



**SECURE YARD
FOR SALE
FOR LEASE**

**2679 COUCH ROAD
PUTNAM, ONTARIO**

FEATURES:

- 4.04 acres
- Fully Secure Yard
- Electronic Gates
- Pole Lighting Throughout
- 3,500 sq ft 2 bay repair shop
- 16' x 16' Drive-In Doors (2)
- 18' Clear Heights
- 3-PHASE 3,200 AMPS / 500 VOLTS
- 2 Offices (main floor and mezzanine)

DETAILS

This 4.04 acre site yard is zoned for trucking and offers a 3,500 sq. ft. truck terminal/repair with two drive-in doors, office space and lots of power. The yard is fully graded, fenced and gated, and equipped with new pole lighting and video surveillance. Located within feet from HWY 401 (exit 208).

HIGHLIGHTS:

- MI Zoning (Trucking)
- Transportation and Outdoor Storage Permitted
- Clean Phase 1 & 2 Environmental
- Quick 401 Access

CONTACT FOR PRICING

PROPERTY FEATURES



COMPACT GRADING



**FULLY FENCED WITH
ELECTRONIC GATE**



**SECURITY
CAMERAS**



**LED POLE YARD
LIGHTING**

- **Freshly re-graded & never parked on, compacted and with drainage throughout**
- **The entire yard is fully fenced with screening, and electronic gates that can be operated remotely**
- **The yard is equipped with over 30 cameras throughout coupled with call-down speakers including driver recognition cameras and intercom systems at the entry gate**
- **Brand new poles and LED lights throughout the yard to ensure the highest level of security for your fleet and customers' freight.**



BUILDING HIGHLIGHTS



3,500 SQ FT
Up To 18' Clear Heights
Bay Door & Truck Door



2 Private Offices
Main Floor & 2nd Floor



Mezzanine with 2nd
floor Storage for
Parts/Tires



3-PHASE 3,200 AMPS /
500 VOLTS



- **The property is powered by a massive 3,200 AMPS of power.**
- **2 private office perfect for shop manager or drivers lounge and single washroom**
- **2 large over sized 16'x16' drive in doors with electronic openers for both**
- **Brand new gas fired ceiling mounted unit heaters**

LOCATION DETAILS



LOCATED FEET FROM HWY 401
(EXIT 208 - PUTNAM RD/MIDDLESEX COUNTY RD 30)

AMY GERAKOPOLOS
REAL ESTATE BROKER