

\$ - 1r - 4741 County Rd 45 Road, Cobourg

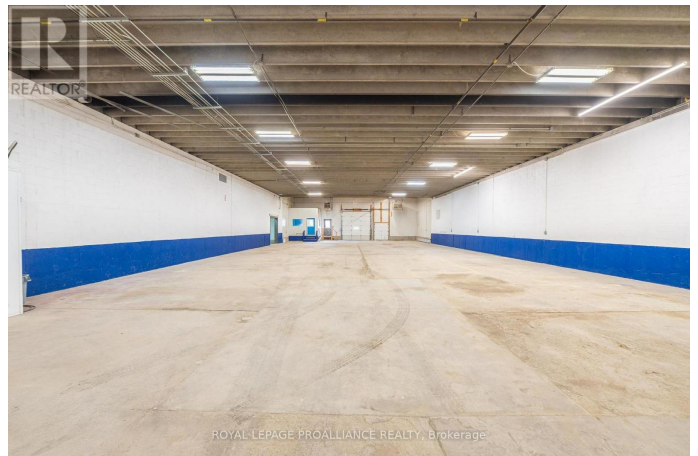
MLS® #X12436515

\$

0 Bedroom, 2.00 Bathroom, 10,657 sqft
Industrial on 0.00 Acres

Cobourg, Cobourg, Ontario

Elevate your business in this exceptional industrial space, set within a well-established park on the edge of Cobourg, just 3 minutes from Highway 401 and key transportation routes. Designed for productivity and growth, the property features 2800 sq ft of bright, versatile office space, ideal for administration, meetings, and day-to-day operations. Beyond the offices, a sprawling 7800 sq ft drive-thru factory offers expansive floor space and soaring ceilings, perfectly suited for manufacturing, warehousing, or streamlined logistics. Outdoors, a secure 1-acre fenced compound provides abundant room for equipment, vehicles, and storage, with the flexibility to adapt to your needs. Fully serviced with natural gas heating, municipal water, and powerful 600V 3-Phase 400amp electrical, this facility is ready to support even the most demanding operations. Additional storage space is also available. More than just a property, this is the solid foundation your business needs to grow and thrive. (id:6289)



Essential Information

Listing #	X12436515
Bathrooms	2.00
Square Footage	10,657
Acres	0.00
Type	Industrial

Community Information

Address	1r - 4741 County Rd 45 Road
Subdivision	Cobourg
City	Cobourg
Province	Ontario
Postal Code	K0K1C0

Amenities

Amenities	Highway, Recreation
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=50.8 x 133.5 FT ; See Floor Plans
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Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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