

FOR SALE

INDUSTRIAL BUILDING WITH
EXCESS LAND



CREILAND
CONSULTANTS



1439

GINGERICH ROAD,
BADEN, ON



GOOGLE STREETVIEW



PROPERTY WEBSITE



VIDEO TOUR

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PROPERTY OVERVIEW

The property encompasses a total land area of 8.31 acres, consisting of approximately 0.85 acres allocated to the site entrance, 2.25 acres comprising the primary developable area, 0.94 acres of improved yard space, 3.10 acres of undeveloped land, and 1.16 acres designated as environmentally constrained and not suitable for development. Access to the site is considered average, with a single ingress/egress point located on the south side of Gingerich Road. The property benefits from fair visibility and exposure along the south frontage of Gingerich Road. Opportunities on the site reflect a Site Coverage Ratio of approximately 4.06%, indicating significant excess development density. The property was built in 1989, is fully serviced and offers future development potential subject to applicable approvals.

-  **\$5,500,000**
LISTING PRICE
-  **8.31 Acres**
SITE AREA
-  **14,700 SF**
BUILDING SIZE
-  **100% by Vendor**
OCCUPANCY
-  **19-25 Feet**
CLEAR HEIGHT
-  **8**
GRADE LEVEL SHIPPING DOORS
-  **\$45,200**
PROPERTY TAX (EST. 2025)



AMENITIES MAP

-  **PROPERTY TYPE**
SINGLE TENANT INDUSTRIAL
-  **ZONING**
Z10 (INDUSTRIAL)
-  **ROAD CONNECTED TO PROPERTY**
HWY. 8 / GINGERICH RD.
-  **OFFICIAL PLAN**
GENERAL INDUSTRIAL / ENVIRONMENTALLY CONSTRAINED LANDS

PROPERTY IMPROVEMENTS

The subject property is improved with two industrial buildings totaling approximately 14,700 square feet.

Building B, constructed circa 2004, comprises approximately 10,000 square feet and includes finished office and reception areas, washrooms, and industrial space. The building is equipped with seven drive-in doors and has an estimated clear ceiling height of approximately 25 feet. Additional mezzanine area is present but is not included in the stated building area.

Building A was constructed circa 1989 and contains approximately 5,000 square feet. The building includes one oversized drive-in door, with three additional drive-in doors currently non-operational, and features an estimated clear height of approximately 19 feet.

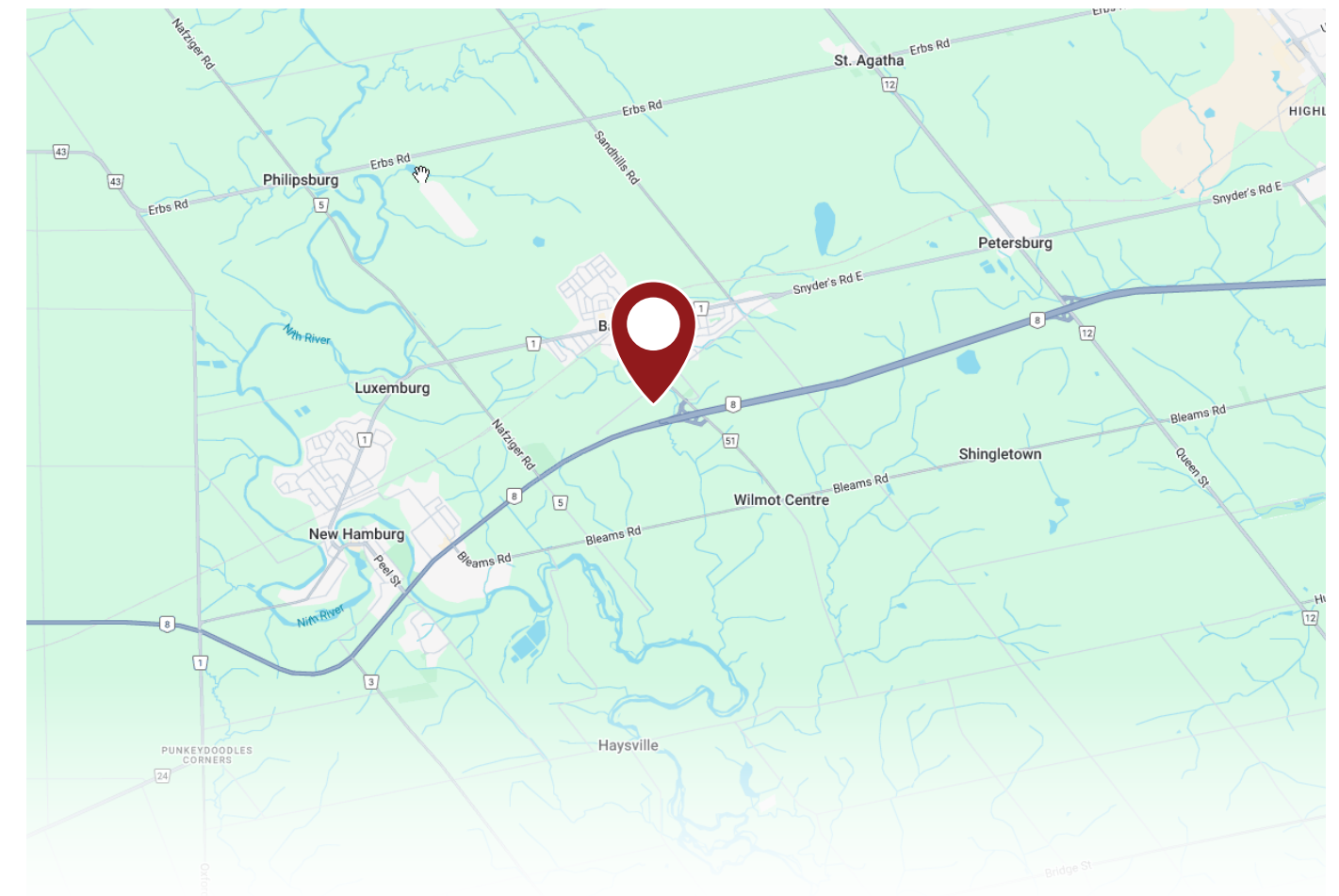
Overall, the property exhibits no observable deferred maintenance that would materially affect its market value or marketability. Mechanical systems appear to be in satisfactory working condition, have been maintained in a professional manner, and no extraordinary or atypical capital expenditures are anticipated in the near term. The foundation is slab on grade with exterior metal cladding. Both buildings have warehouse unit heaters and HVAC system in the office portions.

