



ROYAL LEPAGE PERFORMANCE REALTY, Brokerage

**\$2,700,000**

## **1301 SPENCE AVENUE, HAWKESBURY, ONTARIO, CANADA, K6A3T4**

<https://evolverespace.com>

- Industrial
- 3 sq ft

Exceptional E2-zoned industrial steel and concrete block building on approximately 3 acres of land -ideal for logistics, warehousing, fleet operations, or contractor use. Ample tractor-trailer parking and outdoor storage. This well-maintained 38,847 sq. ft. building sits on a concrete slab , it features impressive 20' to 24.5' (clear height at the center), concrete floor and [...]

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### **Building Details**

**ParkingTotal:** 12

**Sewer:** Sanitary sewer

**Heating:** Forced air, Forced air

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### **Amenities & Features**



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Fully air conditioned

