

364 MASSEY ROAD  
GUELPH, ONTARIO



---

# For Sale

## Freestanding Industrial Building

### Property Features



Building Size:  
+/- 32,400 SF



Lot Size:  
+/- 9.91 Acres



Ceiling Height:  
+/- 23'



Loading:  
3 TL / 1 DI



# Overview

Rare opportunity to acquire a freestanding industrial building with additional land for expansion in Guelph's Northwest Industrial Area.

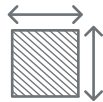
## Specifications:



Building Size:  
+/- 32,400 SF



Office Portion:  
+/- 2,400 SF



Lot Size:  
+/- 9.91 Acres



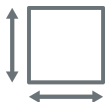
Ceiling Height:  
+/- 23'



Electrical Service:  
800 Amp / 600 Volt



Loading:  
3 TL / 1 DI



Column Spacing:  
30' x 40'



Sprinkler:  
Full



Highway 6:  
3 km



Zoning:  
B (Industrial)



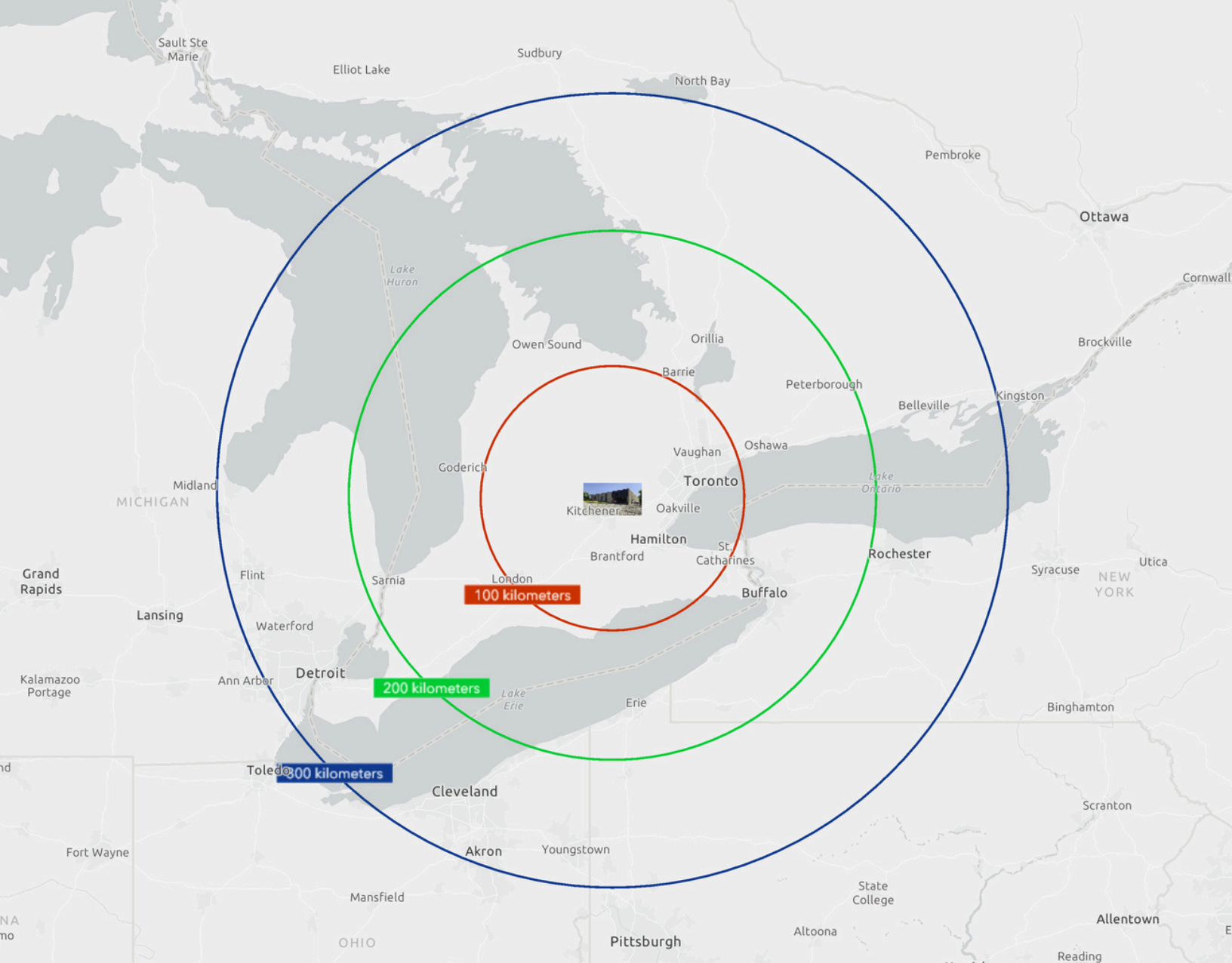
Public Transit  
Nearby



Property Tax (2025):  
\$126,706.05



**Sale Price: \$12,900,000.00**

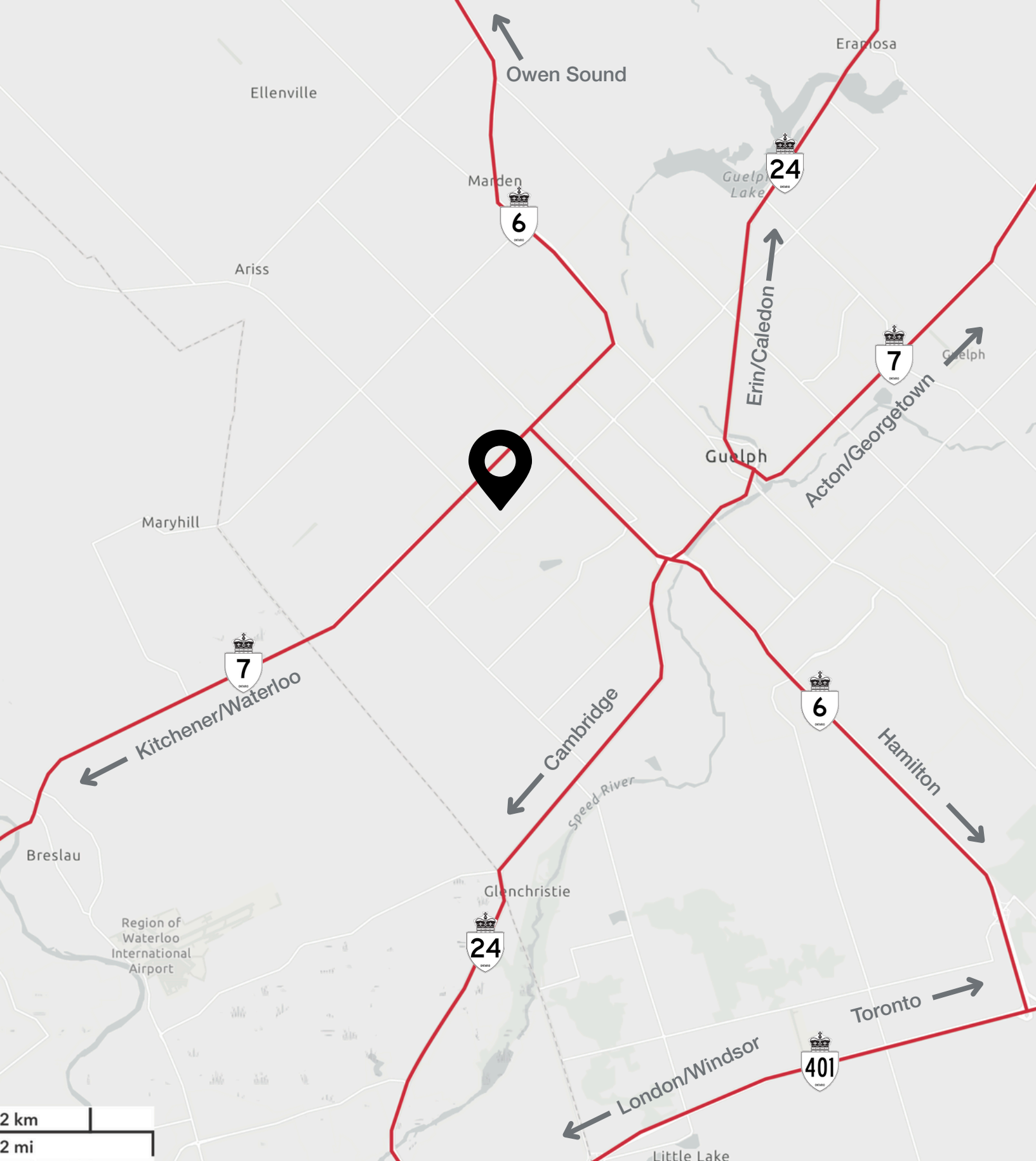


# Destination

# Distance

Hamilton (Hwy. 6/Hwy. 403)	47 km
Mississauga (Hwy. 10/Hwy. 401)	63 km
London (Hwy. 401/Wellington Rd)	112 km
Buffalo (Peace Bridge/I190)	155 km
Detroit (Ambassador Bridge/I75)	301 km

