



# FOR LEASE

## 450 THOMAS STREET - UNITS C & F, INGERSOLL, ONTARIO

64,500 SF | INDUSTRIAL COOLER / FREEZER FACILITY

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## SPACE DETAILS

<b>TOTAL SPACE SIZE</b>	64,500 SF
<b>CLEAR HEIGHT</b>	24' - 29'
<b>ZONING</b>	MG - General Industrial
<b>SHIPPING</b>	5 Truck Doors with Levelers (8'x10')
<b>PARKING</b>	Paved & Gravel, Outside Surface 20 Trailer Parking Spots
<b>SITE ACCESS</b>	Thomas St / Oakwood St.
<b>OCCUPANCY</b>	January 2026
<b>T.M.I</b>	Cooler - \$9.00 Freezer - \$10.75
<b>ASKING PRICE</b>	<b>Net Rate: \$21.11 PSF</b> <b>Cooler: \$30.11 PSF Gross</b> <b>Freezer: \$31.86 PSF Gross</b>

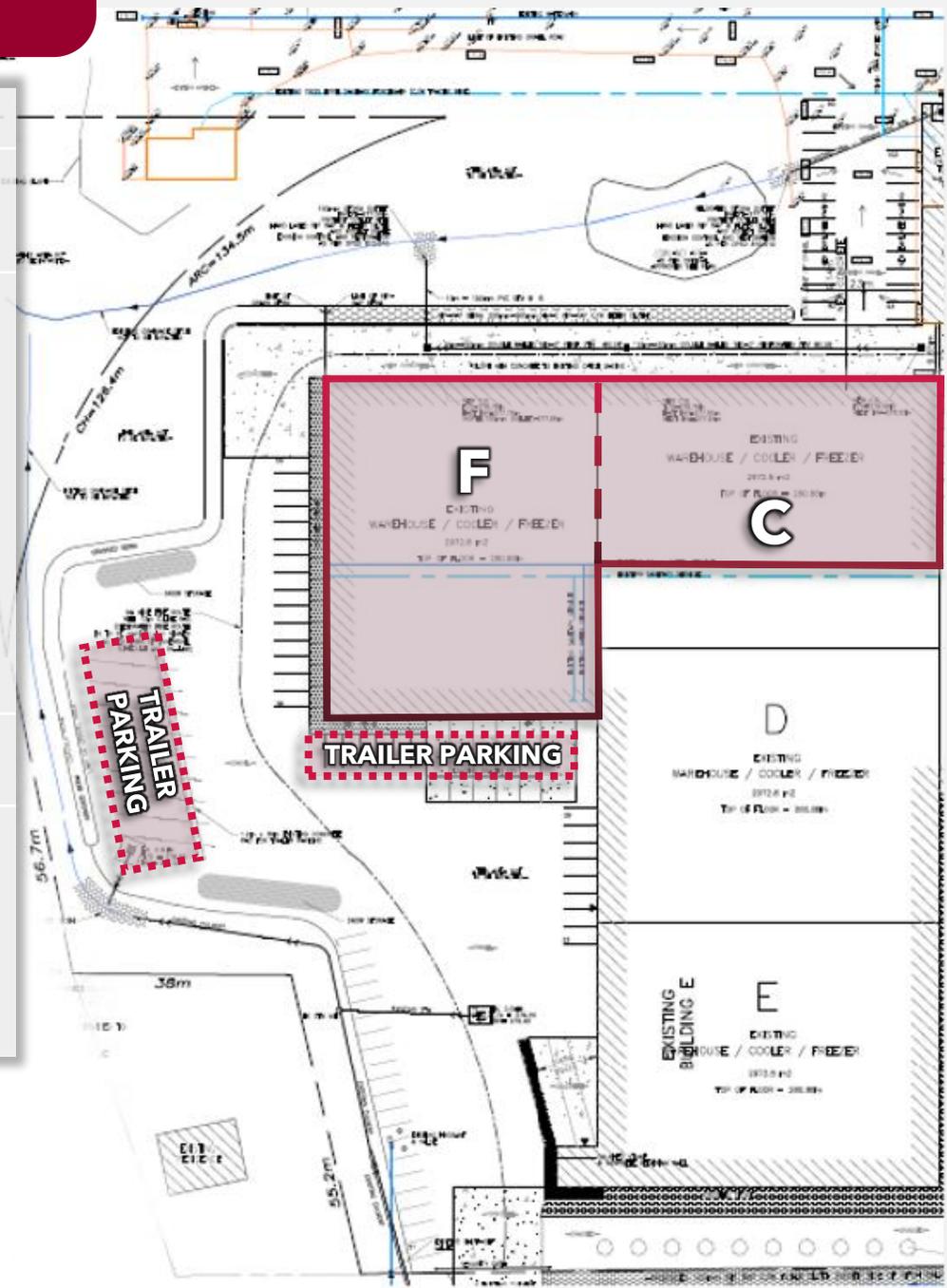


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## SPACE SPECIFICATIONS

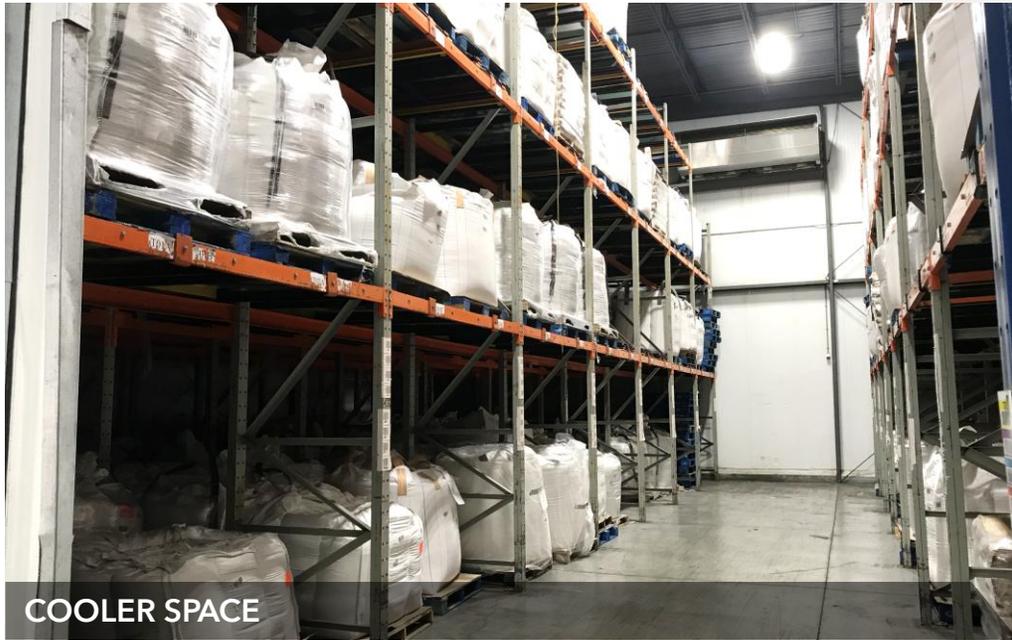
<b>PALLETS</b>	5,886 Positions
<b>RACKING</b>	<b>Room #1 &amp; Room #2:</b> 50 Rows x 6 Deep Push Back <b>Room #3:</b> 3 Deep Push Back <b>All Racking x 3 High / 98" Openings</b>
<b>SPACE</b>	<b>Office Area:</b> 500 SF  <b>Shipping Bay:</b> 5,000 SF (0°C to 4°C)  <b>Cooler Room #1:</b> 3,000 SF (0°C to 4°C)  <b>Cooler / Freezer Room #2:</b> 24,000 SF (4°C to -18°C)  <b>Cooler / Freezer Room #3:</b> 32,000 SF (4°C to -18°C)
<b>TEMPERATURE</b>	<b>Cooler:</b> 0°C to 4°C <b>Freezer:</b> -4°C to -18°C
<b>VALUE-ADDED SERVICES</b>	<ul style="list-style-type: none"> <li>• Blast Freezing</li> <li>• Forklifts</li> <li>• Tempering</li> <li>• Import/Export Brokerage</li> <li>• Transportation</li> <li>• Overflow Storage &amp; Handling</li> <li>• 4PL Services available</li> </ul>



