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17348 & 17354 Allaire Road, Moose Creek, ON

**Heavy Industrial Facility** on ±13.89 Acres  
with Heavy Power, Large Fire Suppression Tank and  
Zoned for Waste Disposal and Highway Commercial

**Stewart Metcalfe\*, SIOR**

Executive Vice President

+1 416 620 2820

[Stewart.Metcalfe@colliers.com](mailto:Stewart.Metcalfe@colliers.com)

**Terry Landon\*\***

Broker, Re/Max Affiliates Marquis Ltd.

+1 613 551 1022

[Terry@terrylandon.com](mailto:Terry@terrylandon.com)

**Jamie Cameron\*\***

Broker, Re/Max Affiliates Marquis Ltd.

+1 613 551 3444

[Cameron@remaxcornwall.ca](mailto:Cameron@remaxcornwall.ca)



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# Property Overview

17348 & 17354 Allaire Road,  
Moose Creek, Ontario  
K0C 1W0 65

## Property Highlights



### Location

North Stormont  
Township



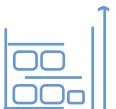
### Total SF

± 74,774 SF



### Total Land Size

±13.89 Acres



### Various Clear Heights

- 13 buildings of various uses, dimensions, ceiling heights and ages.
- Not all buildings have sprinklered fire protection.
- Number of overhead doors may include large open areas as opposed to doors.
- Not all buildings are heated.

Colliers along with **Re/Max Affiliates Marquis Ltd.**, is pleased to offer for sale a heavy industrial facility located off Hwy 138 about 2 km S. of Hwy 417 (4 lanes) between Ottawa & Montreal & +/- 40 km N of Cornwall & a border crossing to USA. Zoned Waste Disposal exception 1 and Highway Commercial.

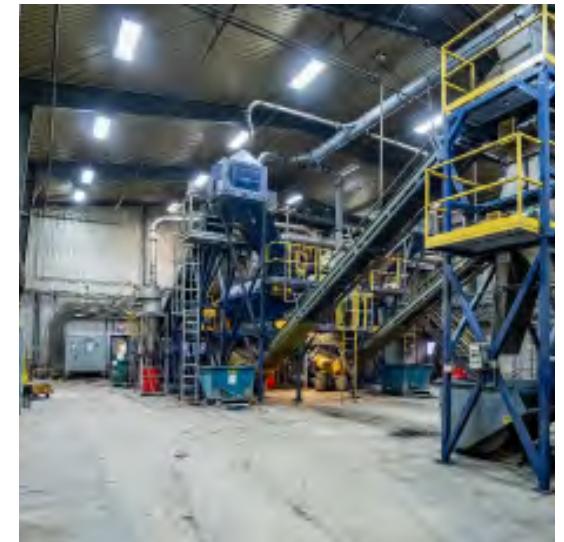
The site is serviced with drilled well, septic system, holding tank, and heavy power (3 separate transformers of 3,000 Amps each, Main Power is 44,000 volts stepped down to 13.2000 volts. Each transformer is 13.2 Kv to 600 Kv and each one is 2.5 megawatts).

The facility is located on approx. 13.89 +/- acres which includes a combination of 13 buildings on the site totaling 74,774 SF +/- of varying dimensions. Allaire Road is paved and not subject to half load restrictions. There are 3 entrances c/w +/- 4 acre gravelled yard, partially fenced.

Recently built 371,000 usg holding tank for fire protection connected to a sprinkler system servicing much of the plant + dry chemical sprinkler services other areas of the facility.

All information and measurements to be verified by the Buyer and Buyer's agent. Lot size and acreage from GEOWarehouse and building size estimated.

