



# FOR SALE

INDUSTRIAL BUILDING & LAND

15 WANLESS COURT | AYR, ON.

JAMES BOUDREAU

Broker

Phone: 519.580.6815 | Office: 519.743.5211 x 3020

[jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



**COLDWELL BANKER  
COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE

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FREESTANDING INDUSTRIAL  
15 WANLESS COURT  
AYR, ON.



## OFFERING SUMMARY

ASKING PRICE	\$3,600,000.00
TAXES	\$24,471.02 (2025)
BUILDING SIZE	12,957 SQ. FT. TOTAL UNIT 1 : 8,762 SF UNIT 2 : 4,135
SITE AREA	1.305 ACRES
ZONING	Z11
DOORS	2- DRIVE IN (12' X 14') 1- DRIVE IN (10' X 12') 1- DRIVE IN (14' X 16') 1- TRUCK LEVEL (8' X 8')
CLEAR HEIGHT	18'
POWER	THREE PHASE 400 AMPS/550 VOLTS

## PROPERTY HIGHLIGHTS

### Industrial Opportunity at Hwy 97 & 401

Well-maintained 12,957 sq. ft. industrial building in a highly accessible location at the intersection of Highway 97 and 401.

The building was previously demised into two units of 8,762 sq. ft. and 4,135 sq. ft., offering future flexibility, but is currently occupied by a single tenant.

Approximately 19% office space with the balance comprised of functional open industrial area, ideal for a variety of operational needs. A standout feature is the secure, fenced ±0.45-acre rear yard, providing excellent outdoor storage or vehicle accommodation.

An excellent opportunity for a contractor, tire shop, or owner/operator business. Flexible zoning permits a wide range of industrial and commercial uses, making this a versatile and strategic investment.

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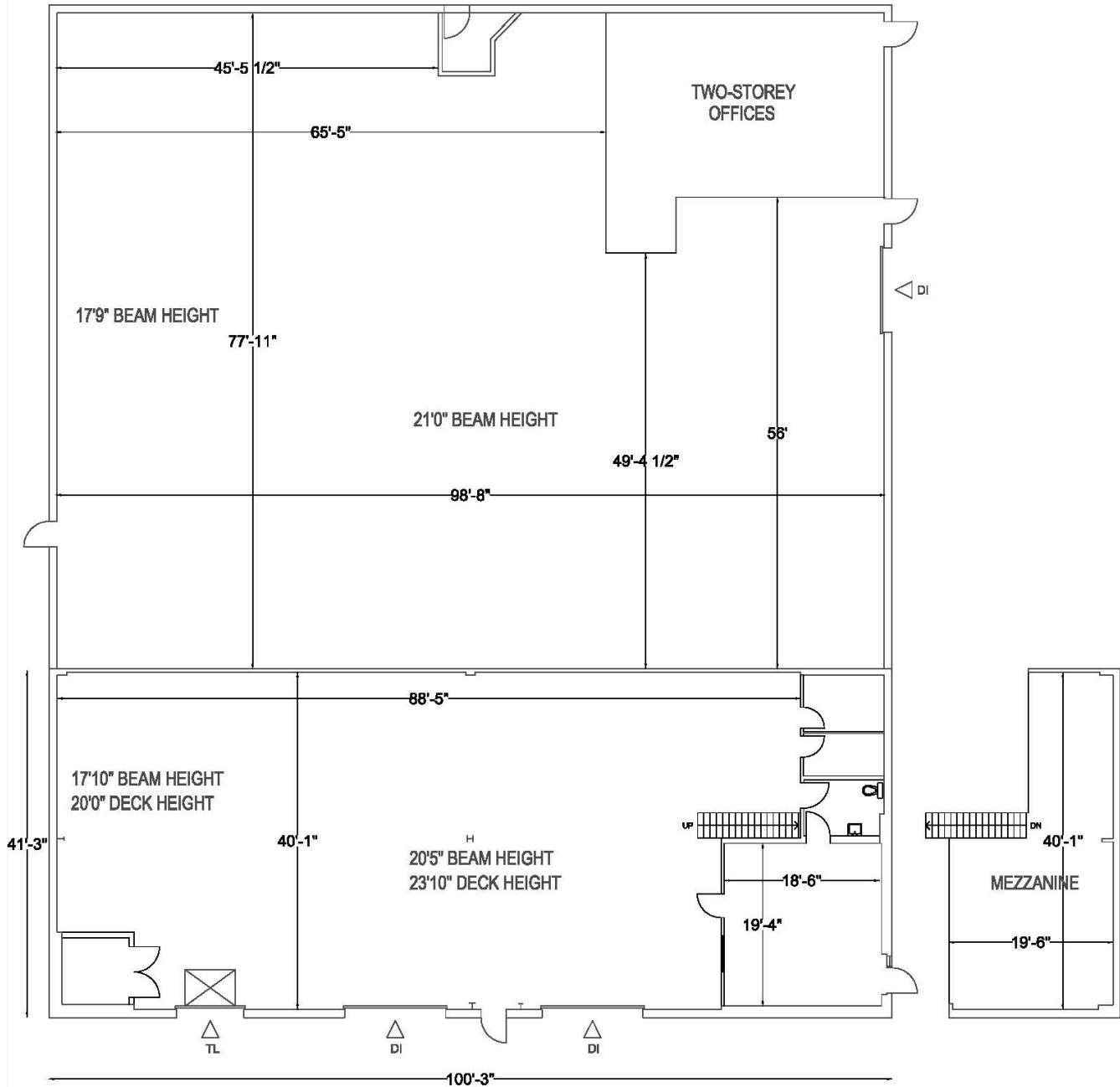
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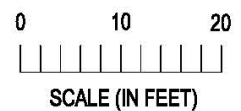
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## FLOOR PLAN



