

\$ - 3 - 278 Cook Street, Meaford

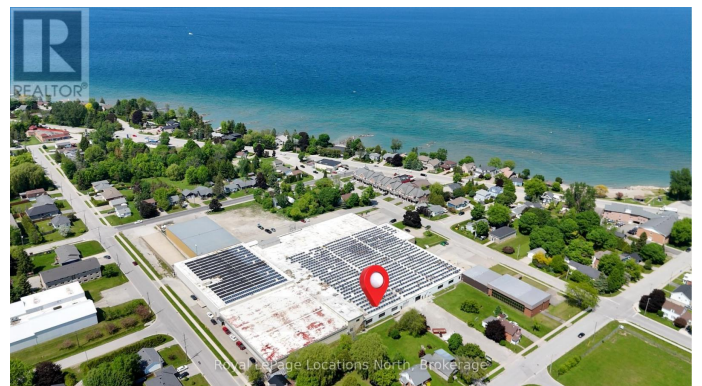
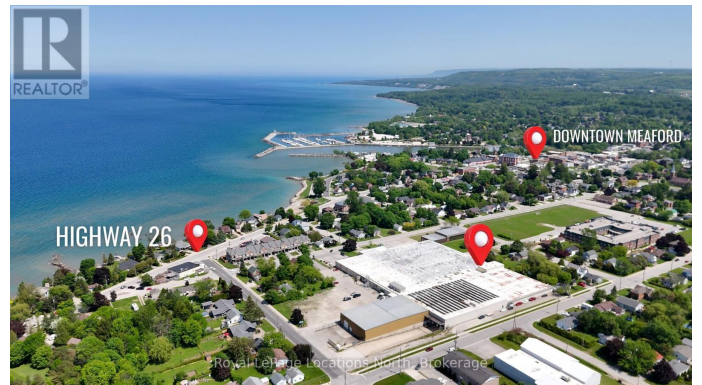
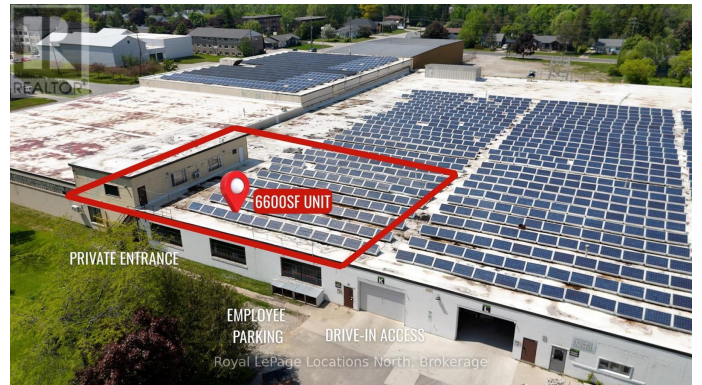
MLS® #X12221695

\$

0 Bedroom, 2.00 Bathroom, 6,600 sqft
Retail on 0.00 Acres

Meaford, Meaford, Ontario

TMI & UTILITIES INCLUDED! This well-maintained 6,600 SF industrial/commercial unit offers a versatile layout that combines open warehouse space with a fully enclosed office area. Located in a restored factory, the space features large south facing windows that bring in natural light for a bright, functional workspace. The warehouse includes a wide rolling access door and a separate man door, providing easy and secure access for shipping and deliveries. There is also a private side entrance, offering multiple access points. The unit is located directly beside a large drive-in door, with a shared loading dock conveniently located just around the corner. The warehouse space has 12-foot clearance and is fully sprinklered. The office space is approximately 840 SF and has been recently updated with new vinyl plank flooring. The office is fully air-conditioned with a new heat pump system. Additional features include shared washroom facilities and exterior courier pickup and drop-off bins. The entire building has been upgraded with a new roof, new LED lighting, new heating systems, and other major capital improvements. The lease rate is **ALL-INCLUSIVE**, covering heat, hydro, snow removal, TMI, and all utilities, except power usage beyond 110V. Current zoning allows for mixed commercial, retail, and light industrial uses, please inquire for details on specific uses. Centrally located in Meaford, this unit is just one block from the main highway access point off Highway 26, offering



easy access for shipping, deliveries, and customer traffic. Meaford is a vibrant and growing community, making it an ideal location for new businesses and employment opportunities. Several other spaces are available in this versatile building, some units can be combined or divided to suit your needs, please reach out for details! (id:6289)

Essential Information

Listing #	X12221695
Bathrooms	2.00
Square Footage	6,600
Acres	0.00
Type	Retail

Community Information

Address	3 - 278 Cook Street
Subdivision	Meaford
City	Meaford
Province	Ontario
Postal Code	N4L1H4

Amenities

Amenities	Highway, Ski hill
Parking Spaces	25

Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	Unit=530 x 423 FT
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Listing Details

Listing Office	Royal LePage Locations North
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