**Sale Price:**  
**\$2,950,000.00**



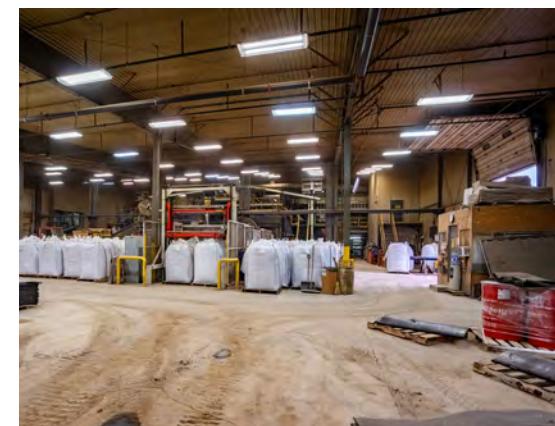
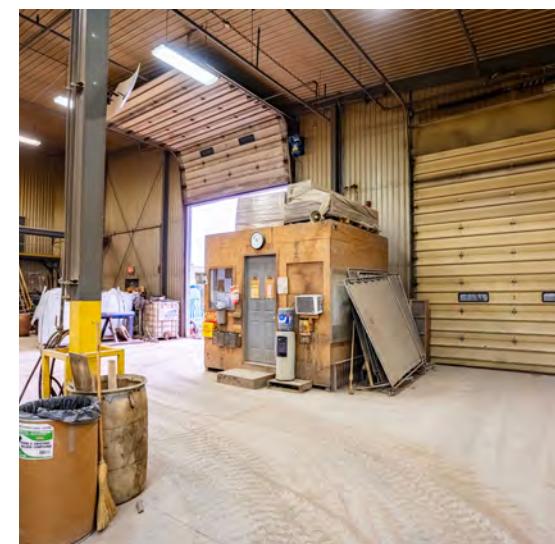
# Building Specifications

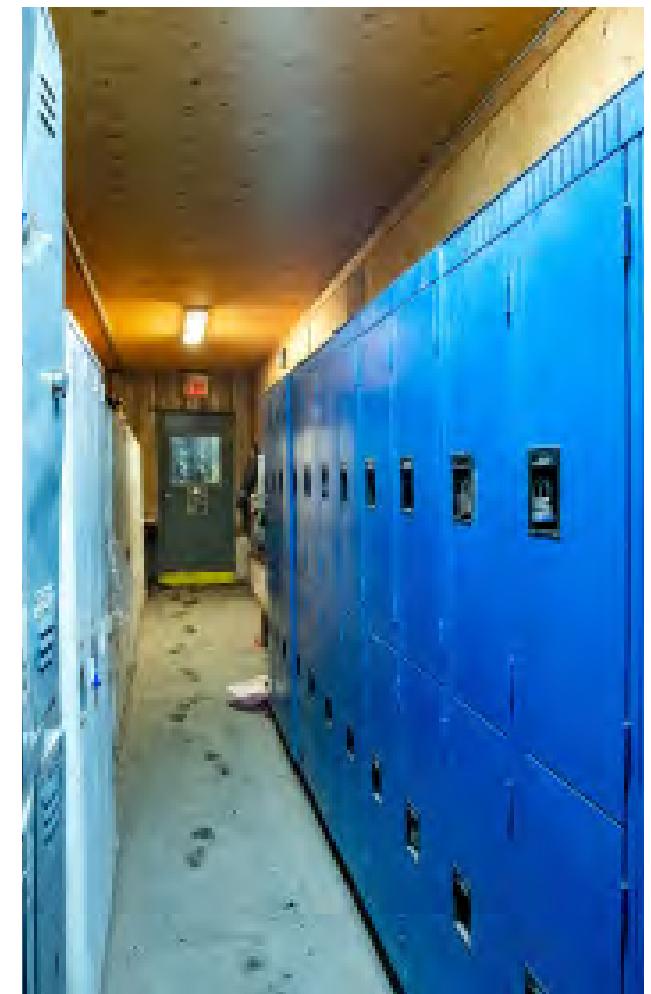
<b>Civic Address</b>	17348 & 17354 Allaire Road, Moose Creek, ON, K0C 1W0
<b>Total Area</b>	74,774 SF +/- 3,814 SF +/- - Office Area
<b>Lot Area</b>	13.89 +/- Acres
<b>Clear Height</b>	Varying clear heights
<b>Zoning</b>	WD-1, CH ( Waste Disposal exception 1 and Highway Commercial )
<b>Power</b>	3 separate transformers of 3,000 Amps each, Main Power is 44,000 volts stepped down to 13.2000 volts. Each transformer is 13.2 Kv to 600 Kv and each one is 2.5 megawatts.
<b>Availability</b>	Immediate
<b>Asking Price</b>	\$2,950,000.00
<b>Comments</b>	<ul style="list-style-type: none"><li>Recently built agreed level 371,000 usg holding tank for fire protection connected to sprinkler system servicing much of the plant + dry chemical sprinkler other areas of the facility.</li><li>Lot sizes and acreage from GEOWarehouse and building size estimated.</li></ul>

Property lines are approximate and all information and measurements to be verified by the Buyer and Buyer's agent.