GROSS BUILDING AREA, GROUND FLOOR: 12,063 SF  
(NOT INCLUDING STORAGE MEZZ - 650 SF)



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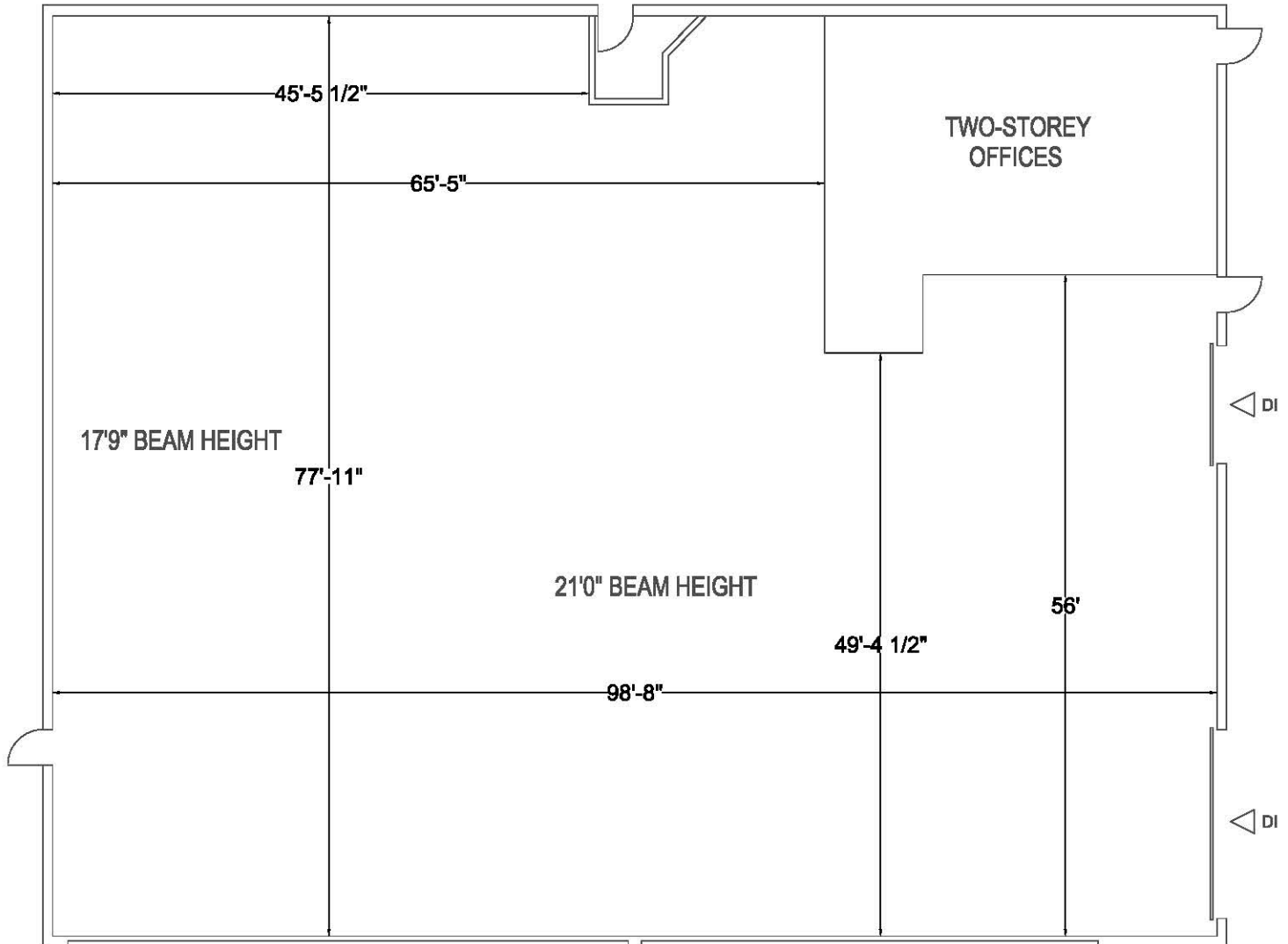
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## FLOOR PLAN



