



Warehouse
 80x100 - 8,000 sf
 22 feet ceiling, clear span
 Mini storage units built-out
 100 amp, single phase
 Radiant gas floor heating
 Steel frame, clear span
 Metal siding and roof
 two 16 feet doors

Mini Storage
 28 Units
 Current income \$1,600 per month

Office/Warehouse
 32x100 - 3,200 sf
 200 amp, single phase
 Radiant gas floor heating
 1 bathroom
 2 offices
 Metal siding and roof
 Wood frame, clear span
 10 feet ceiling height
 2 - 8 foot roll-up doors

House
 17x38 - 646 sf
 Rented for \$1,500 per month

\$3,200,000

- 1 bath
- Industrial
- 11846 sq ft

**1026 COUNTY RD 2 ROAD,
 EDWARDSBURGH/CARDINAL, ONTARIO,
 CANADA, K0E1E0**

<https://evolverespace.com>

Located in the municipality of Cardinal, Ontario, just minutes from Highway 401 and the U.S. border crossing along the St. Lawrence River, this property offers an exceptional mix of industrial, commercial, and income-generating opportunities. The site features a new 8,000 sq. ft. steel-frame, clear-span warehouse with a 22-ft. ceiling height, metal siding, and a metal [...]

Building Details

Heating: Radiator

Amenities & Features



Waterfront available: No

AttachedGarageYN: No

CarportYN: No

CoolingYN: Yes

OpenParkingYN: No

GarageYN: No

PoolYN: No

Cooling: None

