



FOR LEASE

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

64,000 SF | INDUSTRIAL COOLER / FREEZER FACILITY

Mark Cascagnette, SIOR
President, Managing Principal
Sales Representative
416.619.4400
mcascagnette@lee-associates.com

Anthony Cutrara
Senior Vice President, Principal
Sales Representative
416.735.7400
acutrara@lee-associates.com

Sal Sgambelluri
Vice President, Principal
Sales Representative
416.722.2313
salsgam@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 leetoronto.com

LEE & ASSOCIATES TORONTO | LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates Commercial Real Estate Inc., Brokerage. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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



SPACE DETAILS

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

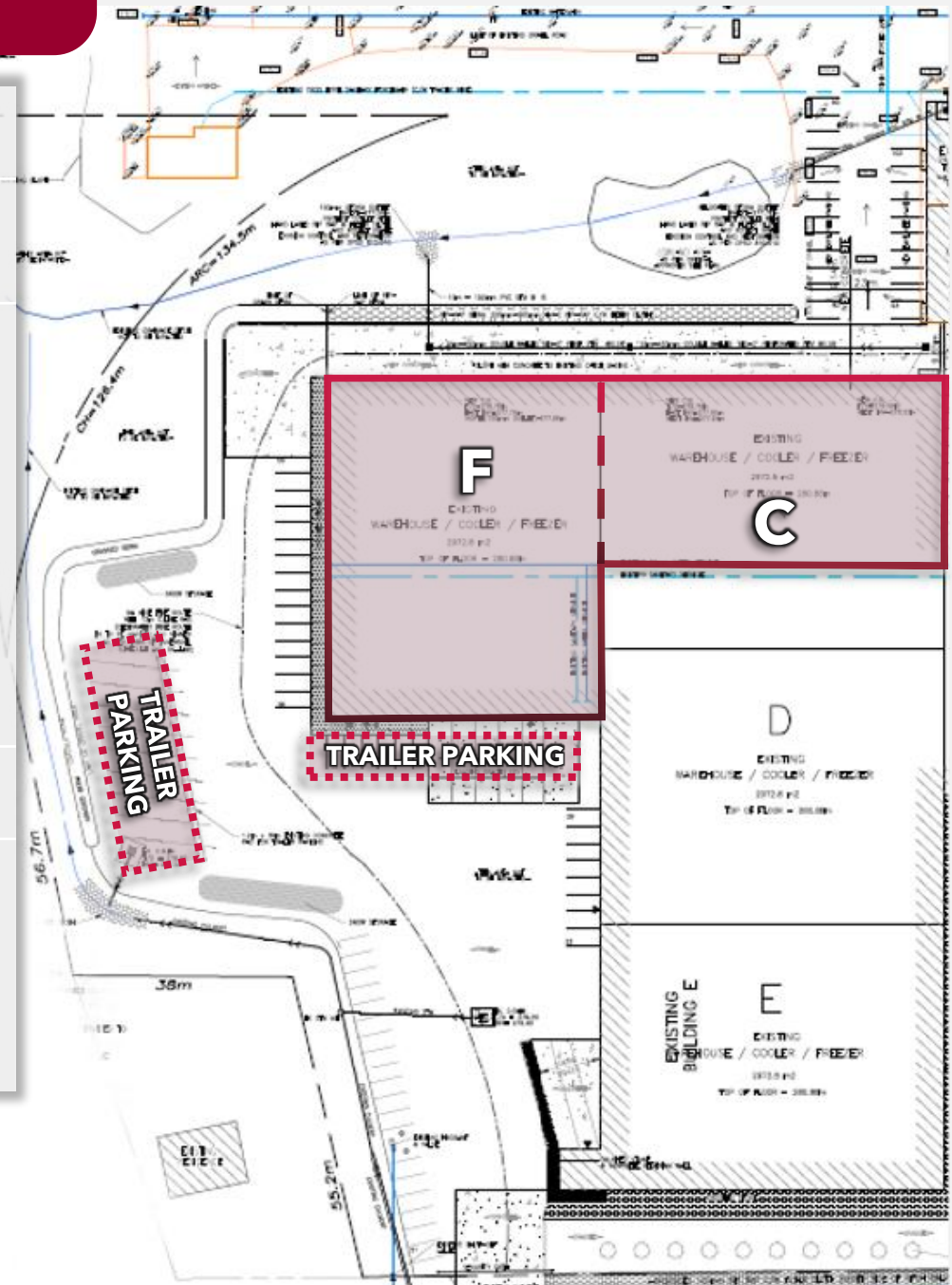


450 THOMAS STREET - UNITS C & F, INGERSOLL, ONTARIO



SPACE SPECIFICATIONS

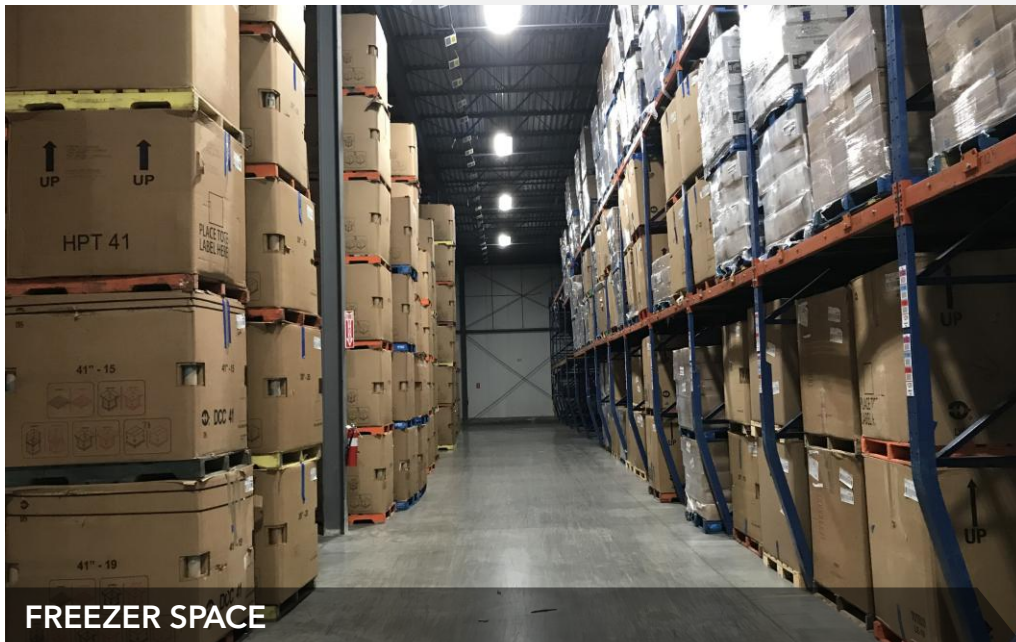
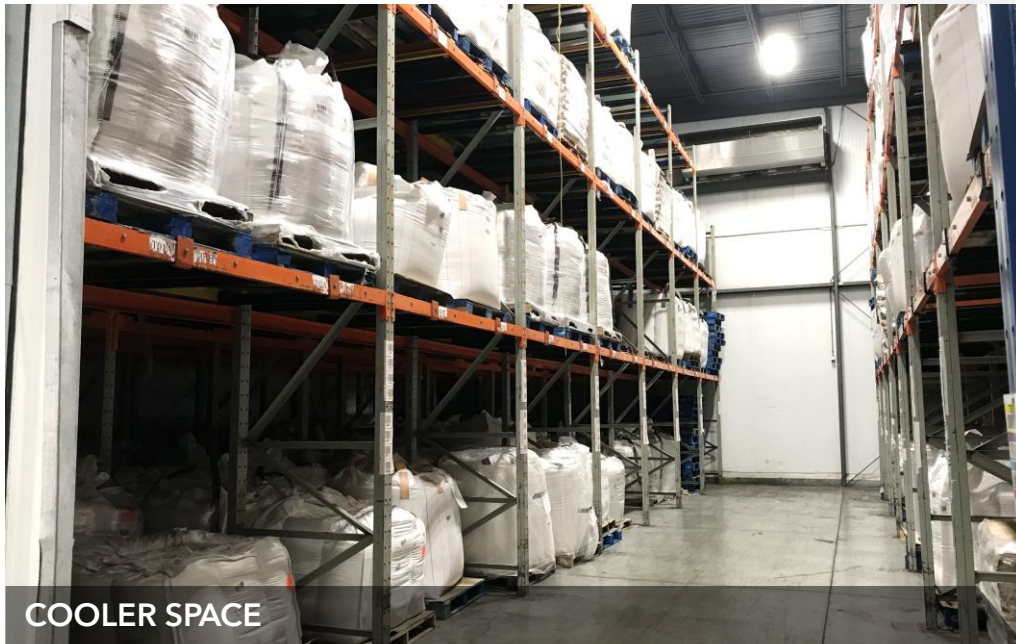
PALLETS	5,886 Positions Floor Positions / Stacking 5 High: $\pm 11,000$
RACKING	Room #1 & Room #2: 50 Rows x 6 Deep Push Back Room #3: 3 Deep Push Back All Racking x 3 High / 98" Openings
SPACE	Office Area: 500 SF Shipping Bay: 5,000 SF (0°C to 4°C) Cooler Room #1: 3,000 SF (0°C to 4°C) Cooler / Freezer Room #2: 24,000 SF (4°C to -18°C) Cooler / Freezer Room #3: 32,000 SF (4°C to -18°C)
TEMPERATURE	Cooler: 0°C to 4°C Freezer: -4°C to -18°C
VALUE-ADDED SERVICES	<ul style="list-style-type: none"> • Blast Freezing • Forklifts • Tempering • Import/Export Brokerage • Transportation • Overflow Storage & Handling • 4PL Services available