Source: Google Maps  
Distances to destination off-ramp



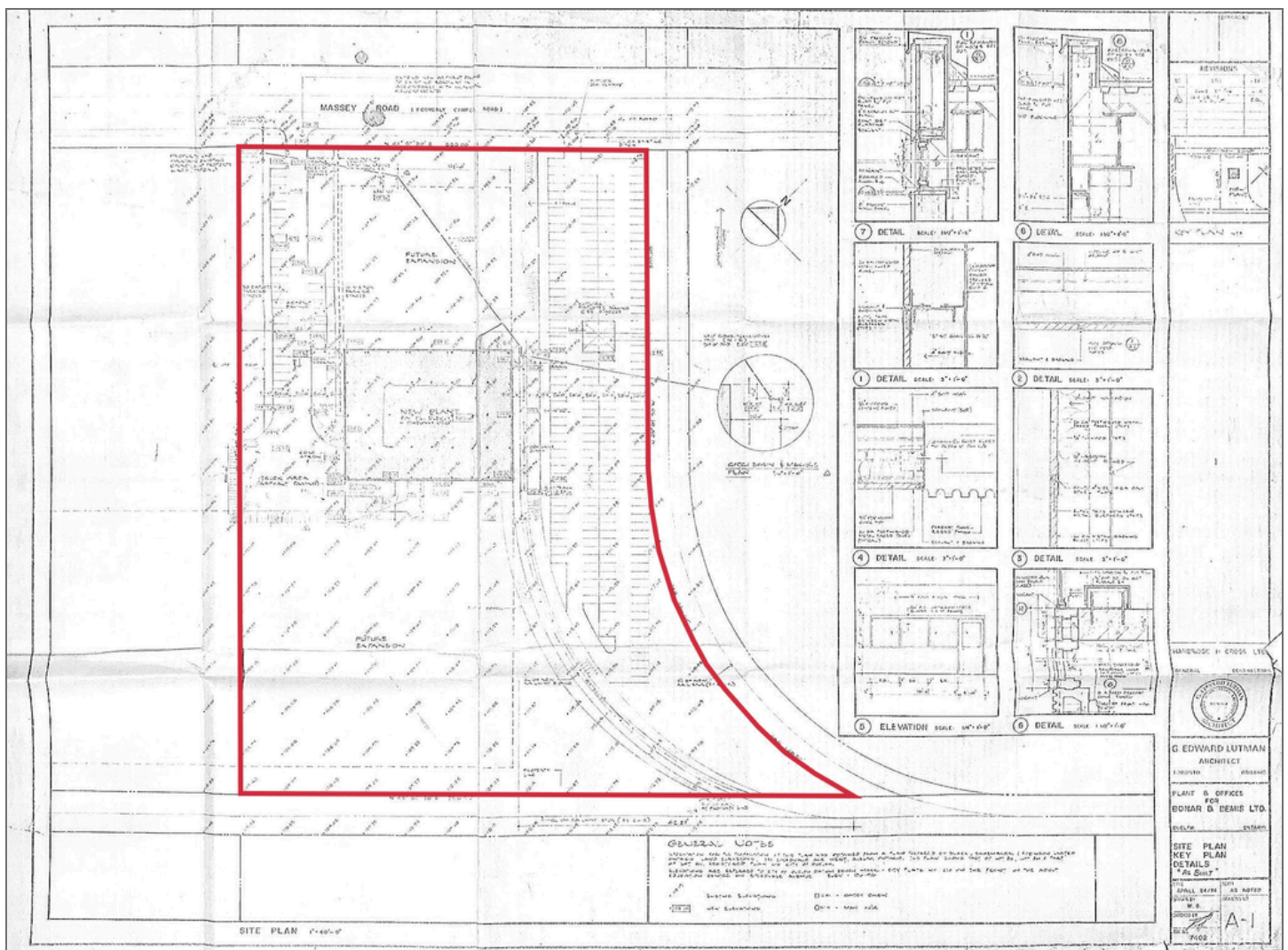