# Building Plan

**Building #1**  
Dwelling

**Building #2**  
Storage Garage

**Building #3**  
Warehouse

**Building #4**  
Bunker

**Building #5**  
Warehouse

**Building #6**  
Grinder

**Building #7**  
Office

**Building #8**  
Garage

**Building #9**  
Garage

**#10**  
Water Tank

**Building #11**  
Shredder

**Building #12**  
Storage Bunker

**Building #13**  
Storage Bunker

**#14**  
Silo has been removed



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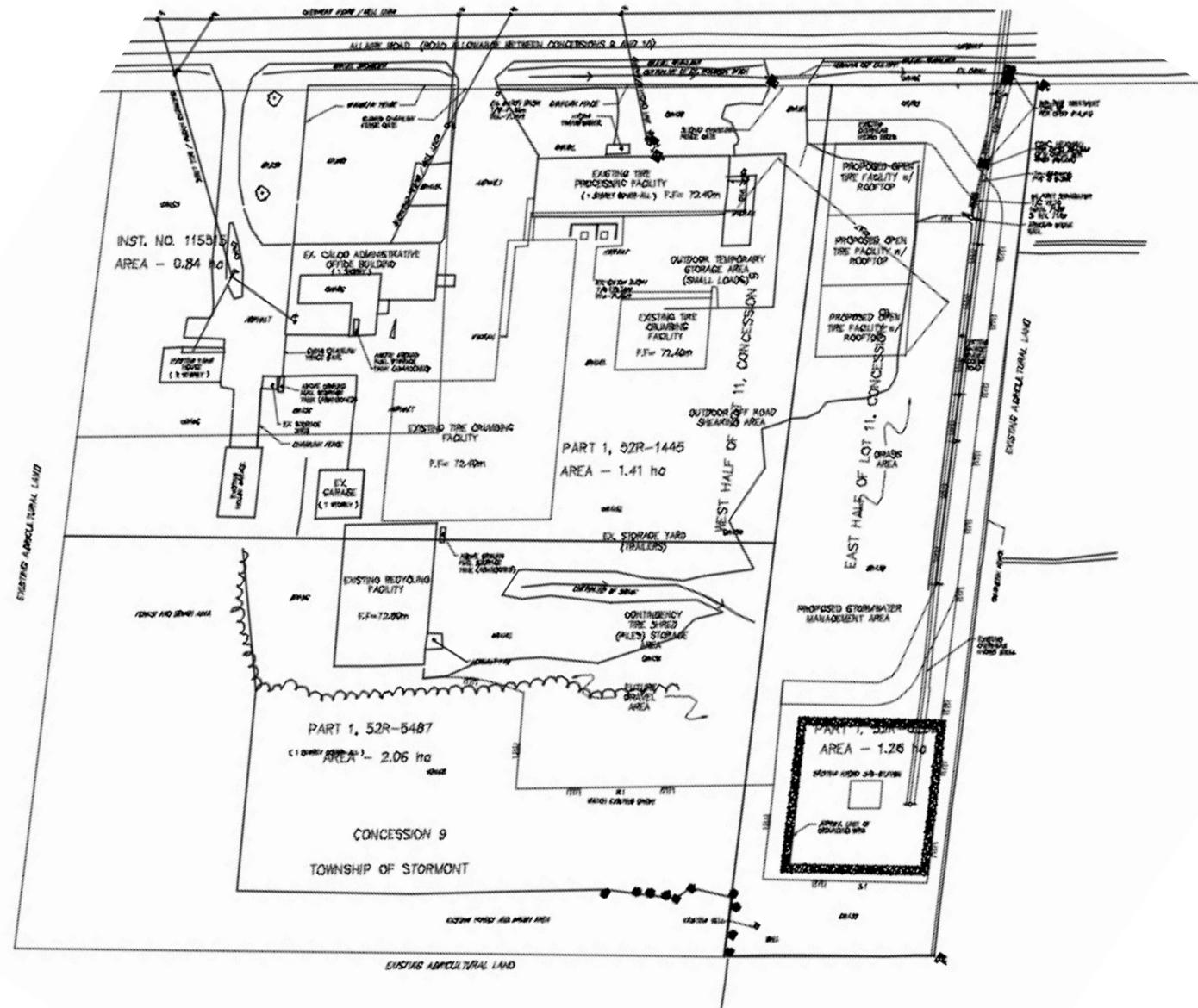


