

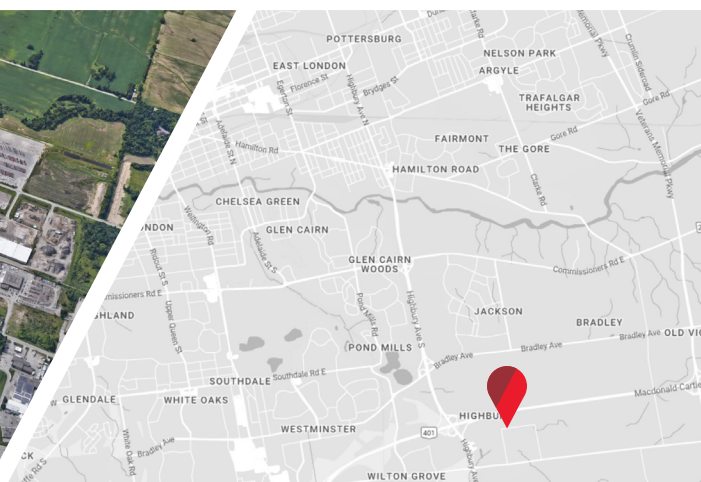


CLASS A INDUSTRIAL FACILITY
INCLUDING ±20.5 ACRES OF EXCESS LAND
1500 MAX BROSE DRIVE, LONDON, ONTARIO

~~Asking Price: \$49,000,000~~

Reduced Price: \$38,000,000

Building Area: 207,172 SF | Total Site Area: 31.796 Acres



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

~~ASKING PRICE: \$49,000,000~~

REDUCED PRICE: \$38,000,000

PROPERTY DETAILS

Well maintained class A industrial facility for sale with over ± 20.5 acres available for a potential expansion. This facility spans over 207,000 SF on 31.796 acres total with a proposed leaseback of approx. 45,000 SF. The property offers excellent exposure and access to Highway 401. A full due diligence package is available upon request.

- **Building Area:** 207,172 SF
- **Total Site Area:** 31.796 Acres
 - * The purchase must include both of the following PINS:
 - » 081990137 (15.969 Acres)
 - » 081990139 (15.827 Acres)
- **Zoning:** Light Industrial (LI1/LI2)
- **Clear Heights**
 - » **High Bay: 33'**
 - * $\pm 70,000$ SF
 - » **Low Bay: 21'5"**
 - * $\pm 111,000$ SF
 - » **Office Area:**
 - * $\pm 26,000$ SF
- **Property Taxes:** \$374,763.49 (2023)
- **Dock Level Doors:** 10
- **Grade Level Doors:** 2
- **Electrical:**
 - * 3 Phase
 - * 600 Volts
- **Buyer to verify all measurements independently**