PROPERTY ACCESS

The subject property's immediate area can be defined by Gingerich Road to the north, Foundry Street to the east, Highway 8 to the south, and open space to the west. The area includes predominantly employment uses located in single- and multi-tenant industrial buildings of the age and construction quality similar to the Subject. The area is not serviced by public transit.



LOCATION OVERVIEW



The subject property is located in Baden, Township of Wilmot, Region of Waterloo. The Township of Wilmot is a small urban / rural municipality in the Region of Waterloo, Ontario, Canada. The population of the Township is approximately 21,800 persons living in small towns, settlements, and on farms. The majority of the population of the Township lives in the towns of New Hamburg and Baden. Population forecasts predict that the Township will continue to grow to a population of 28,500 by 2031. Wilmot Township is strategically located on Provincial Highway 7/8 less than 30 minutes from Highway 401 providing a direct access to Toronto (100km), London (75km), and Windsor (270km). Wilmot Township is located along a major freight and passenger rail line and is the location of an approved GO Transit layover yard and future Baden station providing future passenger rail connection to Kitchener, Guelph and the GTA. Current VIA and GO Transit service is available in Kitchener, less than 20 minutes away. Wilmot is within close proximity to four international airports: Region of Waterloo (YKF) within 25 km, London (YXU) within 70 km, Hamilton (YHM) within 90 km, and Toronto Pearson (YYZ) within 100 km. The top industrial sector in Wilmot Township is Manufacturing (13.8%). Health Care and Social Assistance (10.1%), Retail Trade (9%), Construction (7.9%) and Educational Services (6.9%) round out the top five Sectors.

PHOTOS
BUILDING A



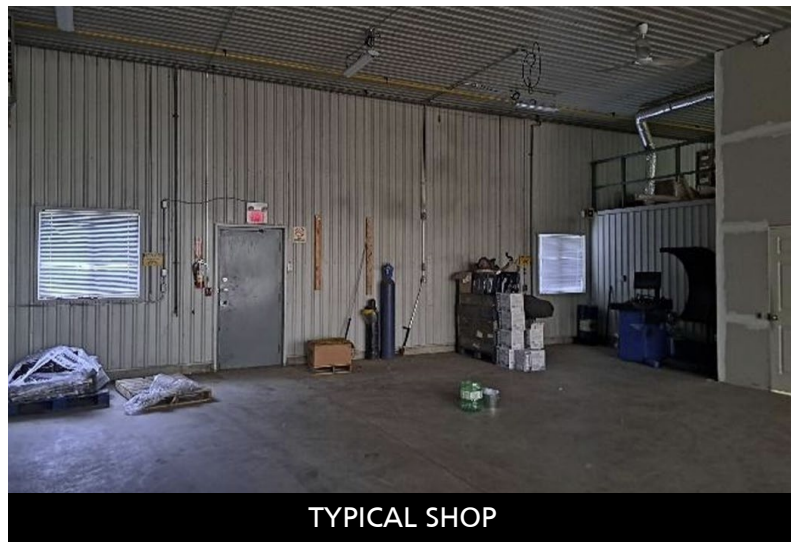
NORTH AND WEST ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION



