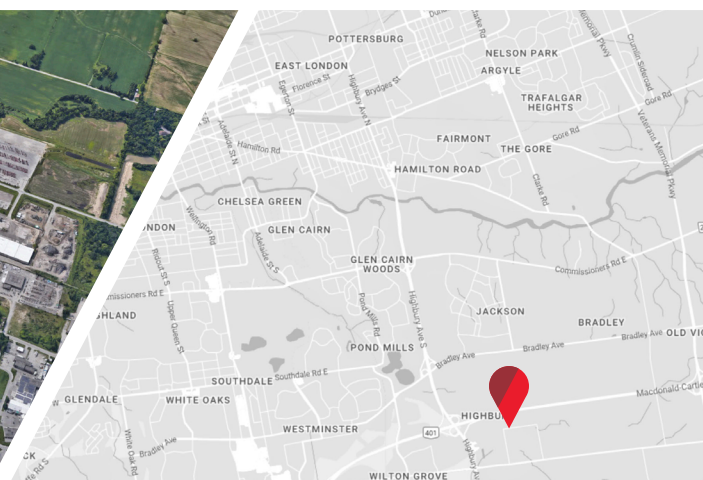




**CLASS A INDUSTRIAL FACILITY  
INCLUDING ±20.5 ACRES OF EXCESS LAND  
1500 MAX BROSE DRIVE, LONDON, ONTARIO**

*Asking Price: \$45,500,000*

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



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$45,500,000

## PROPERTY DETAILS

Well maintained class A industrial facility for sale with over  $\pm 20.5$  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)
- **Property Taxes:** \$374,763.49 (2023)
- **Clear Height:** 21'8" to 33'9"
- **Dock Level Doors:** 10
- **Grade Level Doors:** 2
- **Electrical:**
  - \* 3 Phase
  - \* 600 Volts