GROSS UNIT AREA, GROUND FLOOR: 7,928 SF  
LESS ELECTRICAL COMMON ROOM (60 SF) = 7,868 SF  
(NOT INCLUDING SECOND FLOOR - 834 SF)  
(NOT INCLUDING PROPORTIONATE SHARE OF ELEC (41 SF))



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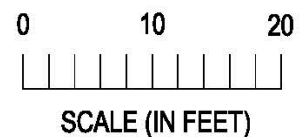
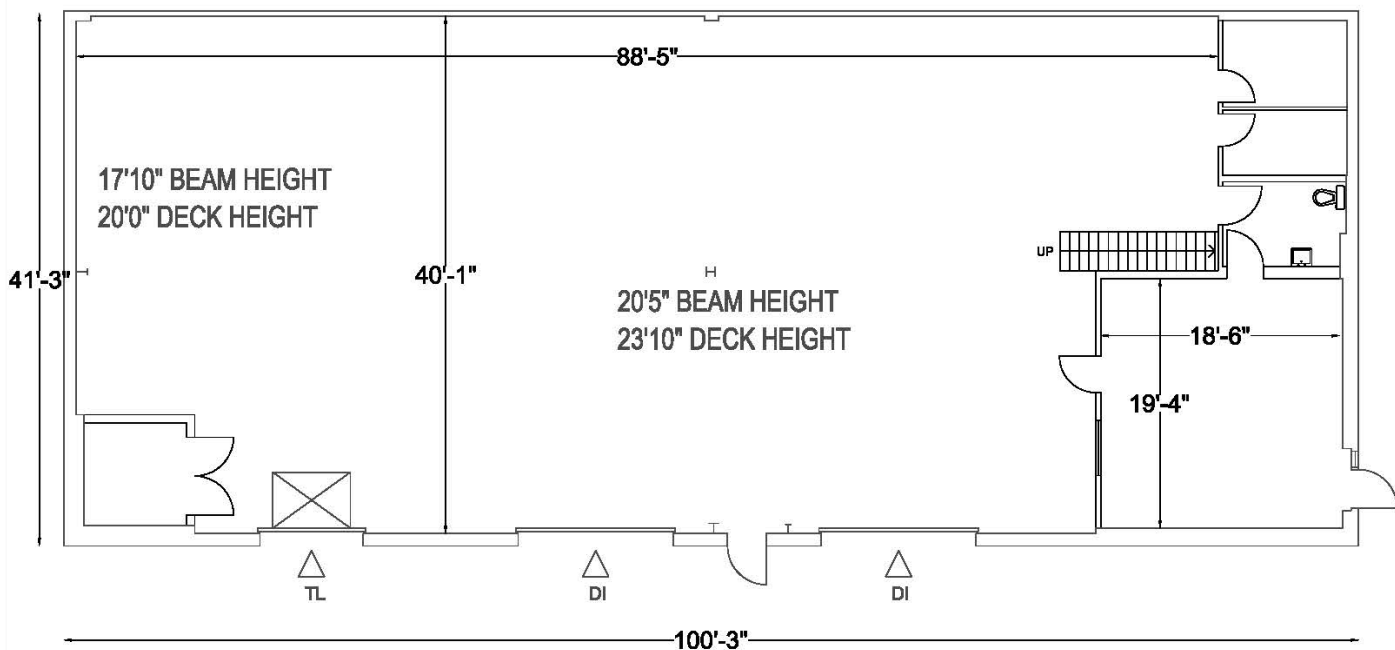
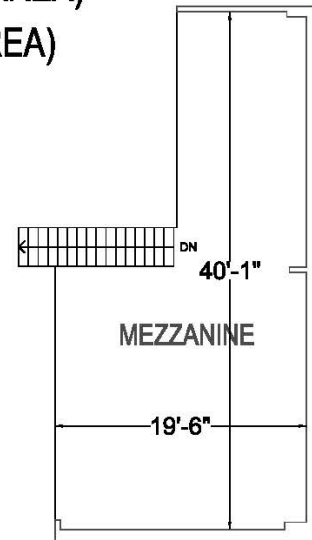
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TENANT RENTABLE AREA: 4,039 SF