TYPICAL SHOP

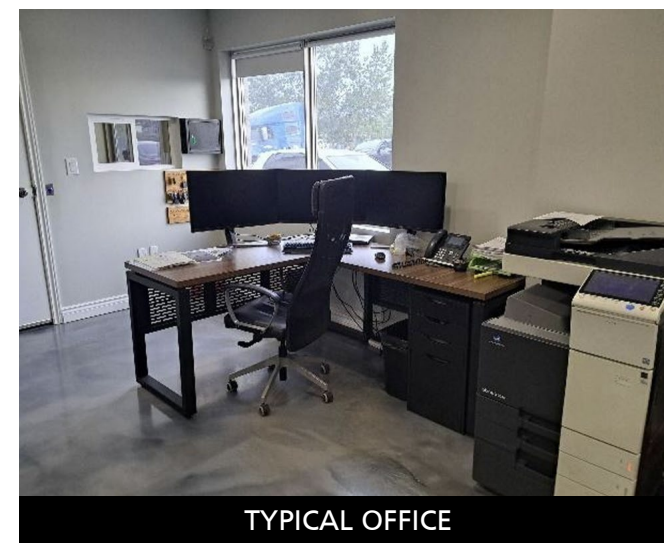


WEST ELEVATION

PHOTOS
BUILDING B



EAST ELEVATION



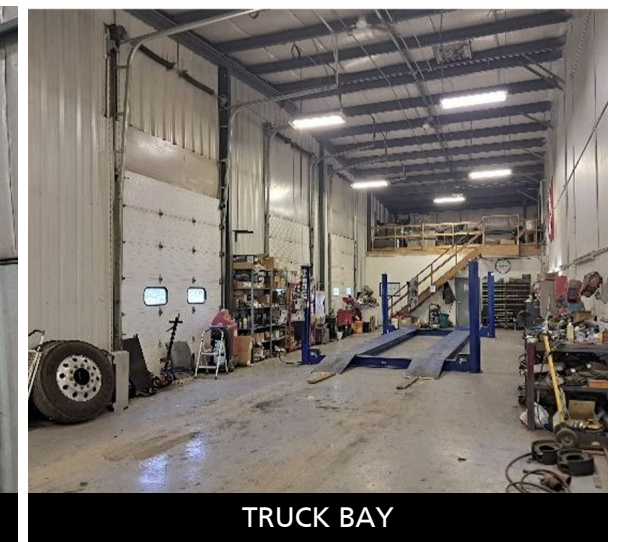
TYPICAL OFFICE



SHOP 1



SHOP 3



TRUCK BAY

PHOTOS BUILDING B



BOARDROOM



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR



