

# \$ - 23 Booth Road, Renfrew

MLS® #X12283144

\$

0 Bedroom, 0.00 Bathroom, 17,500 sqft  
Industrial on 11.06 Acres

540 - Renfrew, Renfrew, Ontario

Ideally situated just off Highway 417 and less than an hour from Ottawa, this 11-acre industrial property combines excellent access with heavy-duty infrastructure and flexible layout options. The 17,500 square foot steel-frame industrial building is currently divided into two units but can easily be opened up to create one large, continuous space to suit a wide range of operational needs. The first unit measures approximately 40 x 125 and features two 18 x 20 ground-level bay doors, allowing for efficient in-and-out flow for shipments, vehicles, or production lines. The second unit spans approximately 100 x 125 and includes one 18 x 20 bay door, offering generous floor space for warehousing or manufacturing operations. In addition to the main structure, a detached office building (no photos) houses a reception area, three private offices, and a washroom, providing a dedicated space for administrative functions or client interaction. The site is fully serviced with municipal water and natural gas. A large asphalt-paved yard provides ample space for parking, outdoor storage, and the movement of tractor trailers. The paved area is supported by a catch basin drainage system for efficient stormwater management. Dual access from both Booth Road and Industrial Avenue enhances flow-through logistics and vehicle maneuverability. The rear portion of the property offers further yard space for storage or future expansion, and the site is fully enclosed with a 6-foot barbed wire fence and



two chain-link cantilever security gates. One of the most significant features of this property is its powerful 3-phase, 600V, 2000 AMP electrical service well-suited for industrial users requiring high-capacity power for manufacturing or processing operations. This is a rare opportunity to secure a well-located, fully serviced industrial property with scale, versatility, and infrastructure already in place. (id:6289)

## Essential Information

|                |            |
|----------------|------------|
| Listing #      | X12283144  |
| Bathrooms      | 0.00       |
| Square Footage | 17,500     |
| Acres          | 11.06      |
| Type           | Industrial |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 23 Booth Road |
| Subdivision | 540 - Renfrew |
| City        | Renfrew       |
| Province    | Ontario       |
| Postal Code | K0J1G0        |

## Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Highway            |
| Features  | Irregular lot size |

## Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | None                   |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | CENTURY 21 ASPIRE REALTY LTD. |
|----------------|-------------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 3rd, 2025 at 8:16pm EST