STORAGE MEZZANINE: 650 SF (NOT INCLUDED IN RENTABLE AREA)

COMPRESSOR ROOM: 96 SF (NOT INCLUDED IN RENTABLE AREA)



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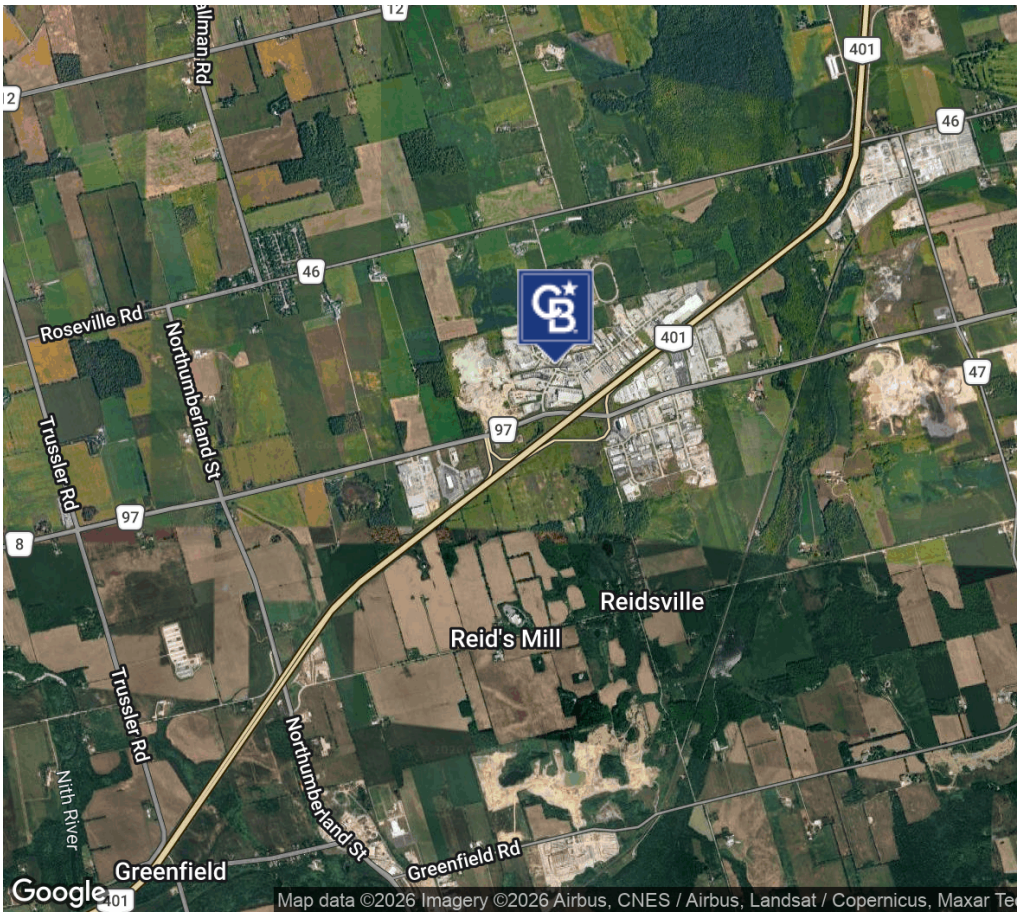


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## 15 WANLESS COURT, AYR, ON.

Strategically positioned within Ayr's established industrial area, 15 Wanless Court offers an exceptional opportunity for businesses seeking efficient access, strong connectivity, and a growing regional market. Located in the Township of North Dumfries, the property benefits from immediate proximity to Highway 401—one of Ontario's primary transportation corridors—providing seamless connections to Cambridge, Kitchener-Waterloo, Guelph, London, and the GTA.

This central location supports streamlined logistics and distribution, with convenient access to major urban centres, intermodal facilities, and regional labour pools. The surrounding industrial district is home to a mix of manufacturing, warehousing, and service-based businesses, creating a well-established commercial environment.

Wanless Court an industrial cul-de-sac, allowing for efficient truck movement, reduced through-traffic, and operational privacy. With strong transportation links and a business-friendly community, 15 Wanless Court presents a strategic base for companies looking to scale operations within one of Ontario's most accessible industrial corridors.



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