GINGERICH ROAD LOOKING WESTERLY

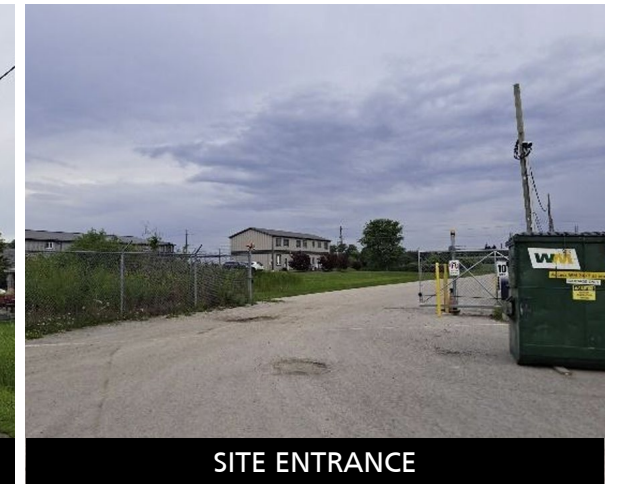


YARD 1

PHOTOS EXTERIOR



GINGERICH ROAD LOOKING EASTERLY



SITE ENTRANCE



YARD 2



UNDEVELOPABLE PORTION OF THE SITE

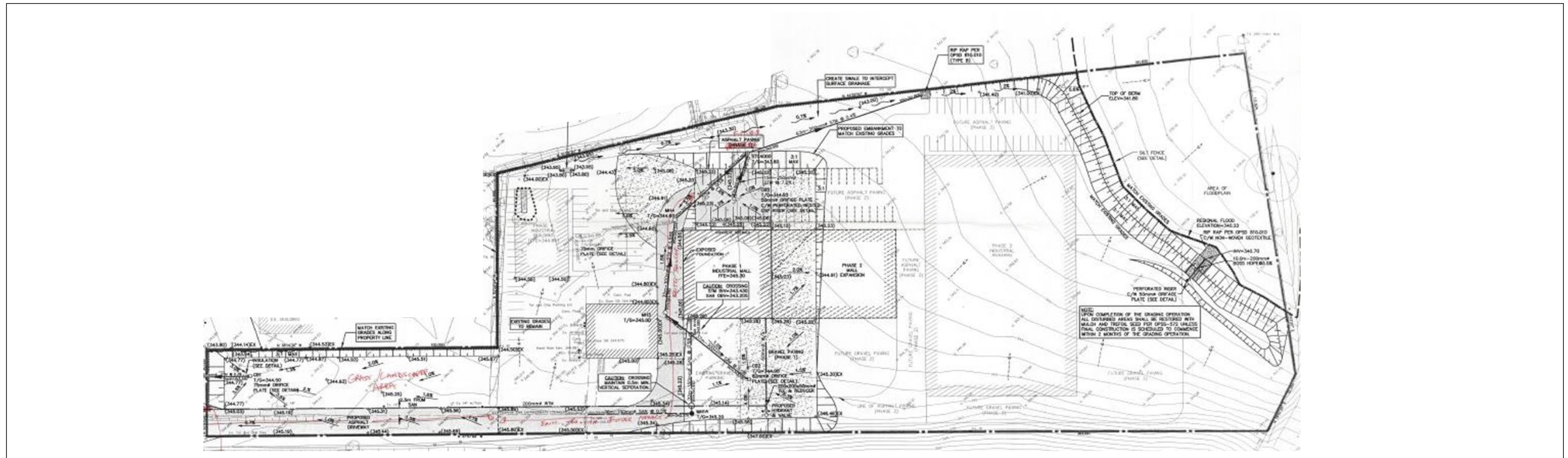


TYPICAL PERSONAL VEHICLE PARKING

