

**FOR SALE OR
LEASE**

**1600 GREENWOOD ROAD
PEMBROKE, ONTARIO**



WAREHOUSE / MANUFACTURING PLANT

LEASE RATE: \$4.00 NET

SALE PRICE: \$5,200,000.00

For more information and inspection please contact:

Mario Staltari

Broker of Record
Commercial Sales & Leasing
(613) 230-1900
mario@staltarirealestate.com

Staltari Commercial Real Estate Corp
900-275 Slater Street
Ottawa, Ontario
K1P 5H9
www.staltarirealestate.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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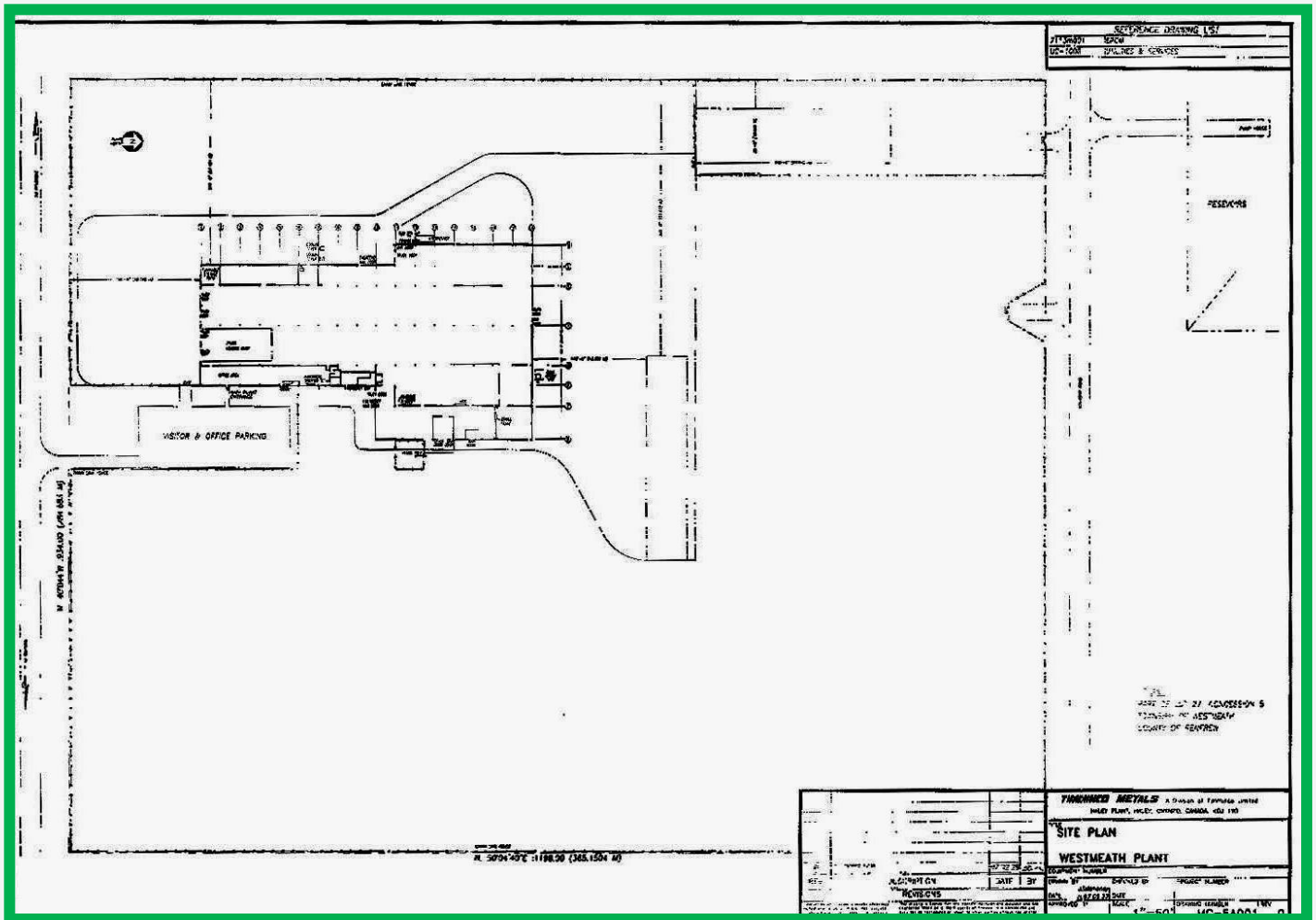
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- Site:** Approx 25.68 Acres
Approx 940 Ft. Frontage with Fenced Compound
- Zoning:** General / Industrial (GM)
- Building:** Approx 78,295 Sq Ft.
Includes 6,400 Sq. Ft. 2 Storey Office
- Out Building:** Approx 8,000 Sq Ft. – unheated
- Loading:** Multiple 16 Foot Doors –
Interior Dock and Grade Level Drive Thru
- Power:** 44kv Substation/600v/3 Phase
- Height:** 22 Feet Clear
- Heat:** Natural Gas
- Income:** **Currently there is a new 250kw solar panel farm on the roof and it is expected that the net income will be \$220,000 net for the next 20 years.**
- Legal:** Lot 27, Concession B. East of Muskrat Lake, as in R268390,
Whitewater Region Township (formerly Westmeath
Township) Renfrew County
- Pembroke:** Situated on the scenic Ottawa River. Approx 90 minutes
West of Ottawa and is the largest commercial service
sector between Ottawa and North Bay. The subject
property is located minutes from the Trans Canada
Highway and the bridge to Quebec.