## Building by Type, Size & Age

Building	Age*	Type	Height**	Size**	Remarks
#1	1915	1.5 Storey Dwelling	n/a	2,344 sf	Used as office / accommodation
#2	1983	Storage Garage- Wood Frame	12'	1,620 sf	Storage
#3	2005	Pre-Eng. Steel Warehouse	22' at peak	9,600 sf.	Sprinklered - 10' PC knee walls
#4	1996	Tension Fabricbuilding	24' at peak	1,600 sf.	10' PC knee wall - hard packed gravel
#5	2012	Pre-Eng. Steel Warehouse	30' at peak	18,000 sf.	Sprinklered - 30 x 40' bays and spans
#6	2011	Pre-Eng. Steel Warehouse	32' at peak	7,200 sf.	Sprinkler
#7	1970	Wood Frame Office	7' at peak	1,470 sf.	Offices, washrooms + employee lunch
#8	1969	Storage Garage - Wood Frame	8' at peak	2,035 sf.	Storage
#9	1994	Storage Garage - Wood Frame	22' at peak	2,525 sf.	Storage
#10	2022	Water Tank	33' at peak	45' diameter	371, 000 US gallons
#11	1996	Tension Fabric Building	24' at peak	8,500 sf.	Sprinklered - 7' PC knee walls
#12	2014	Pre-Eng. Steel Bunker	20' at peak	15,200 sf.	Sprinklered - 9' PC knee walls
#13	2011	Pre-Eng. Steel Bunker	26' at peak	4,680 sf.	Sprinklered - 6' PC knee walls

Property lines are approximate and all information and measurements to be verified by the Buyer and Buyer's agent.

# Site Plan



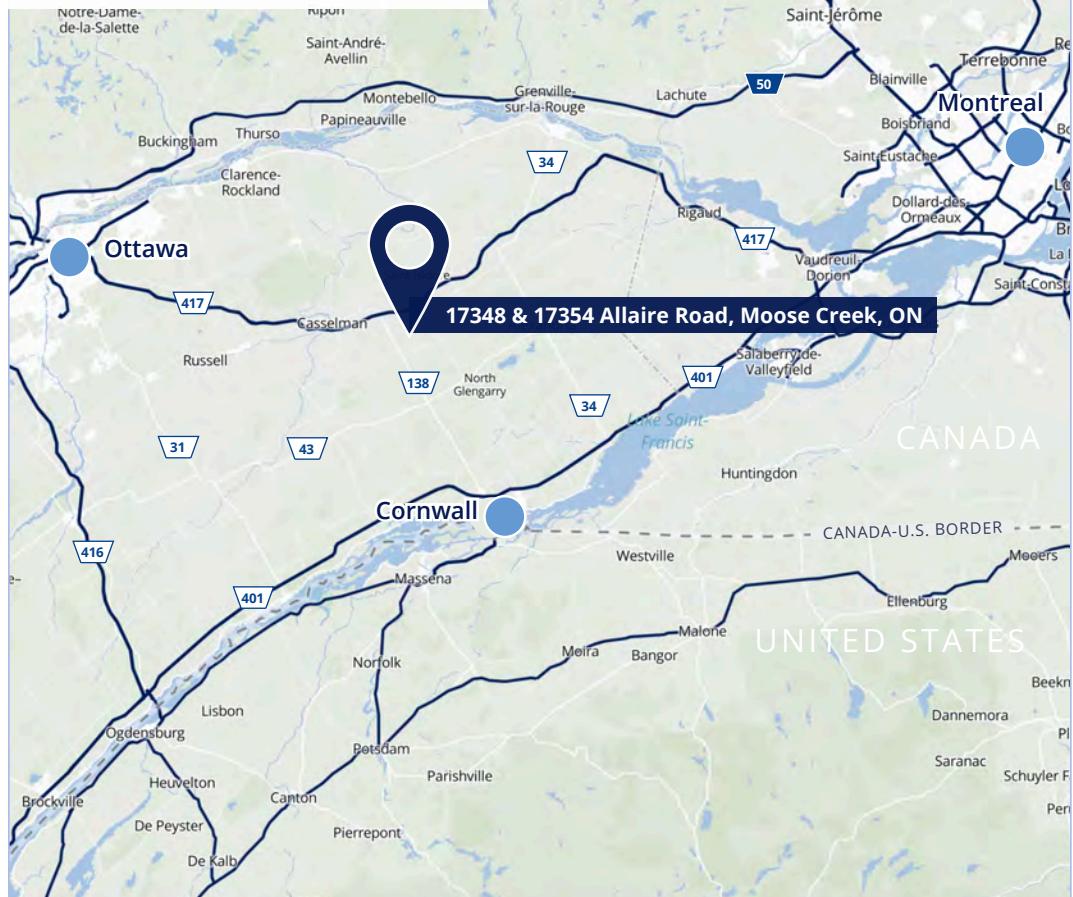
**Property lines are approximate and all information and measurements to be verified by the Buyer and Buyer's agent.**



