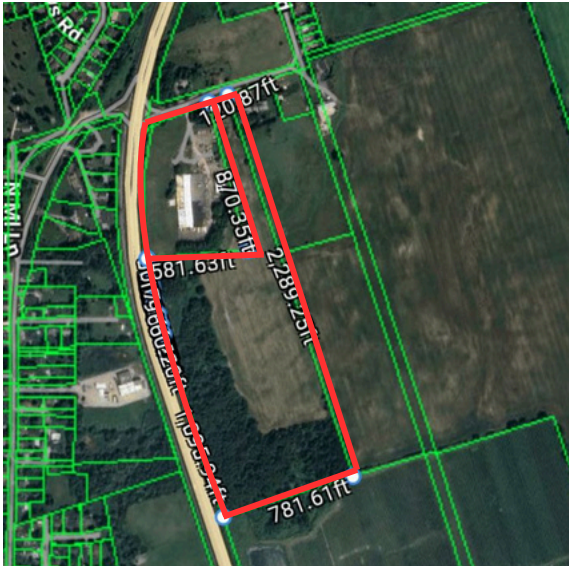


# EXCLUSIVE COMMERCIAL PROPERTY

**PROPERTY: 19 TAMBLYN RD, ORONO, ON**  
**37.76 ACRES**  
**M1 ZONING**

**ASKING PRICE:**  
**\$34,000,000**



## Warehousing Details

**Warehouse 1:** 55,000 sq. ft. with a brand new roof. Currently leased to a custom millwork company. Offices have been extensively renovated with high-quality modern finishes.

**Warehouse 2:** 8,000 sq. ft. leased to a custom stone and countertop company.

Both tenants are triple AAA providing long-term stability.

## Tenancy Details:

**Tenant 1:** \$54,000/month + HST, 2 years remaining + 2 x 5-year renewal options

**Tenant 2:** \$6,500/month + HST, currently month-to-month but willing to sign a new lease

## Property Overview:

**Total Area:** 37.76 acres

**Zoning:** M1

**Location:** Prime exposure on Hwy 115, with direct exit access

The property has been severed, giving buyers 3 purchase options:

1. Full Property Package – \$34,000,000  
37.76 acres (M1 zoning)
2. Land Portion (Severance) – \$19,500,000  
28.91 acres (M1 zoning)
3. Warehousing Portion (Severance) – \$14,500,000  
8.849 acres (M1 zoning)



**CALL TODAY FOR MORE INFO**

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