Easy access to major highways





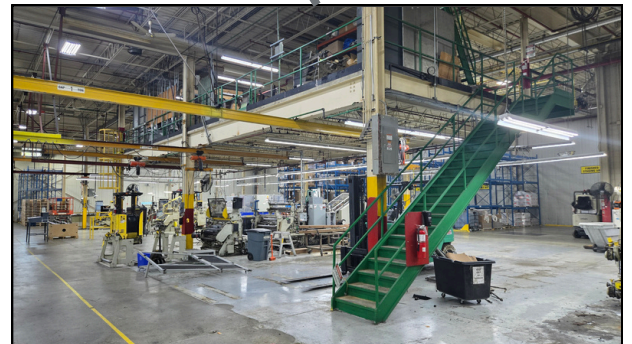
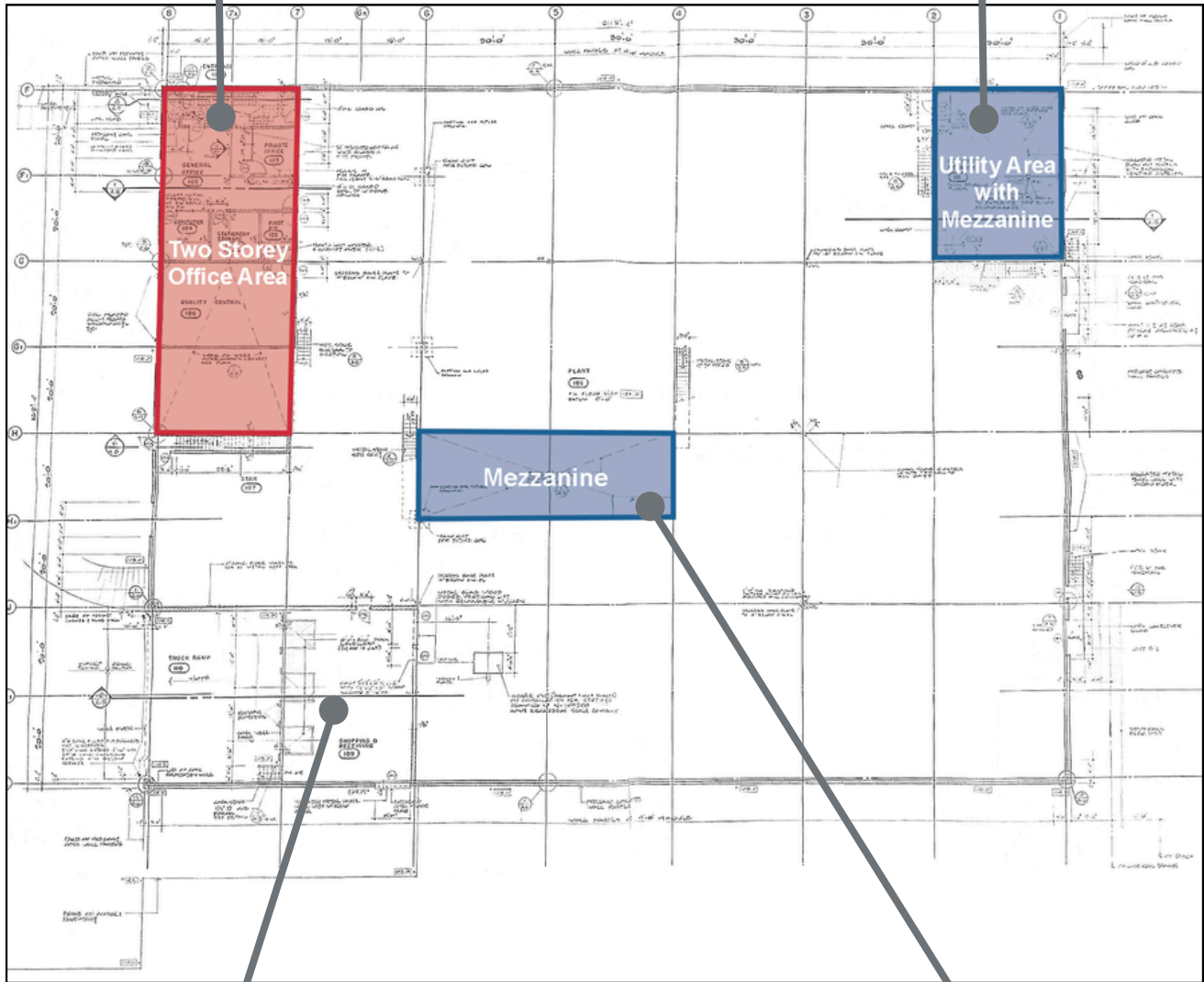