# Location Overview

## Driving Distances & Times

Cornwall	39km	35min
Ottawa	65km	40min
Montreal	138km	1h35min
U.S. Border	42km	42min
Highway 417	2km	2min
Highway 43	16km	12min



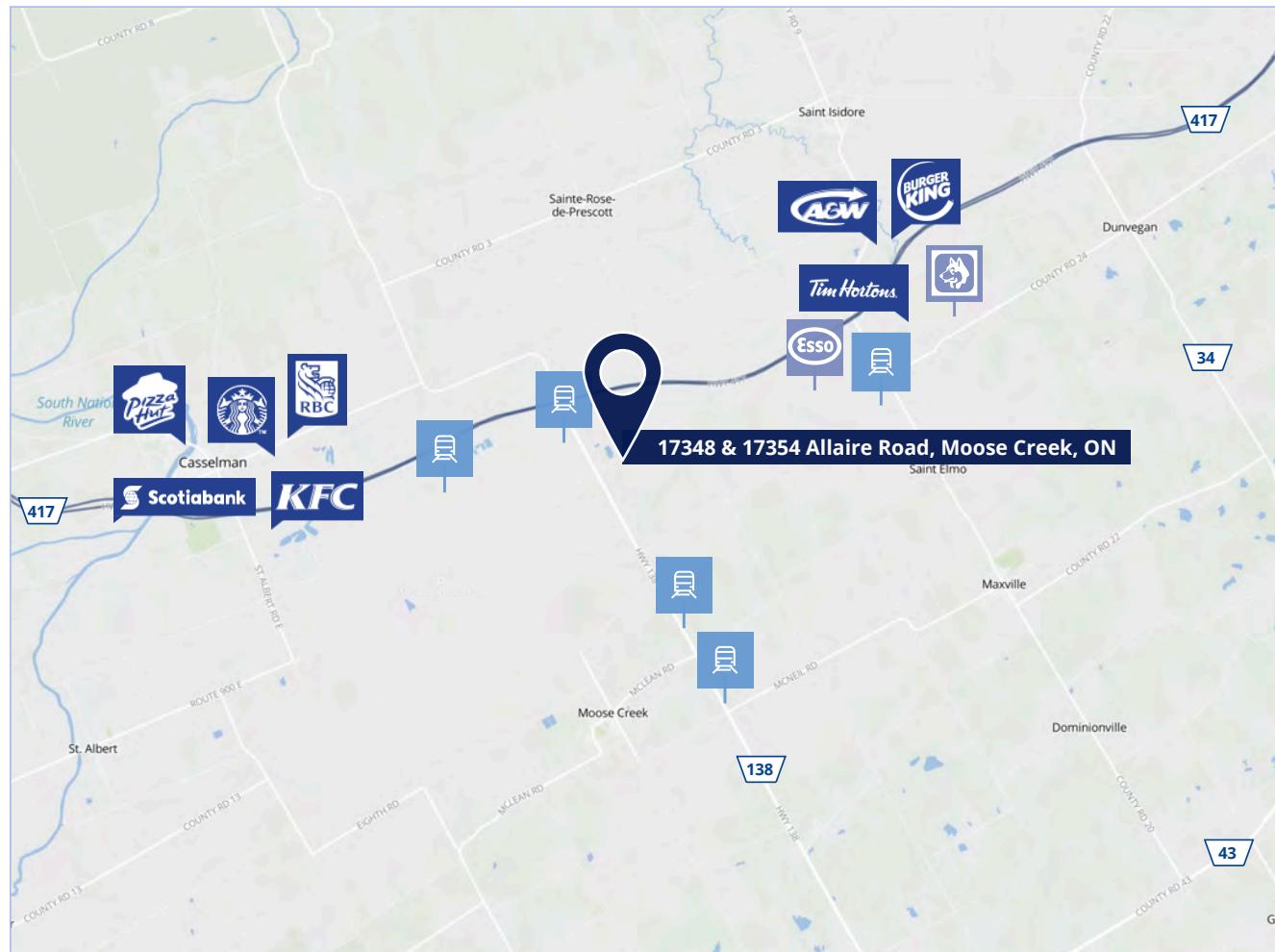
The Township of North Stormont is a very active agricultural community, but is home to many unique businesses, including aggregate extract, waste management, retail, food handling and professional and technical services.