### **$\pm 20.5$ ACRES OF EXCESS LAND**

Conveniently offering  
304 spaces



### **CLASS A INDUSTRIAL FACILITY**

Well maintained  
spanning over 207,000 SF

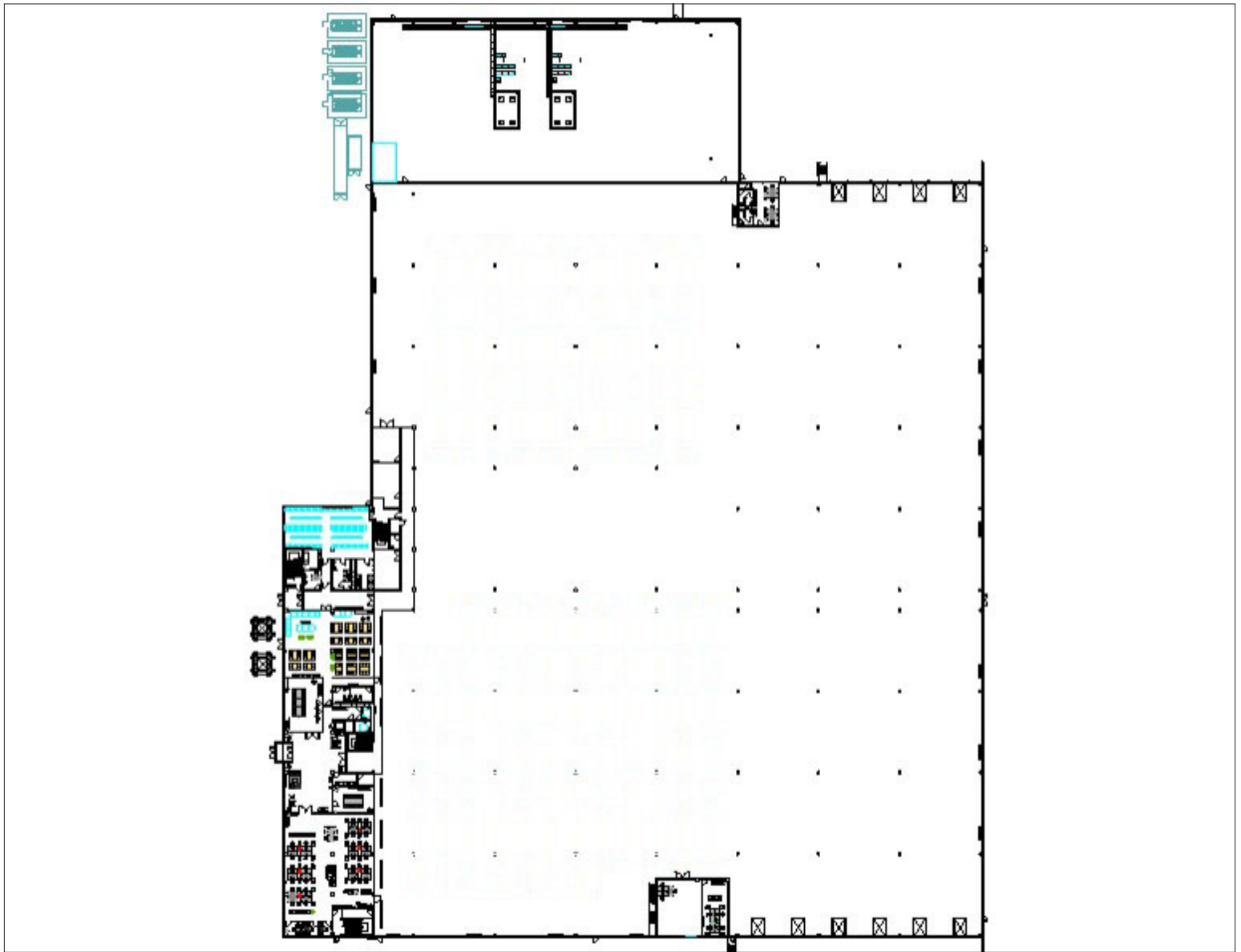


### **PRIME LOCATION & EXPOSURE**

Excellent access to  
Highway 401



# FLOOR PLAN | GROUND FLOOR



**ANDREW JOHNSON**

*Sales Representative*

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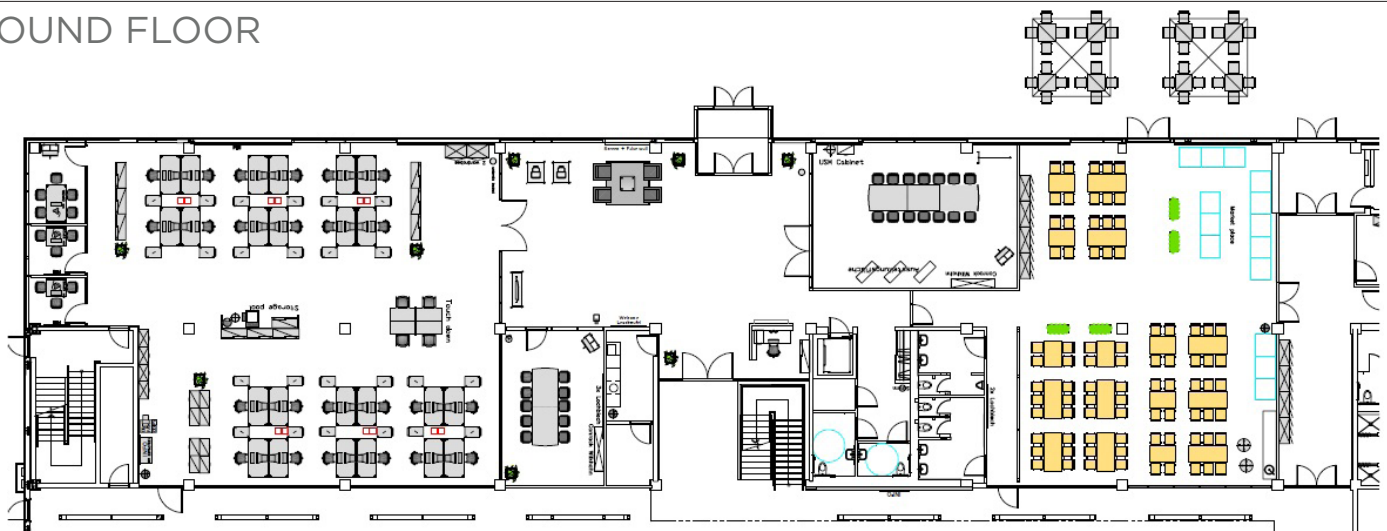
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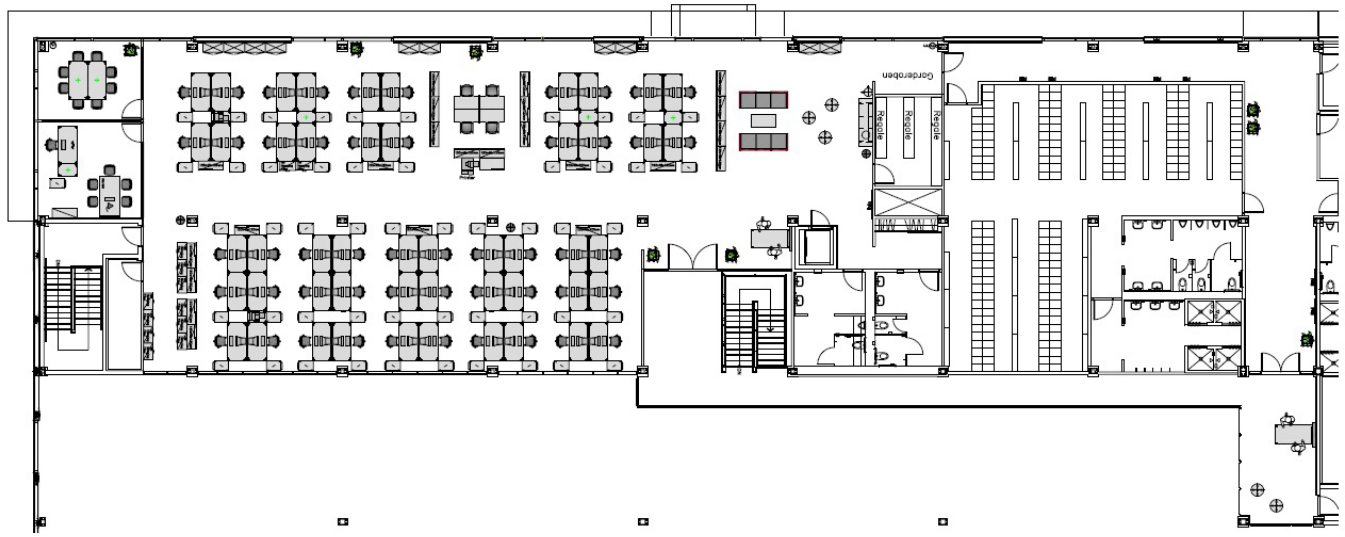
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# FLOOR PLANS | OFFICE AREAS