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## PHOTOS



COOLER SPACE



REFRIGERATED INTAKE AREA



FREEZER SPACE

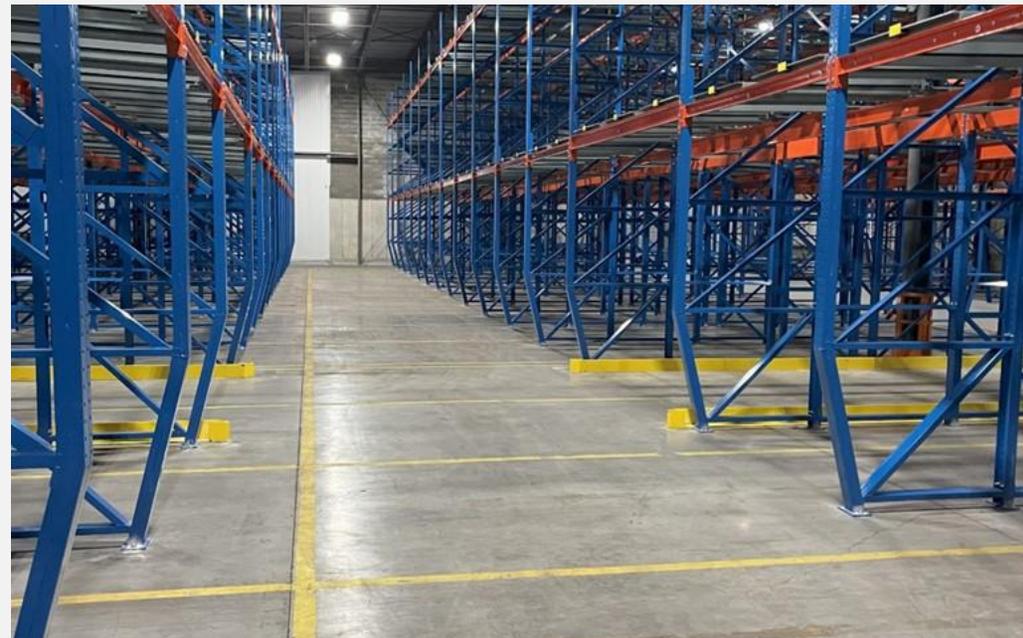
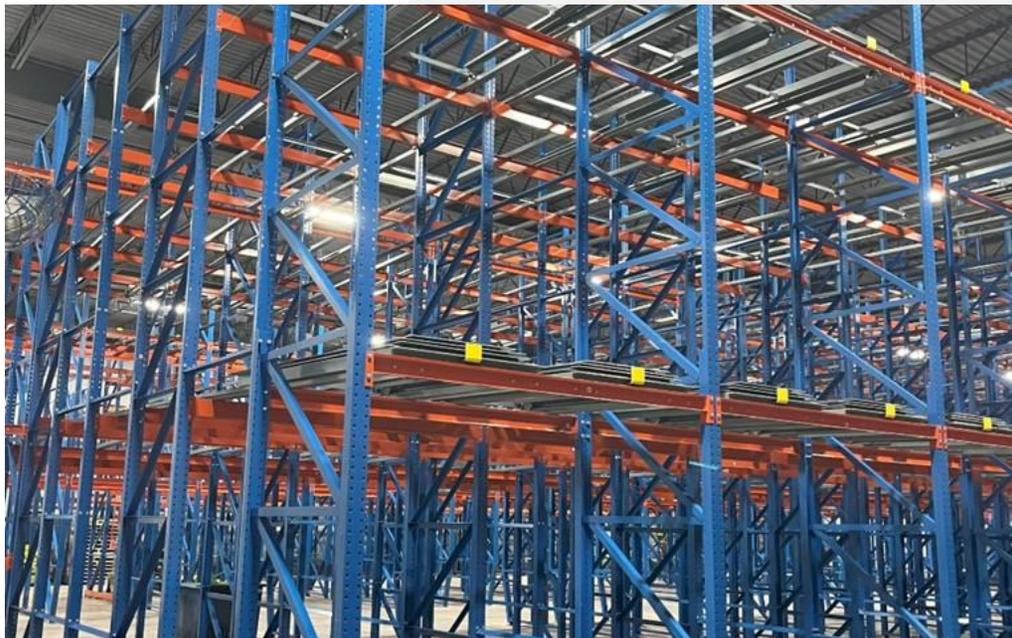