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



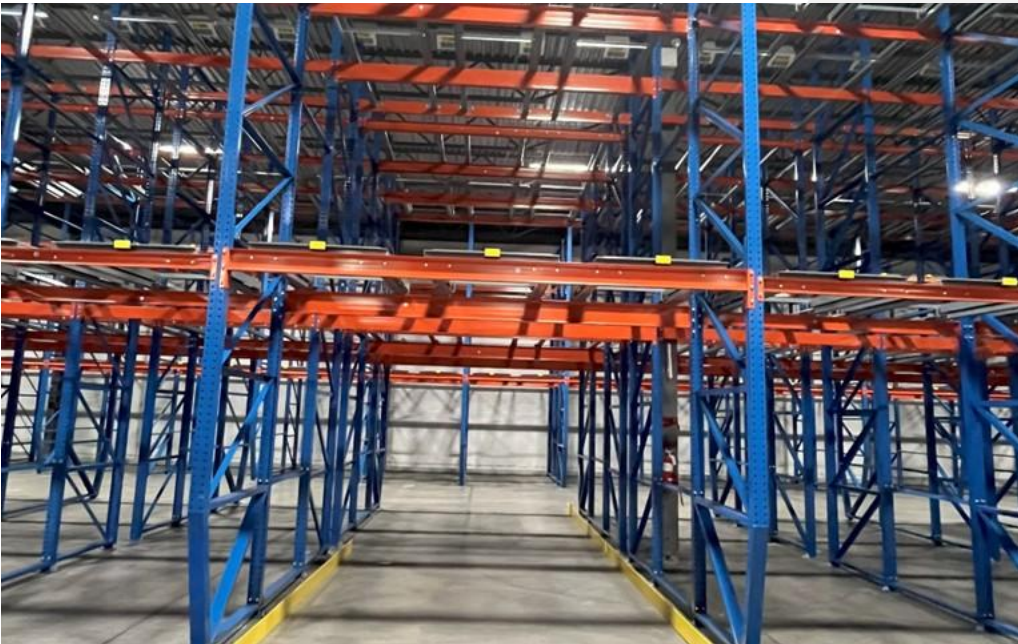
PHOTOS



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



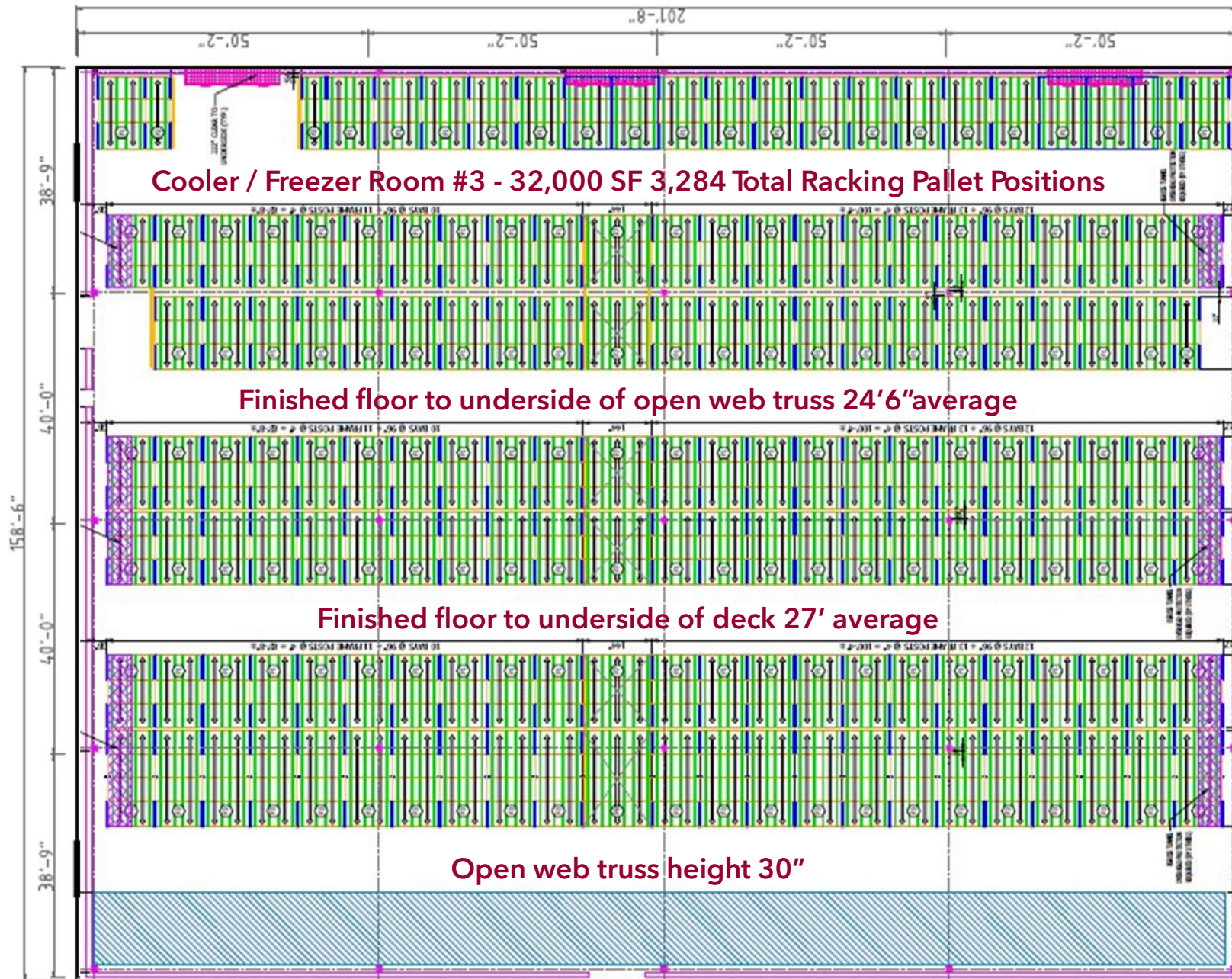
NEW RACKING



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



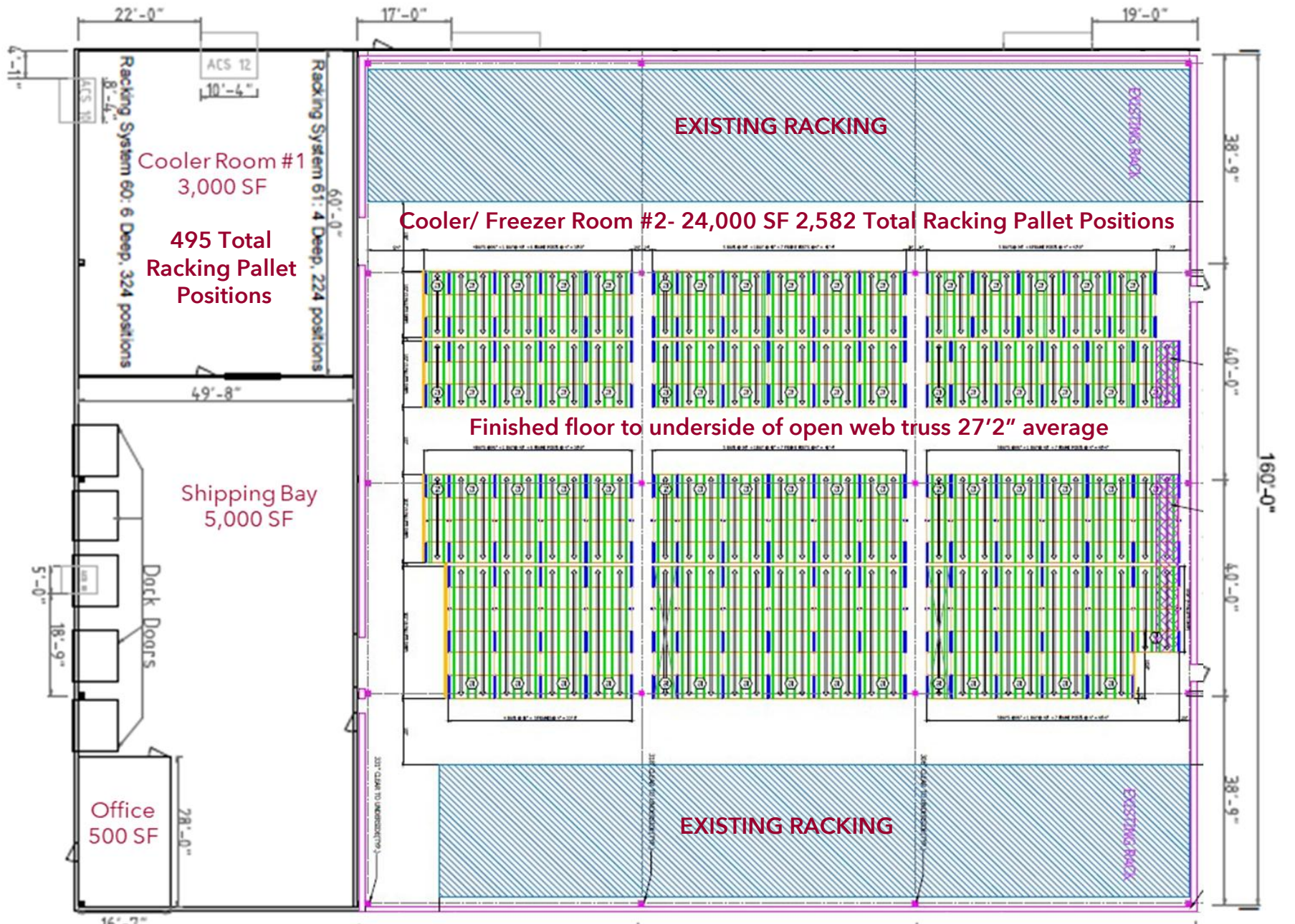