Although the smallest in population of the six municipalities in SDG, North Stormont provides a strategic location for businesses to locate due to its proximity along Highway 417, Highway 138 and to major centers such as Ottawa and Montreal.

## Transit

- Highway 401 provides access to Montreal & Quebec City to the east, and Kingston, Toronto and Windsor to the West.
- Highway 318 and 417 connects Cornwall to Ottawa
- Cornwall Border Crossing 42 mins | 42 kms

# Nearby Amenities



Proximity to  
Highway 138 and  
Highway 417



Combination  
of 13 Buildings  
Total Area  $\pm 74,774$  SF



## Zoning **WD-1, CH** (Waste Disposal exception 1 and Highway Commercial)



17348 & 17354 Allaire Rd.

<b>RBC</b>	11.2km	8min
<b>Scotia Bank</b>	11.2km	8min
<b>Local Transit Stops</b>	within 5km	
<b>Husky Station</b>	7.8km	7min
<b>Esso Station</b>	7.8km	7min
<b>Tim Hortons</b>	7.8km	7min
<b>Burger King</b>	10.5km	9min
<b>Starbucks</b>	11.2km	8min
<b>A &amp; W</b>	7.6km	7min
<b>Pizza Hut</b>	11.2km	8min
<b>KFC</b>	11.2km	8min

# Zoning Overview

## Waste Disposal (WD) Zone Permitted uses

Aggregate Recycling Facility

Recycling Yard

Alternate Energy System

Renewable Energy System

Compost Facility

Transfer Station

Energy from Waste Facility

Transportation Depot

Public Utility

Waste Disposal Site

Recycling Depot

Wrecking Yard

## Highway Commercial (CH) Zone Permitted uses

Adventure Games

Flea Market

Arena/Hall

Garden Centre

Auction Establishment

Golf Course

Automobile Sales or Rental Establishment

Greenhouse, Commercial

Automobile Service Station

Kennel

Automotive Repair Garage

Lumber Yard

Bakery

Mini-Warehouse & Public Storage

Building Supply Outlet

Motor Vehicle Inspection Garage

Bulk Fuel Depot

Outdoor Recreational Facility

Car Wash

Place of Entertainment

Contractor's Shop or Yard

Propane Facility

Convenience Store

Recreation Establishment

Equipment Repair

Restaurant

Equipment Sales / Rental – Commercial, Industrial

Transportation Terminal

Equipment Sales / Rental – Domestic

U-Brew / Small Batch Brewery

Farm Produce Outlet

Veterinarian Establishment

Establishment Workshop





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## For Sale

### **Stewart Metcalfe\*, SIOR**

Executive Vice President  
+1 416 620 2820  
Stewart.Metcalfe@colliers.com

### **Terry Landon\*\***

Broker, Re/Max Affiliates Marquis Ltd.  
+1 613 551 1022  
Terry@terrylandon.com

### **Jamie Cameron\*\***

Broker, Re/Max Affiliates Marquis Ltd.  
+1 613 551 3444  
Cameron@remaxcornwall.ca



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