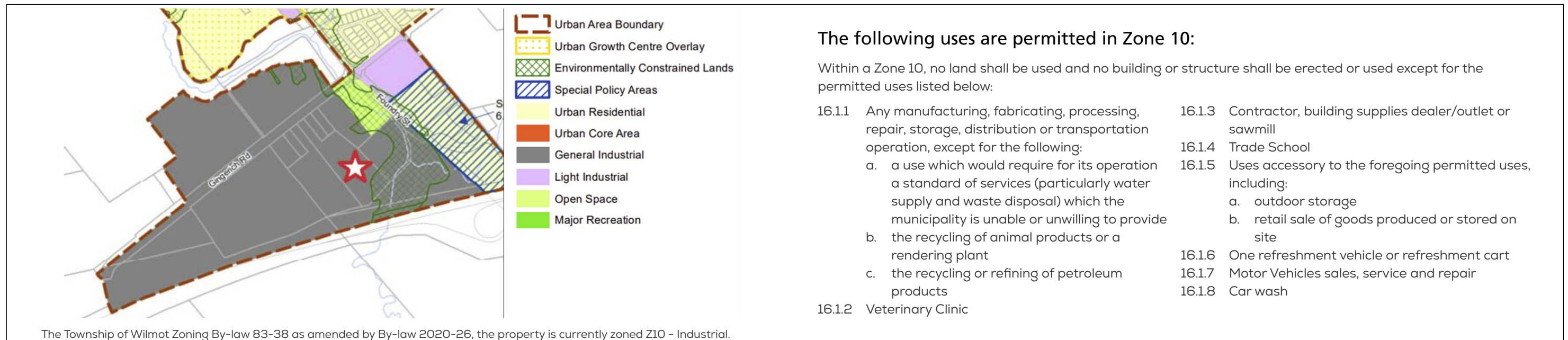


YARD 3

SITE PLAN

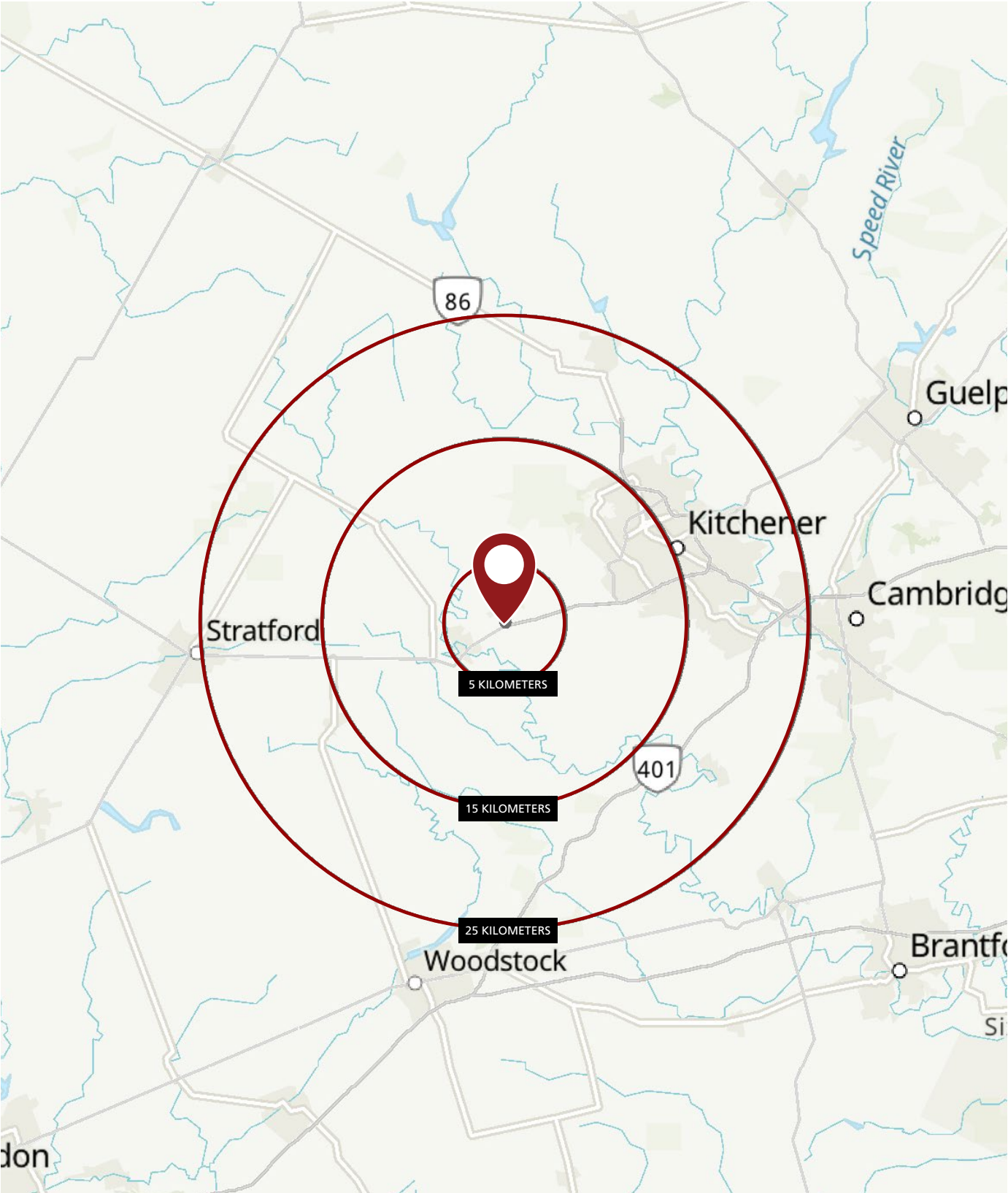


ZONING

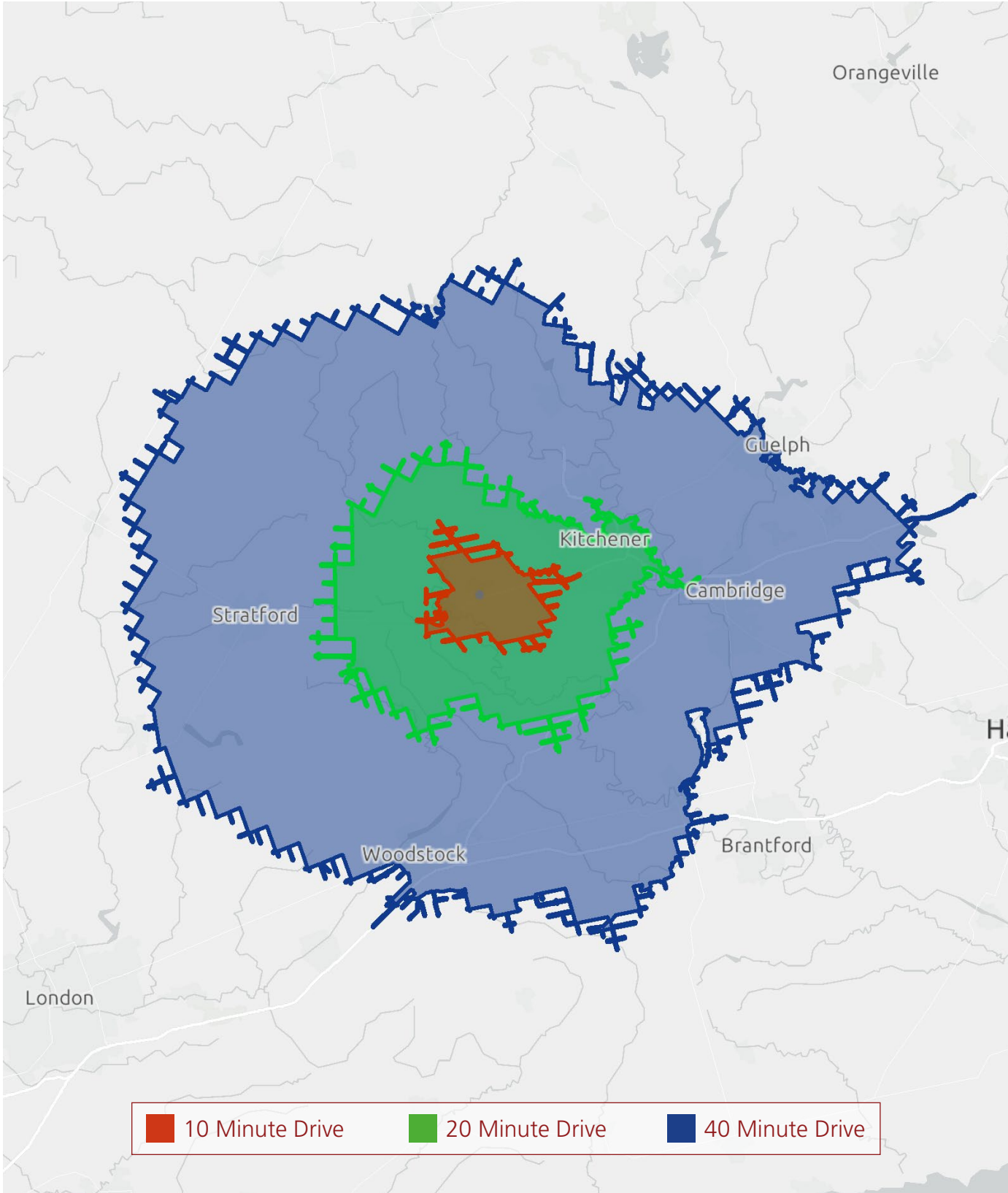


The Township of Wilmot Zoning By-law 83-38 as amended by By-law 2020-26, the property is currently zoned Z10 - Industrial.