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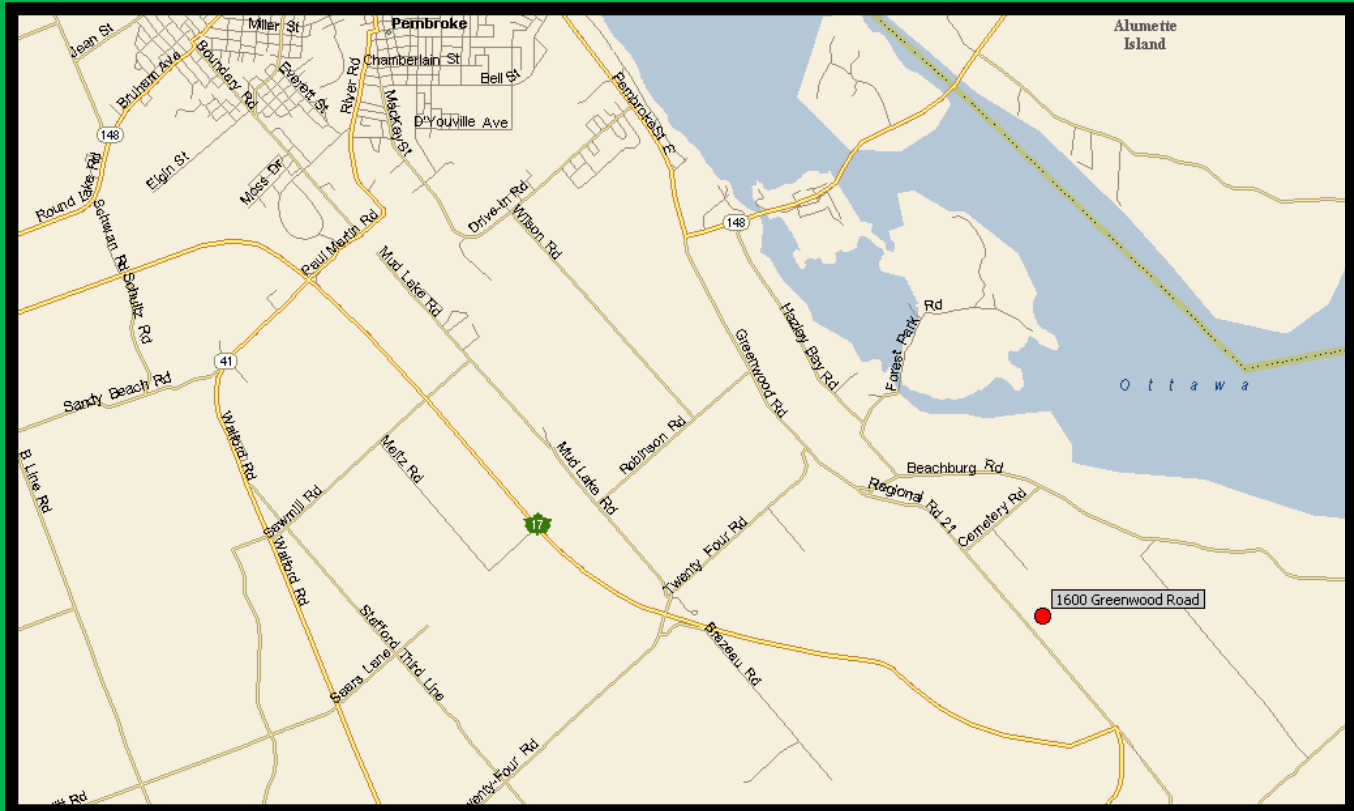


Site Plan

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