

For Sale

# 55 Laurier Drive

Morrisburg, ON

61,000 SF

Well-connected Industrial Asset

CBRE











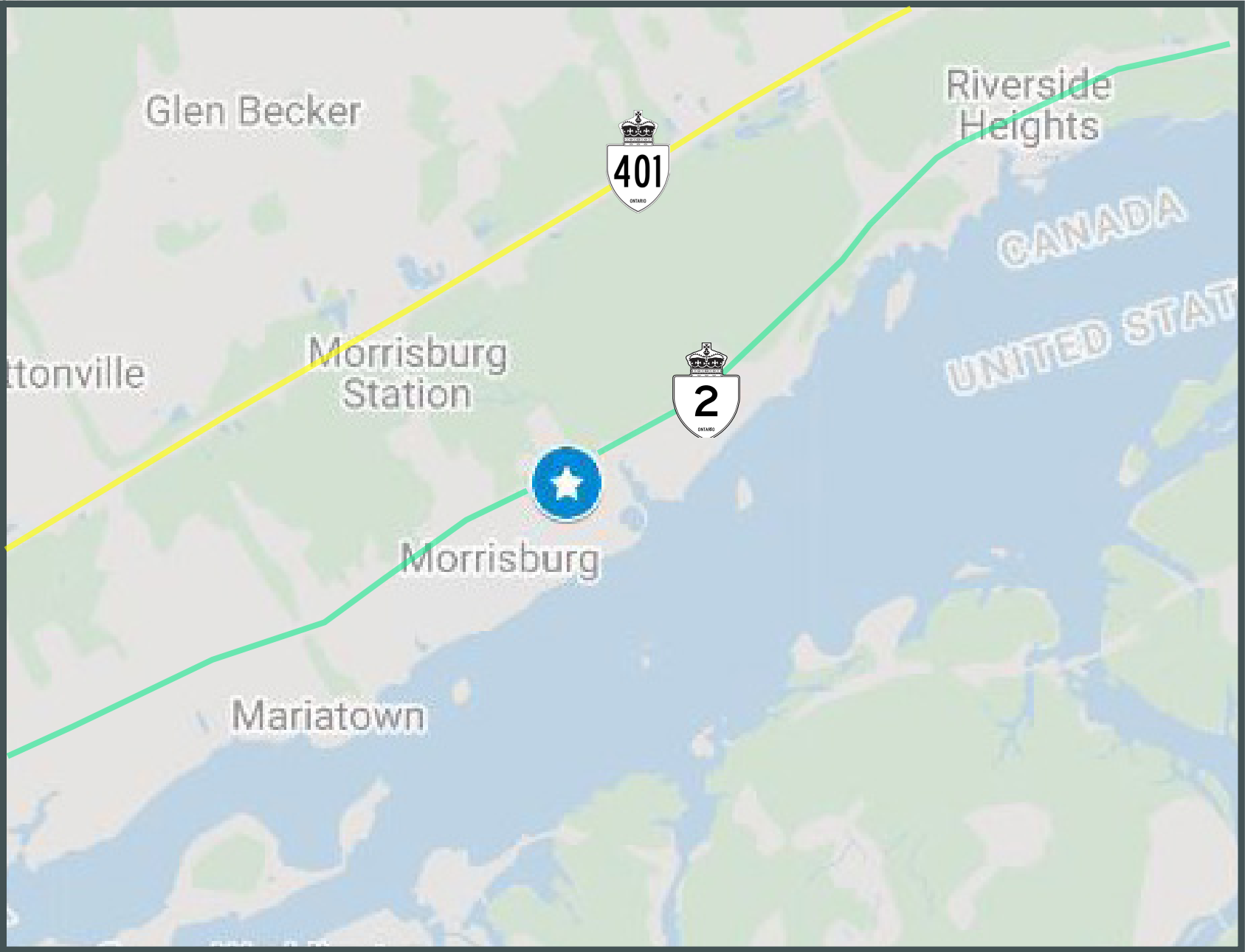
Site	Address	55 Laurier Drive
	Total Site	Approximately 4.15 acres
	Total SF	Approximately 61,000
	Loading	14 grade level, 2 dock level
	Site amenities or features	Municipal water supply capacity 55 psl town water
Building Description	Zoning	M2- General Industrial
	Plans and drawings available	Yes
	Clear height	12'-20'
Electricity	Power	1600 A @ 600 V 3P; transformer pad 2000KVA; 44KV