FLOOR & RACKING PLAN - UNIT C



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



FLOOR & RACKING PLAN - UNIT F



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



LOCATION OVERVIEW

INGERSOLL, ONTARIO DEMOGRAPHICS



13,693

TOTAL
POPULATION



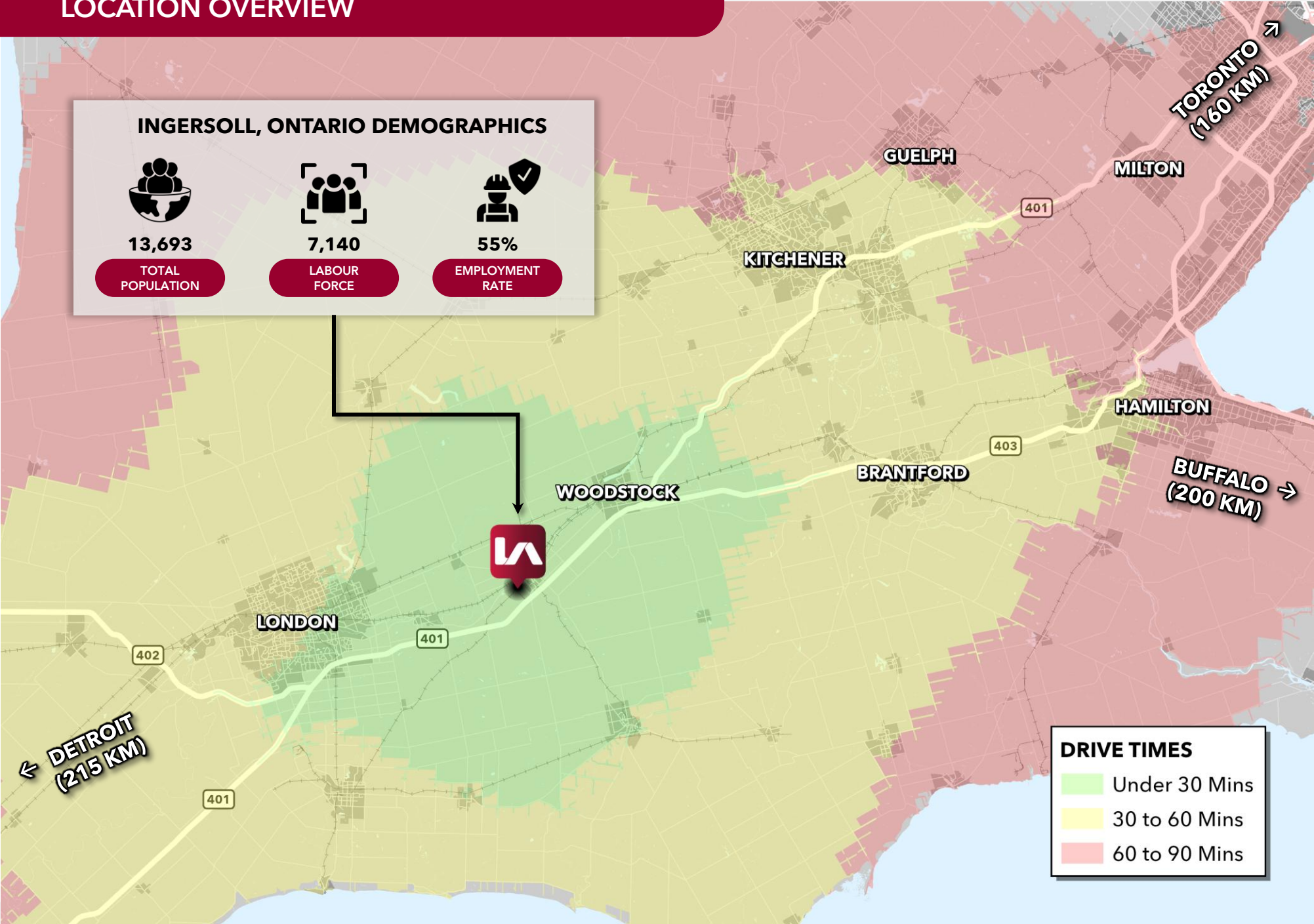
7,140

LABOUR
FORCE



55%

EMPLOYMENT
RATE





FOR LEASE

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

CONTACT US FOR MORE INFORMATION

Mark Cascagnette, SIOR
President, Managing Principal
Sales Representative
416.619.4400
mcascagnette@lee-associates.com

Anthony Cutrara
Senior Vice President, Principal
Sales Representative
416.735.7400
acutrara@lee-associates.com

Sal Sgambelluri
Vice President, Principal
Sales Representative
416.722.2313
salsgam@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 leetoronto.com

LEE & ASSOCIATES TORONTO | LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates Commercial Real Estate Inc., Brokerage. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.