## GROUND FLOOR



## SECOND FLOOR



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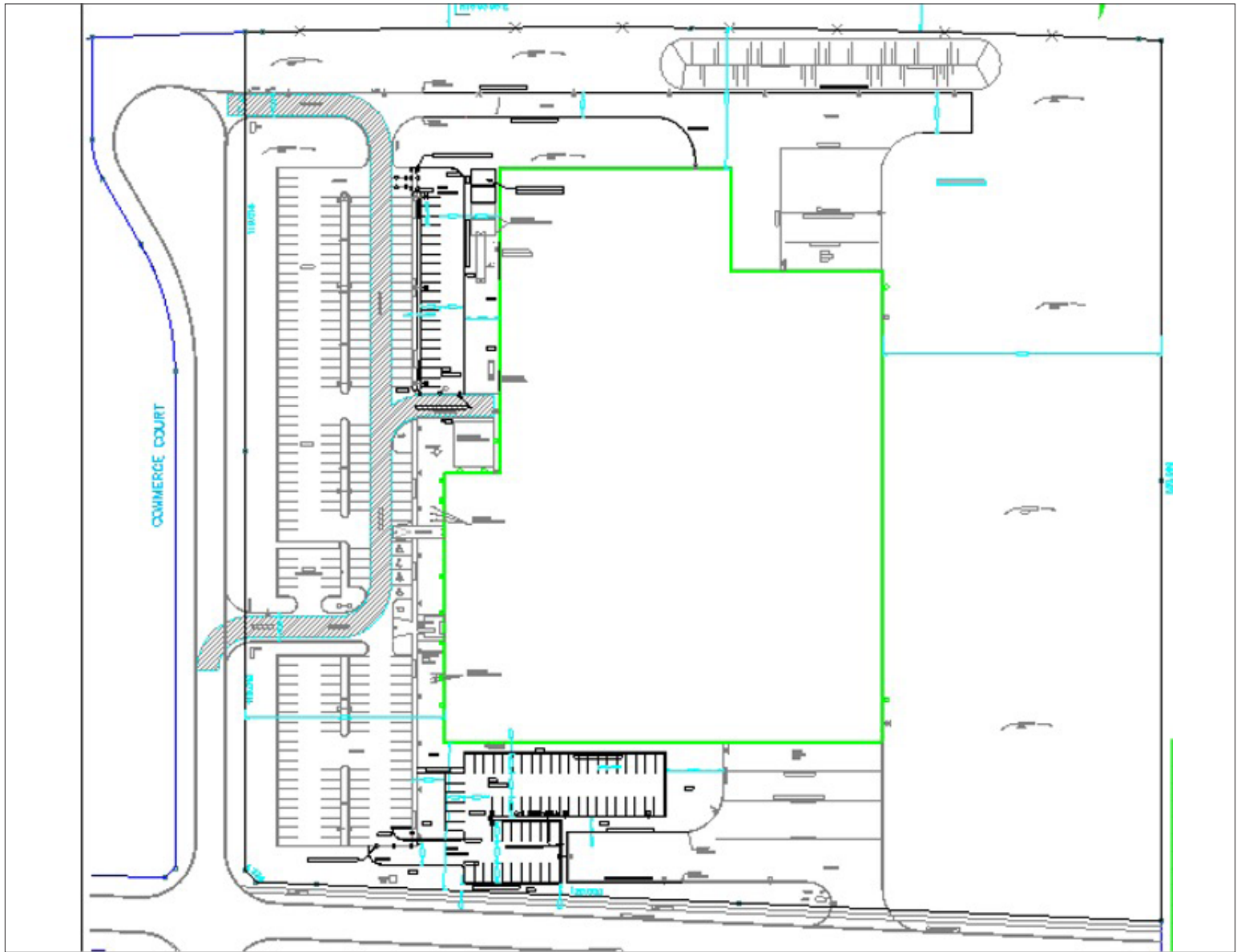
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# SITE PLAN