DISTANCE MAP



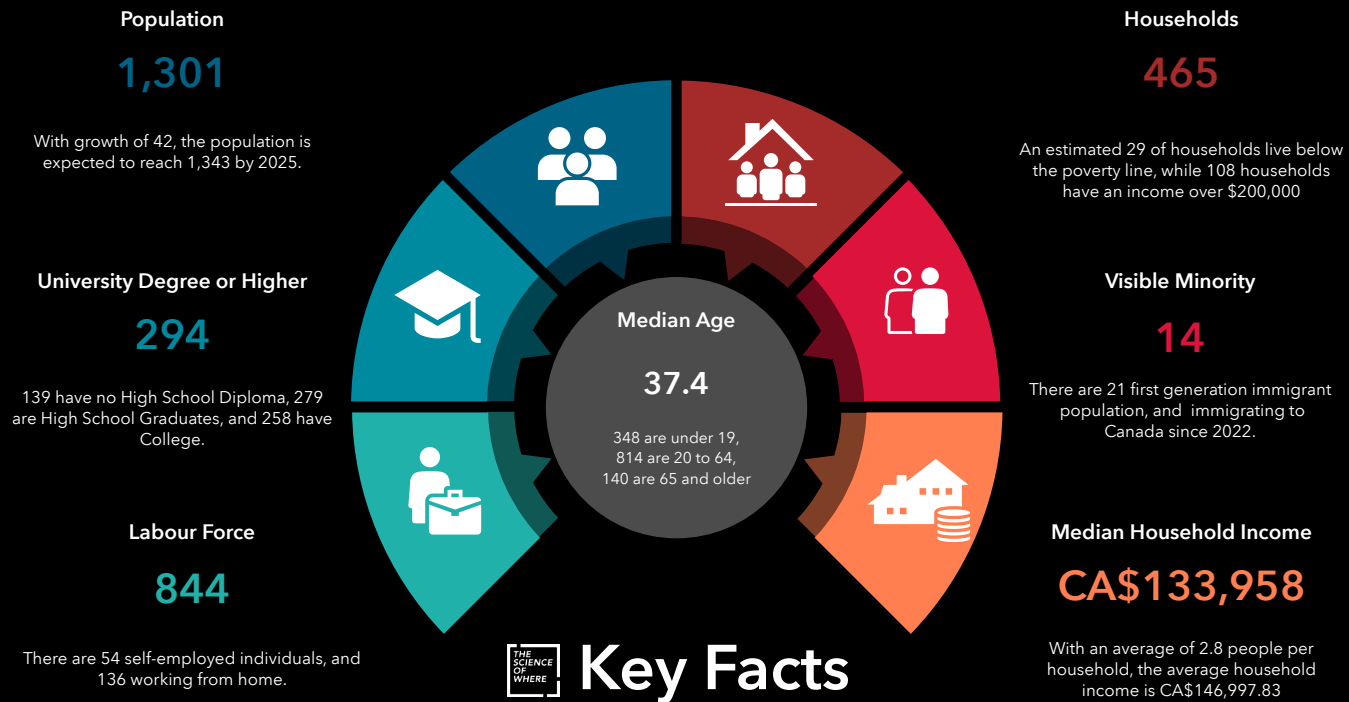
DRIVE TIME MAP



KEY FACTS

1439 Gingerich Rd, Baden, Ontario, N3A 3J7

Ring of 1 kilometer



Source: This infographic contains data provided by Environics (2025, 2030).

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MULTIPLE LISTING SERVICE NUMBER