SHIPPING AREA

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## NEW RACKING





## FLOOR & RACKING PLAN - UNIT C





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## LOCATION OVERVIEW

### INGERSOLL, ONTARIO DEMOGRAPHICS



13,693

TOTAL  
POPULATION



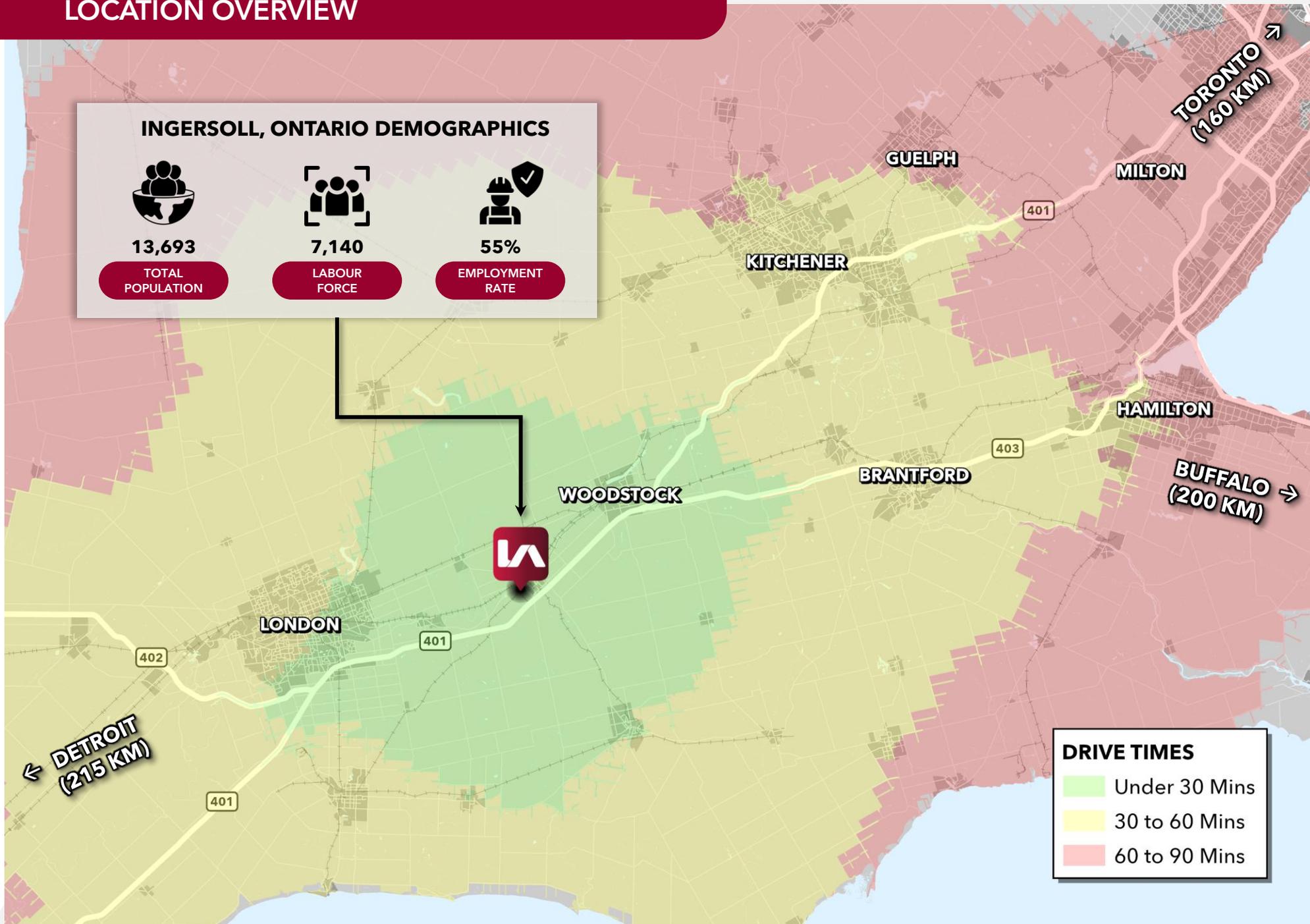
7,140

LABOUR  
FORCE



55%

EMPLOYMENT  
RATE



#### DRIVE TIMES

- Under 30 Mins
- 30 to 60 Mins
- 60 to 90 Mins



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