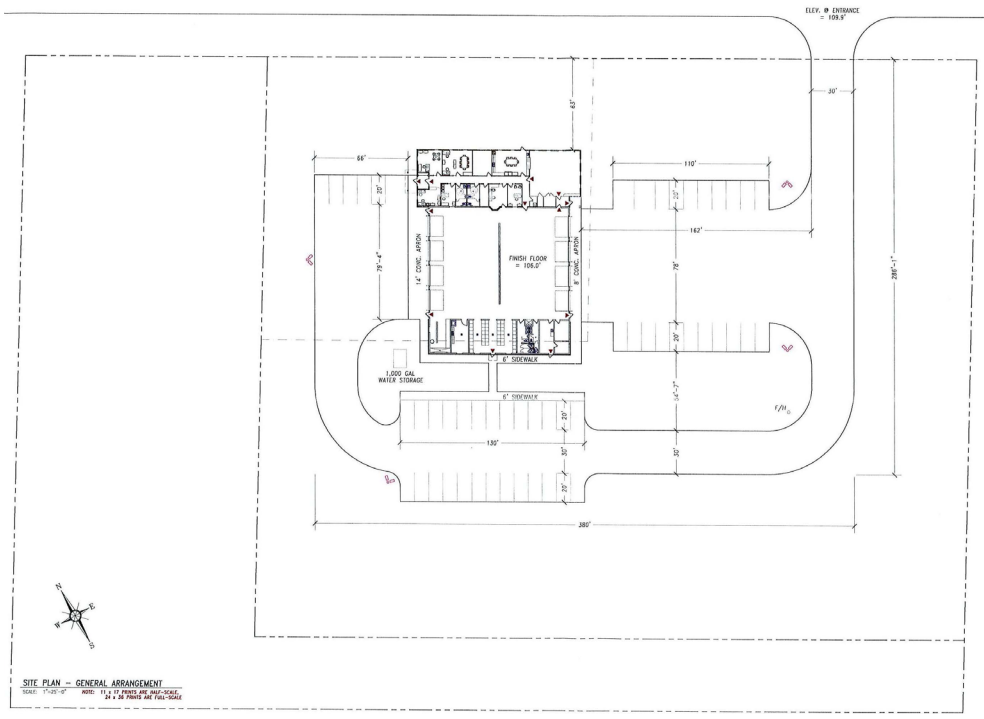
427 – 10th Street, Hanover, Ontario, N4N 1P8 Ph: (519) 364-7837 Fax: (519) 364-7838

TOWNSHIP of NORTH HURON

PROPOSED FIREHALL/TRAINING

BLYTH, ONTARIO

ISSUED FOR APPROVALS	GENERAL ARRANGEMENT
1/16" = 1'-0"	DWG # A-2



SITE PLAN – GENERAL ARRANGEMENT

NOTE: 11 x 17 PRINTS ARE HALF-SCALE, 24 x 36 PRINTS ARE FULL-SCALE

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NO.	DATE	DESCRIPTION	BY
0	11/12/08	ISSUED FOR APPROVALS	N.R.D

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TWP. OF NORTH HURON

PROPOSED FIREHALL/TRAINING

BLYTH, ONTARIO

ISSUED FOR APPROVALS	SITE PLAN – GEN. AR
Dist 9" Nelson Dawley P.Eng.	DWG#

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