X12713614

X12713646



STRENGTH

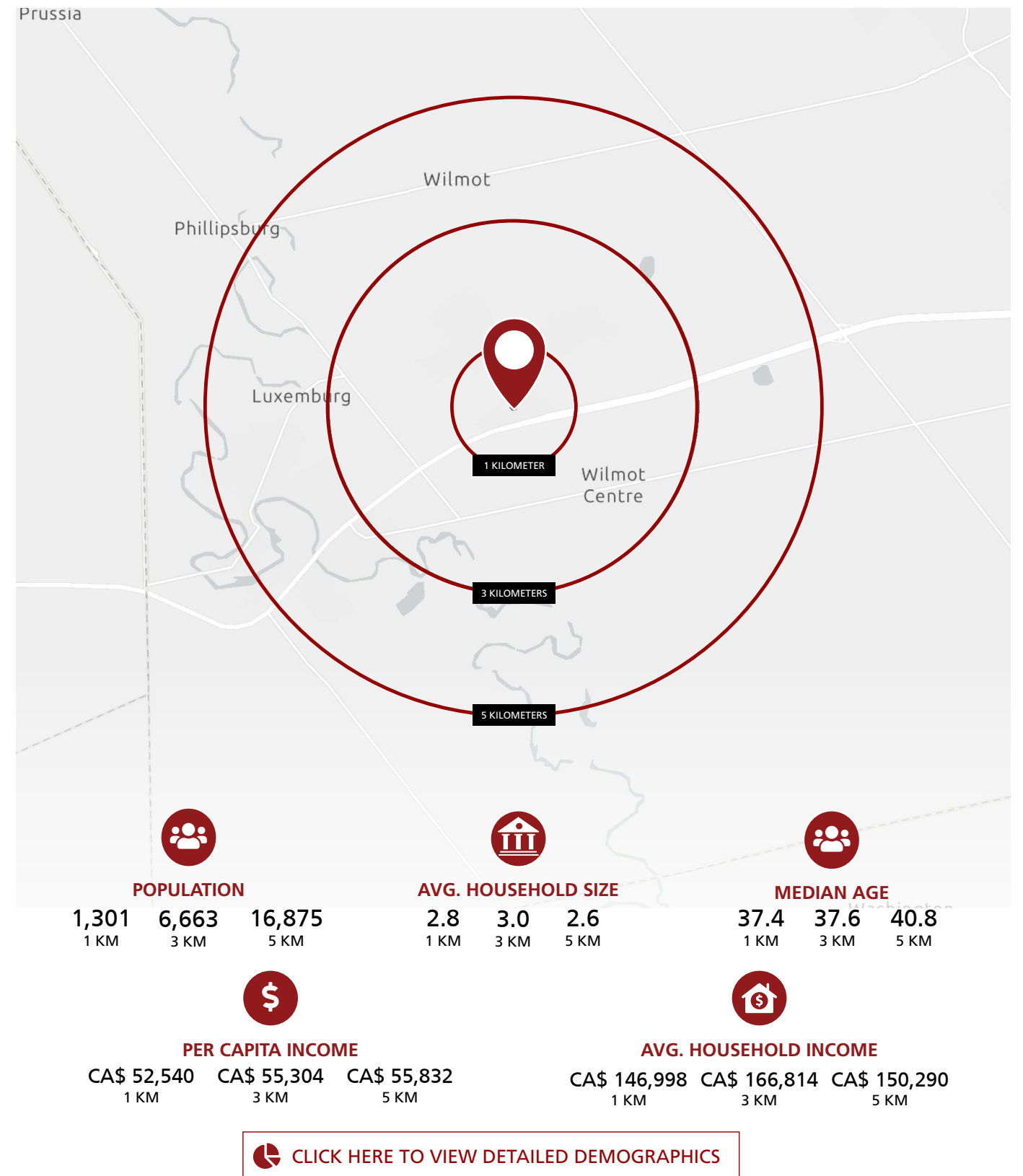
- Low site coverage permitting outside storage expansion
- Flexible zoning permitting such highly sought after uses as truck terminal and outside storage
- Convenient highway access