± 20.5 ACRES OF EXCESS LAND

Conveniently offering
304 spaces



CLASS A INDUSTRIAL FACILITY

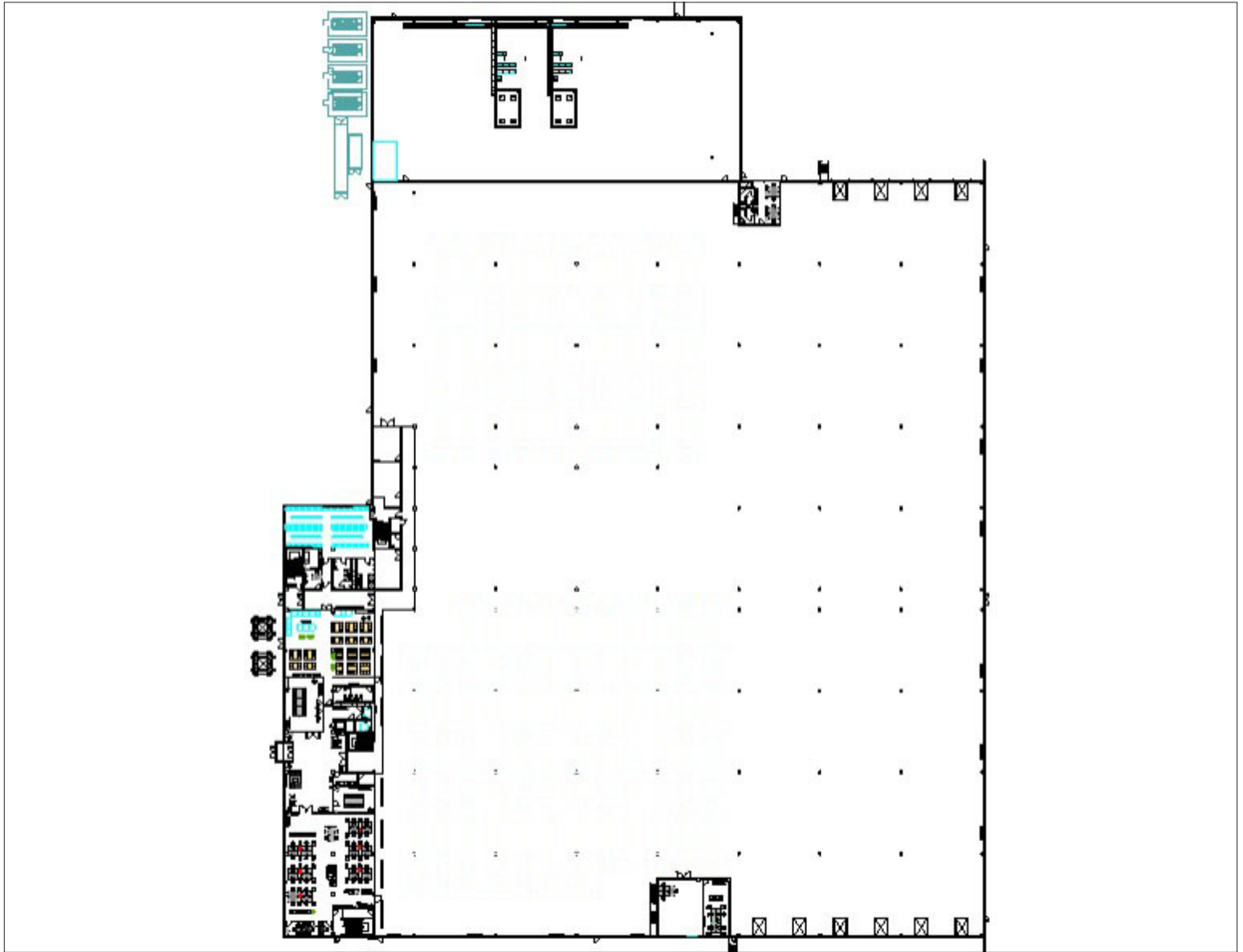
Well maintained
spanning over 207,000 SF