Asking Price: \$3,200,000

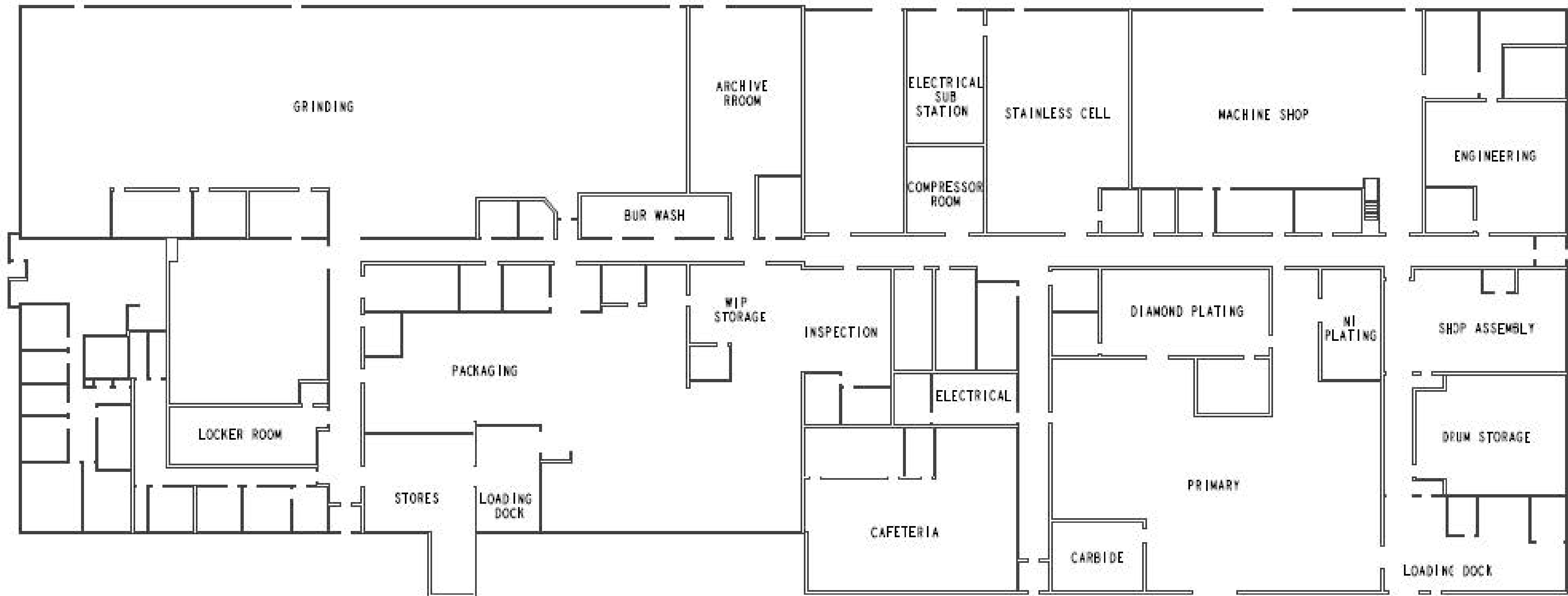




	Distance (km)	Drive Time (minutes)
Highway 401	2.7	5
Highway 2	<1	<1
Ottawa	79.4	1h5m
Cornwall	41	35
Montreal	154	1h45m
Toronto	394	3h45m
US Border	37	27









For more information, please contact

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