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# PROPERTY IMAGES



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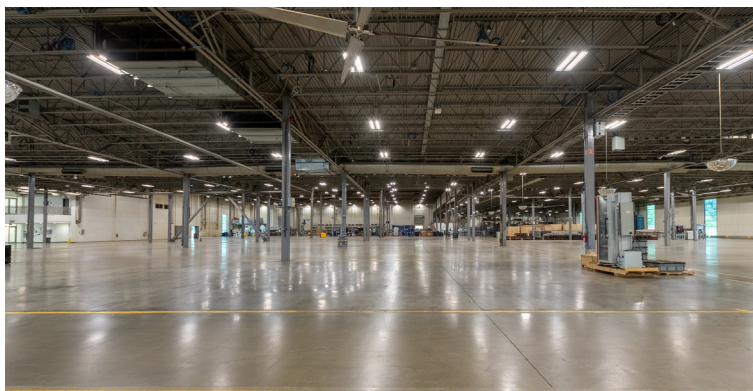
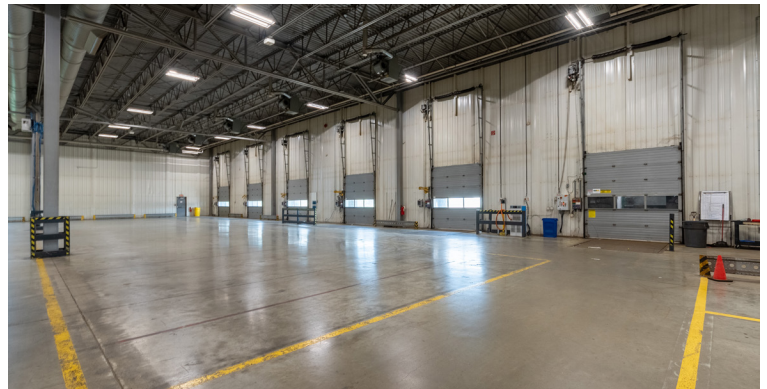
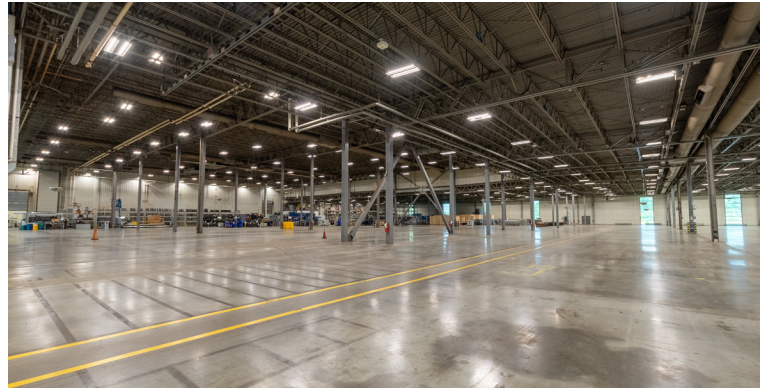
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