

LANDMARK

INDUSTRIAL SPACE | FOR SALE AND FOR LEASE

**101 STEVE FONYO DRIVE
VANKLEEK HILL, ON**



PRIME INDUSTRIAL INVESTMENT BETWEEN MONTREAL & OTTAWA
IDEAL FOR LOGISTICS, WAREHOUSING & MANUFACTURING

Asking Price:

Sale \$2,750,000

Lease \$8.00 per SF Net



Landmark Advisory Services Inc.
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101 STEVE FONYO DRIVE VANKLEEK HILL, ON

Opportunity to invest in a 35,000 SF industrial facility strategically located between Montreal and Ottawa. Ideal for logistics, warehousing, and light manufacturing, this property features 21-foot clear height, an oversized grade door, and three loading docks, ensuring seamless operations. With immediate access to Highway 417, it offers excellent connectivity for efficient distribution and lower transportation costs. A rare chance to establish or expand your business in a well-positioned, cost-effective industrial hub.



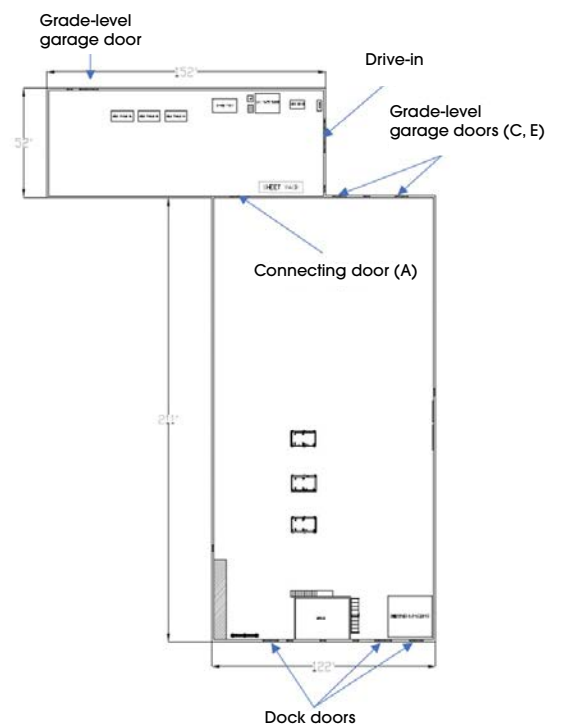
- **35,000 SF building located on a 5 acre lot**
- Flexible zoning supports light industrial activities (Zone ML)
- Clear height: 21'
- Heated and cooled office space

- Large heated warehouse with mezzanine and ample natural light
- 3 loading docks and 1 oversized drive-in door
- Strategically located along Highway 417, between Ottawa and Montreal
- 15 minute drive from downtown Hawkesbury
- Easy access to major transportation routes

Asking Price:

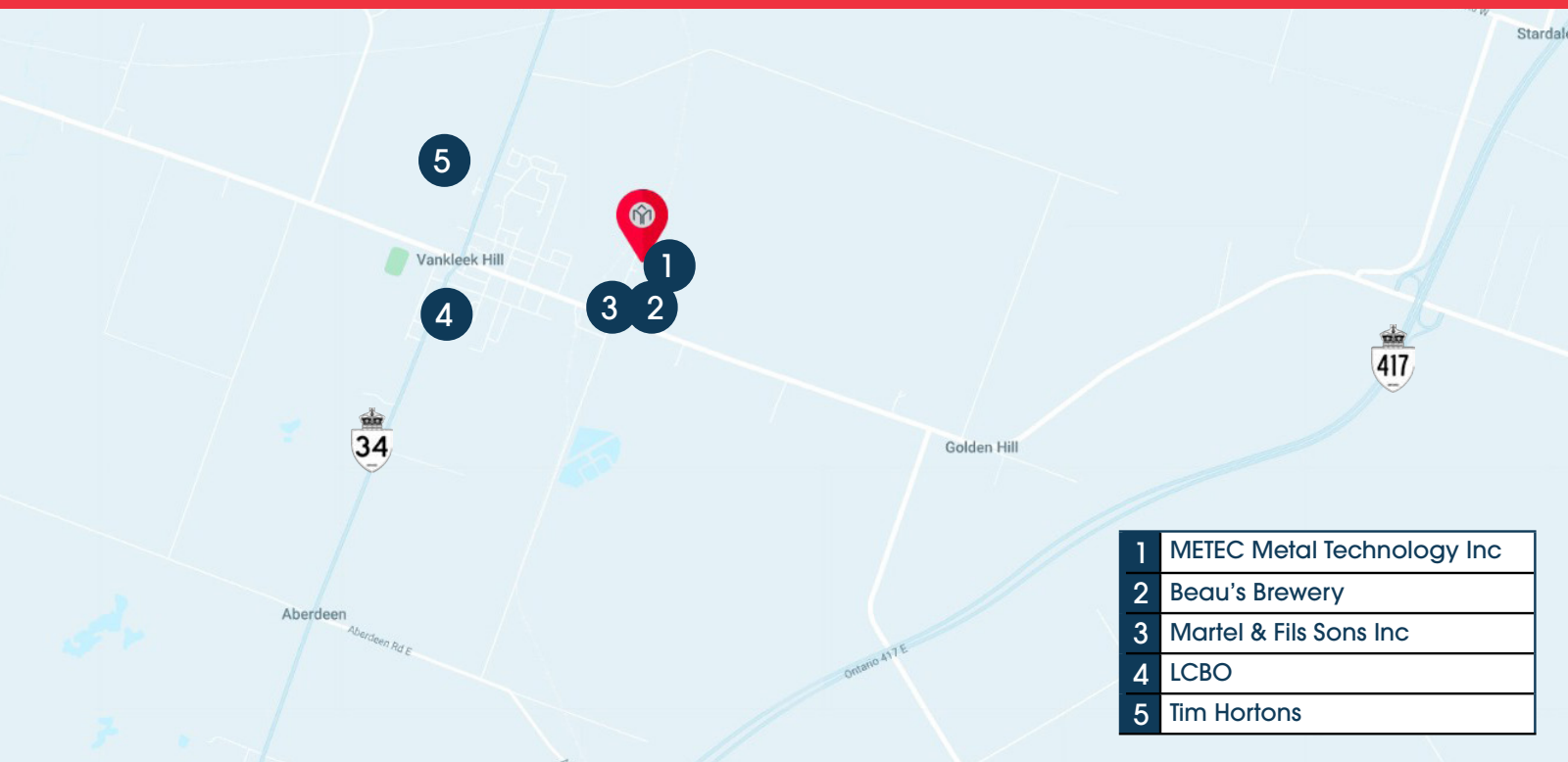
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CONTACT US FOR MORE INFORMATION





**PRIME LOCATION LOCATED BETWEEN MONTREAL AND OTTAWA
15 MINUTE DRIVE FROM DOWNTOWN HAWKESBURY**



1	METEC Metal Technology Inc
2	Beau's Brewery
3	Martel & Fils Sons Inc
4	LCBO
5	Tim Hortons

Jacob Cowles

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This information is submitted to the best of our knowledge and is subject to change without notice.
Landmark Advisory Services Inc. does not assume responsibility for any error or omission in its contents.

