

\$ - 23 Booth Road, Renfrew

MLS® #X12283144

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0 Bedroom, 0.00 Bathroom, 17,500 sqft
Industrial on 11.06 Acres

540 - Renfrew, Renfrew, Ontario

Ideally situated just off Highway 417 and less than an hour from Ottawa, this 11-acre industrial property combines excellent access with heavy-duty infrastructure and flexible layout options. The 17,500 square foot steel-frame industrial building is currently divided into two units but can easily be opened up to create one large, continuous space to suit a wide range of operational needs. The first unit measures approximately 40 x 125 and features two 18 x 20 ground-level bay doors, allowing for efficient in-and-out flow for shipments, vehicles, or production lines. The second unit spans approximately 100 x 125 and includes one 18 x 20 bay door, offering generous floor space for warehousing or manufacturing operations. In addition to the main structure, a detached office building (no photos) houses a reception area, three private offices, and a washroom, providing a dedicated space for administrative functions or client interaction. The site is fully serviced with municipal water and natural gas. A large asphalt-paved yard provides ample space for parking, outdoor storage, and the movement of tractor trailers. The paved area is supported by a catch basin drainage system for efficient stormwater management. Dual access from both Booth Road and Industrial Avenue enhances flow-through logistics and vehicle maneuverability. The rear portion of the property offers further yard space for storage or future expansion, and the site is fully enclosed with a 6-foot barbed wire fence and



two chain-link cantilever security gates. One of the most significant features of this property is its powerful 3-phase, 600V, 2000 AMP electrical service well-suited for industrial users requiring high-capacity power for manufacturing or processing operations. This is a rare opportunity to secure a well-located, fully serviced industrial property with scale, versatility, and infrastructure already in place. (id:6289)

Essential Information

Listing #	X12283144
Bathrooms	0.00
Square Footage	17,500
Acres	11.06
Type	Industrial

Community Information

Address	23 Booth Road
Subdivision	540 - Renfrew
City	Renfrew
Province	Ontario
Postal Code	K0J1G0

Amenities

Amenities	Highway
Features	Irregular lot size

Interior

Heating	Natural gas Forced air
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Listing Details

Listing Office	CENTURY 21 ASPIRE REALTY LTD.
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