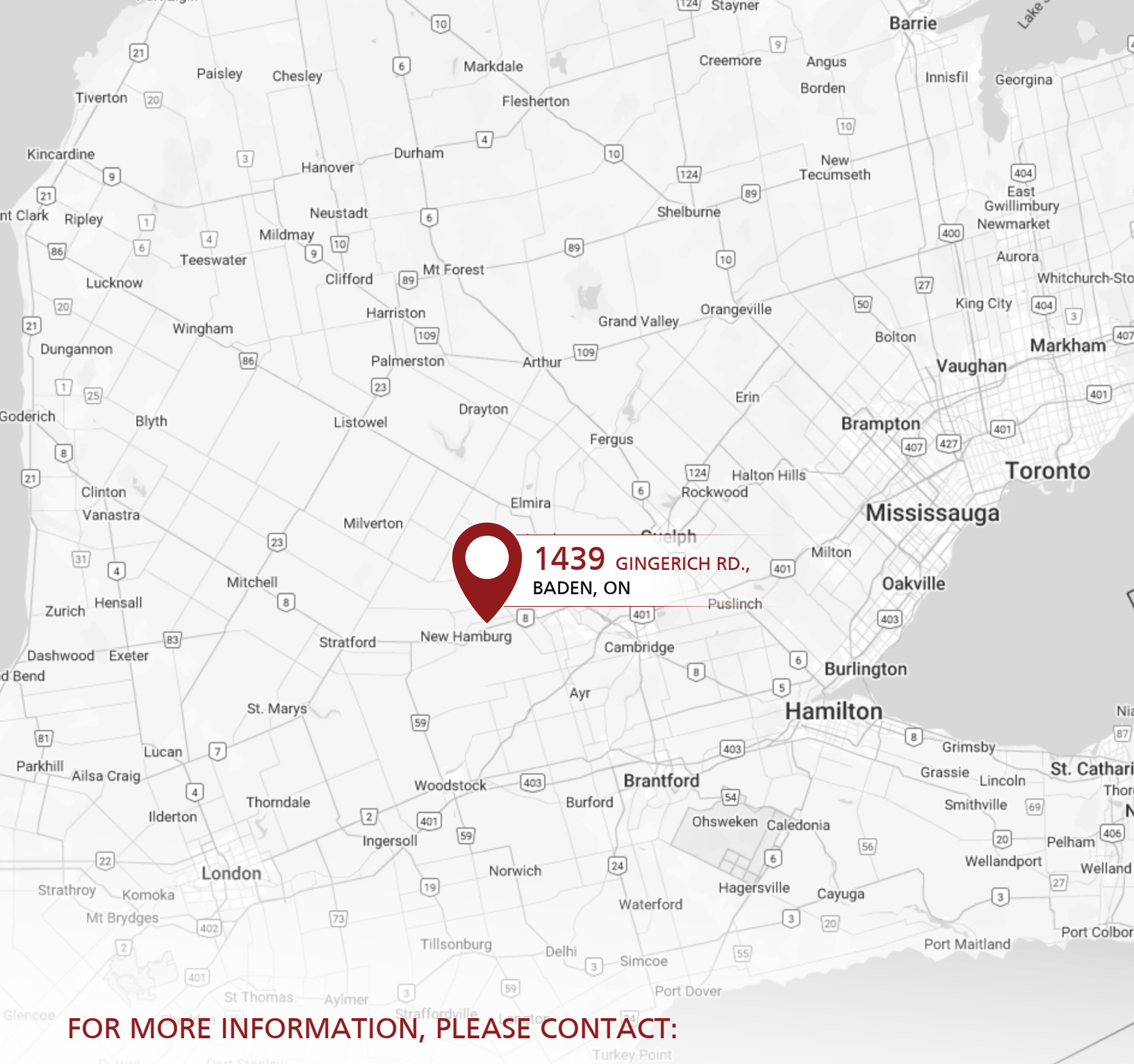


WEAKNESS

- Fair exposure and average site access
- Small market location

DEMOGRAPHICS





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FOR MORE INFORMATION, PLEASE CONTACT:



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