PRIME LOCATION & EXPOSURE

Excellent access to
Highway 401

FLOOR PLAN | GROUND FLOOR



ANDREW JOHNSON

Sales Representative

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BRENT RUDELL

Broker of Record

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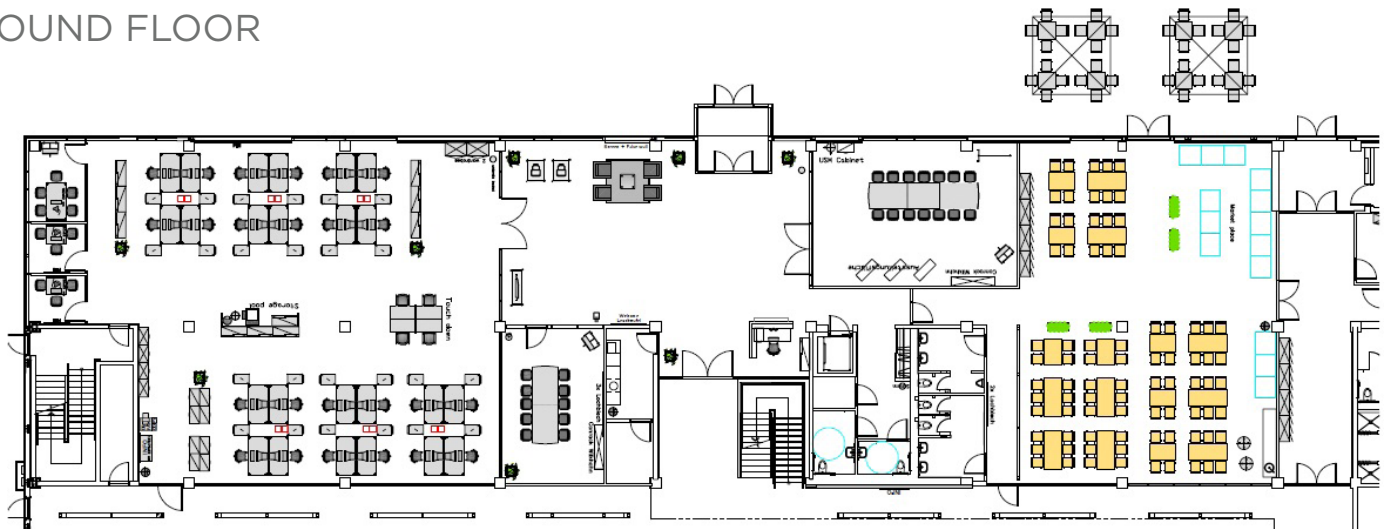
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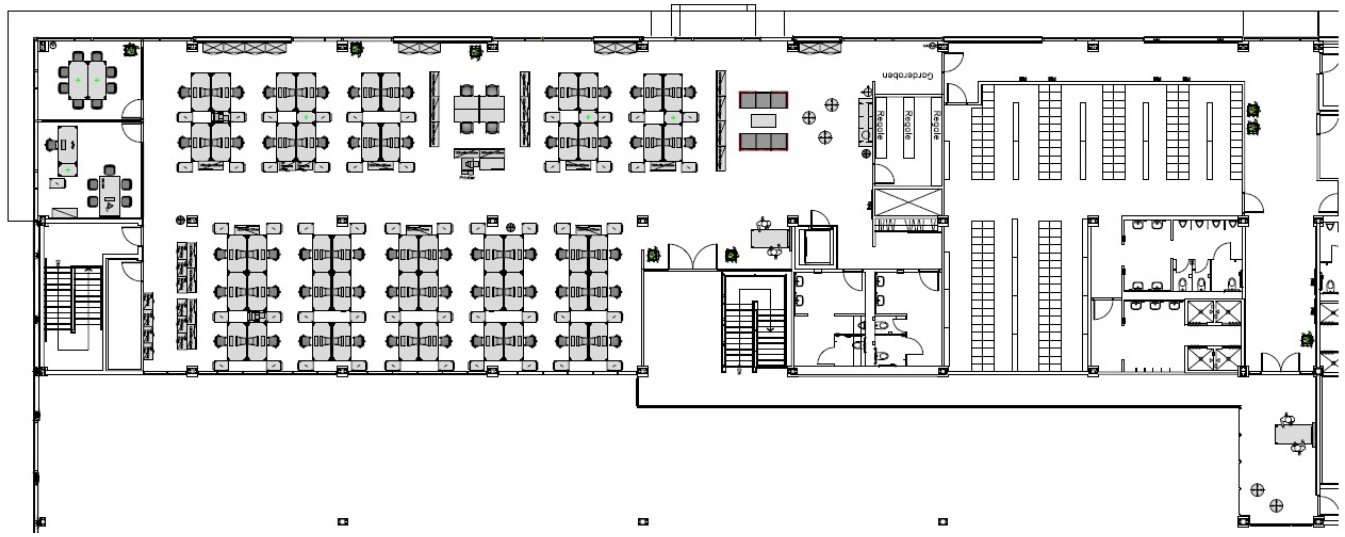
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FLOOR PLANS | OFFICE AREAS