Aerial View



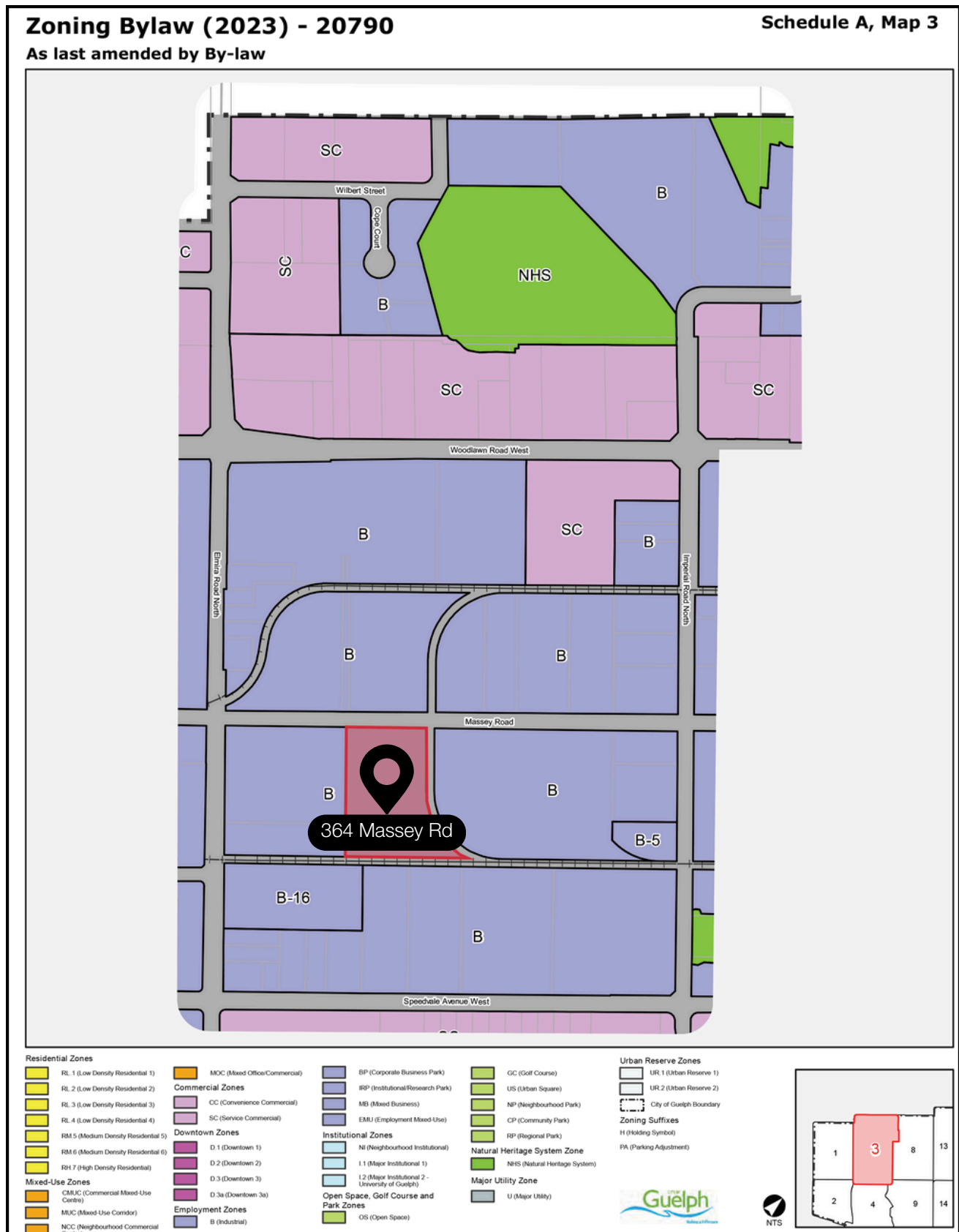
Survey - 1974







## Zoning Map:



## Permitted Uses:

# Part D: Land Use Zones

## Employment Zones

### 10.2 Permitted uses

Uses permitted in the employment **zones** are denoted by a "P" in the column applicable to that **zone** and corresponding with the row for a specific permitted **use** in Table 10.1, below:

Table 10.1 - Permitted uses in employment zones

Permitted uses	<b>B</b>	BP	IRP	MB	EMU.1	EMU.2
Animal boarding establishment	P	--	--	P	--	--
Cleaning establishment	P	--	--	P	--	--
Computer establishment	P	--	P	P	P	P
Conference and convention facility	--	P	--	--	P	--
Contractor's yard	P	--	--	--	--	--
Convenience store	--	--	--	P	--	--
Financial establishment	--	--	P	--	--	--
Fitness centre	--	--	--	--	--	P
Food vehicle	P	P	P	P	P	P
Hotel	--	P	--	--	P	--
Major equipment supply and service	P	--	--	P	--	--
Manufacturing	P	P (3)(4)	--	P (4)(5)	--	--
Medical clinic	--	--	P	--	--	--
Museum	--	--	--	--	--	P
Office	--	P	P	P	P	P
Print or publishing establishment	P	--	--	P	P	P
Recreation facility	--	--	--	--	--	P
Repair service	P	--	--	P	--	--
Research and development establishment	P	P	P	P	P	P
School, commercial	--	P (2)	--	--	--	P
School, post-secondary	--	--	P	--	--	P
Tradesperson's shop	P	--	--	P	--	--
Trucking operation	P	--	--	--	--	--
University of Guelph	--	--	P	--	--	P
Warehouse	P	P (3)	--	P	--	--