GROUND FLOOR



SECOND FLOOR



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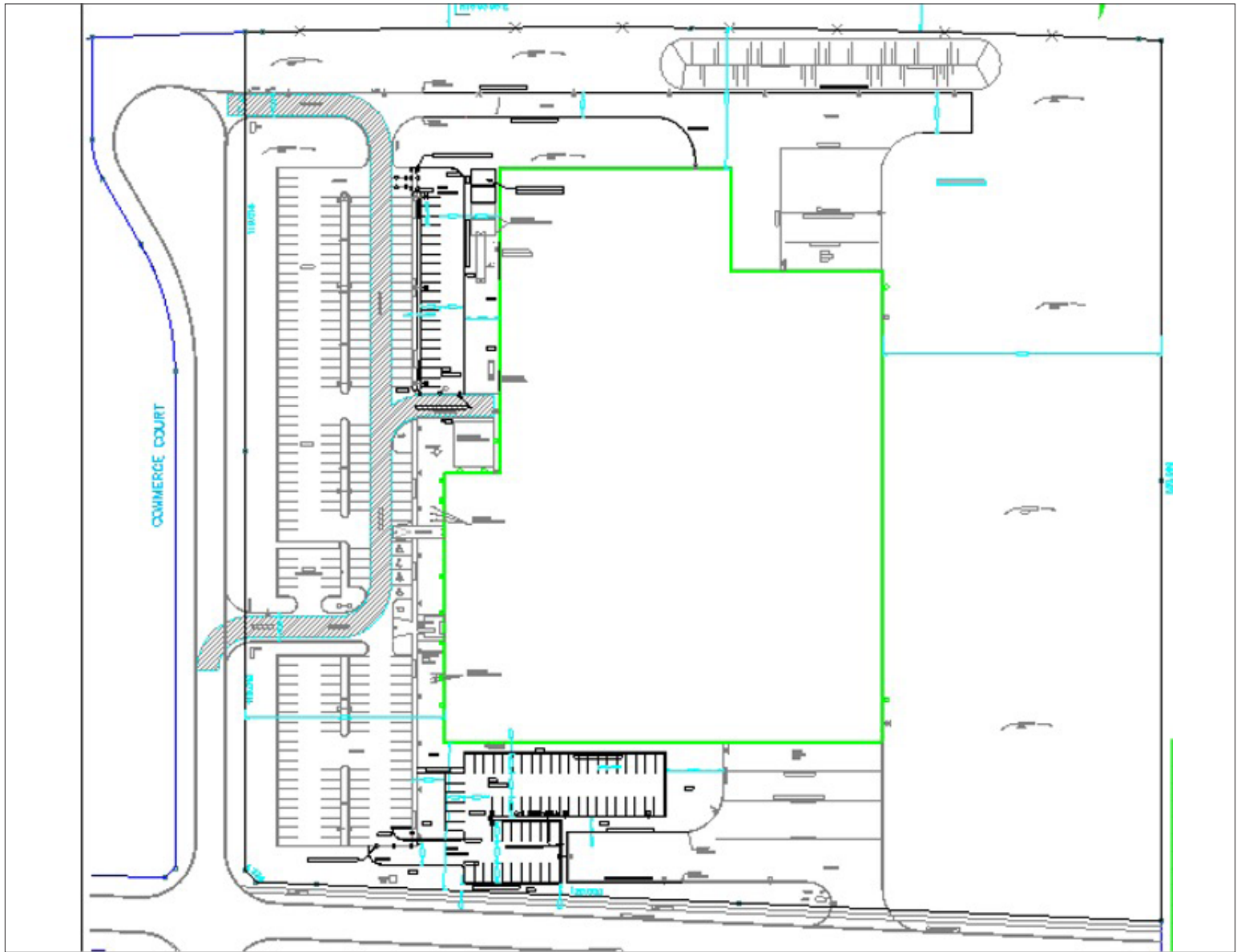


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SITE PLAN



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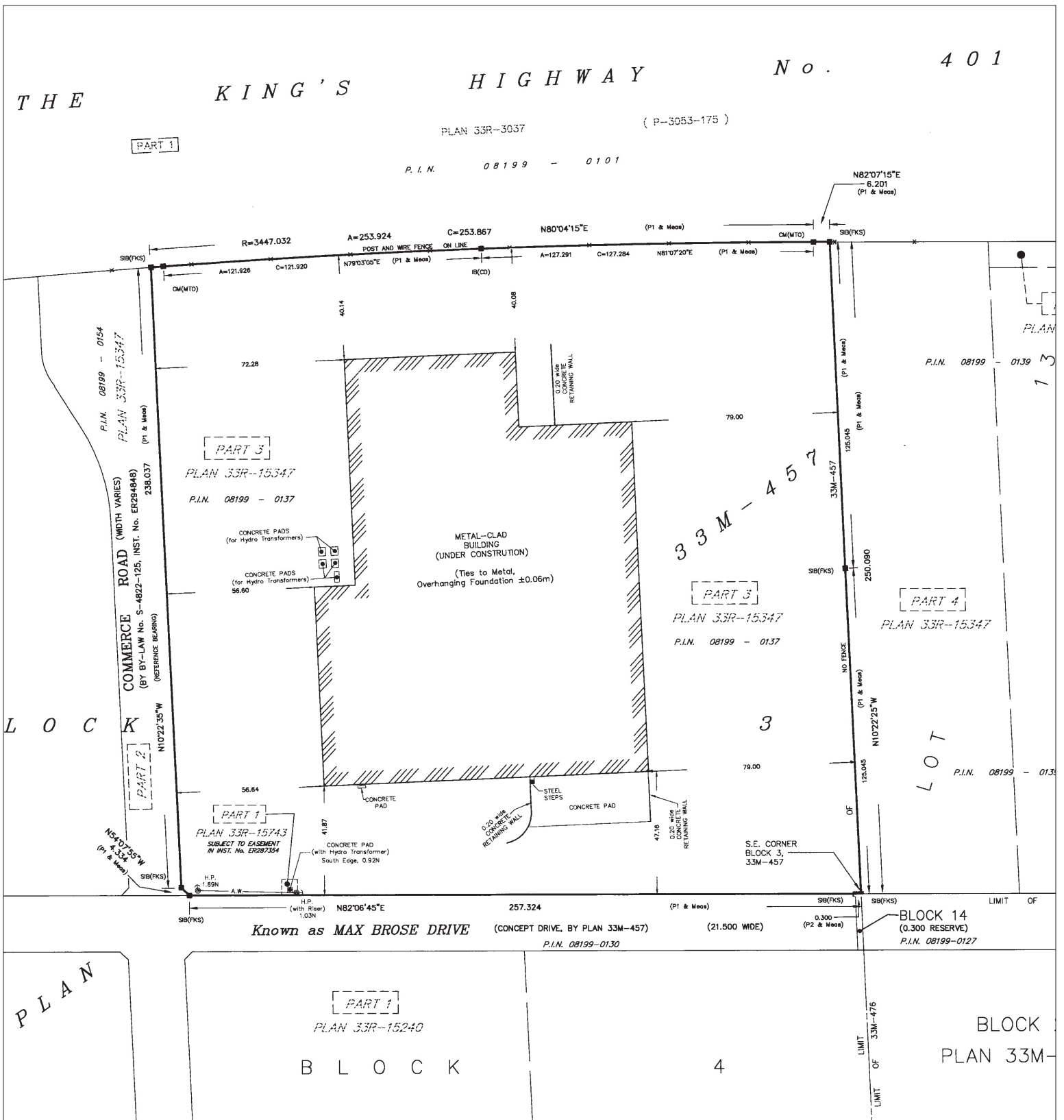


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LEGAL SURVEY



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PROPERTY IMAGES



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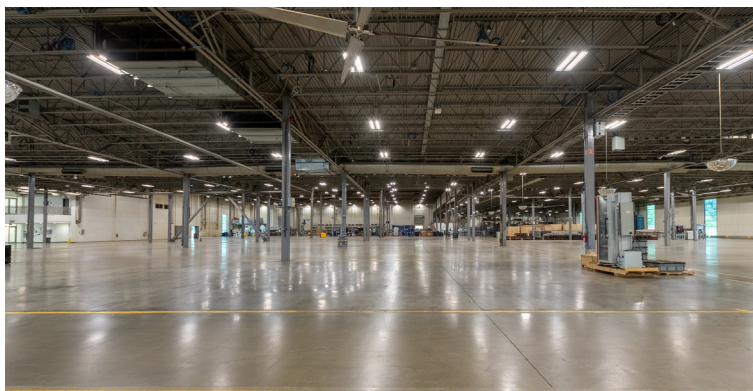
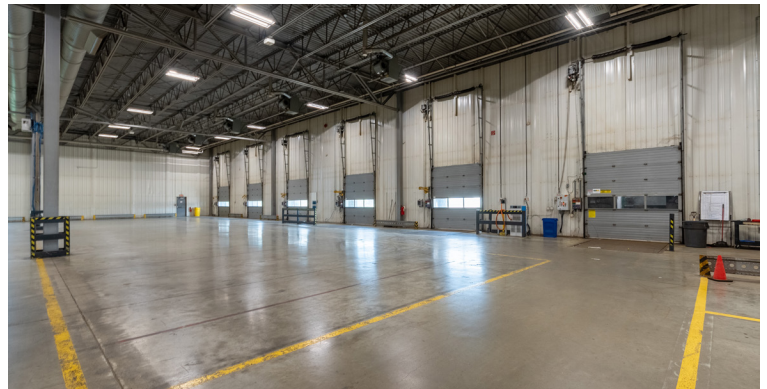
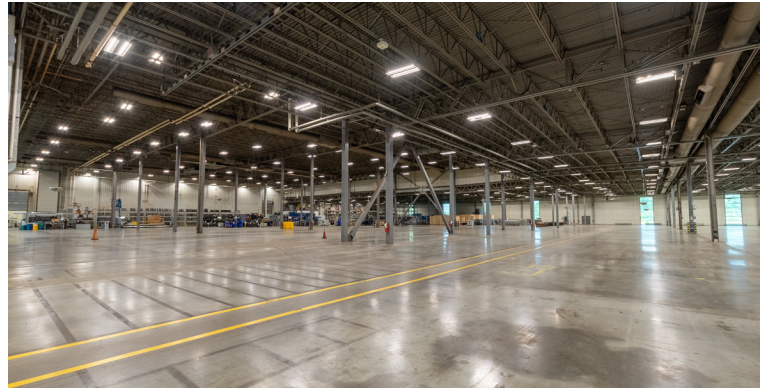
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