## Permitted Uses (cont'd):

### Part D: Land Use Zones

#### Employment Zones

Permitted uses	<b>B</b>	BP	IRP	MB	EMU.1	EMU.2
<b>Other</b>						
Accessory use	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>	P <sup>(1)</sup>
Outdoor display and sales area	P <sup>(7)</sup>	--	--	P <sup>(7)</sup>	--	--
Outdoor storage area	P <sup>(6)</sup>	--	--	P <sup>(6)</sup>	--	--
<b>Complementary uses in accordance with Section 4.20</b>						
Community centre	P	P <sup>(2)</sup>	P	--	P	P
Convenience store	--	--	P	--	--	P
Day care centre	--	P <sup>(2)</sup>	P	--	P	P
Drive-through facility	P	P	P	--	--	--
Financial establishment	P	P	--	P	P	--
Fitness centre	--	P <sup>(2)</sup>	--	--	P	--
Medical clinic	--	P <sup>(2)</sup>	--	--	P	P
Office	P	--	--	--	--	--
Restaurant	P	P	P	P	P	P
Service establishment	--	--	P	--	--	P

#### Additional Regulations for Table 10.1:

1. In accordance with Section 4.21 and Section 10.3.3.
2. Not permitted within the Hanlon Creek Business Park Overlay, Schedule B-12.
3. Only within a **building**.
4. The **manufacturing** of a **noxious use** shall not be permitted.
5. Not permitted adjacent to a residential, institutional or **park zone**.
6. In accordance with Section 4.11.1. An **outdoor storage area** is not permitted on a **lot** adjacent to a residential **zone**.
7. In accordance with Section 4.19.

## The City of Guelph:

### From here you can do business anywhere

Your business will have the competitive edge being located at the heart of Ontario's innovation corridor. With easy access to one of North America's largest transportation corridors, Highway 401 is only five minutes from Guelph's Hanlon Creek Business Park. Highway 401 provides direct linkages to the Greater Toronto Area (eastbound) and Waterloo Region (westbound); both within 25 miles (40 km) of Guelph. Guelph's close proximity to major border crossings (90 miles or 150 km) also make it an ideal location for businesses to compete globally.

### All within 90 minutes:



**Five international airports**  
Toronto (2), Waterloo, Hamilton, and London



**Three shipping ports**  
Toronto, Hamilton and Welland Canal



**Guelph Junction Railway**  
offers access to CN and CPR, competitive rates and reliable daily service



### Growing and resilient economy

Guelph has one of Canada's lowest unemployment rates, strongest housing markets, most innovative municipal governments and competitive tax rates—all contributing to a strong, reliable and sustainable local economy.

### Enviably talented pool

We're home to a prominent University and College with more than a dozen top post-secondary institutions in surrounding communities. Employment skews professional, technical, agri-food and advanced technology. In all, a workforce of more than three million people live within an hour's commute.

### Entrepreneurial spirit

More than \$14 billion is spent on research and development each year in Ontario, and Guelph is a hotspot for discovery and innovation. Guelph is home to some of the world's most innovative companies, has more than 40 research institutes, and a spirit of collaboration to help bring your ideas to life.



364 MASSEY ROAD  
GUELPH, ONTARIO, CANADA

# Freestanding Industrial Building

For more information

**Michael Merker, CCIM\*\*\***

e: [mmerker@naiparkcapital.com](mailto:mmerker@naiparkcapital.com)

o: 519 824 9900 x22

**NAI Park Capital, Brokerage**

76 Dawson Road

Guelph, Ontario, N1H 1A8, Canada

THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. NOT INTENDED TO SOLICIT PROPERTIES LISTED FOR SALE OR LEASE. NAI PARK CAPITAL, BROKERAGE. \*\*\*BROKER OF RECORD (2025).

**NAI** Park Capital