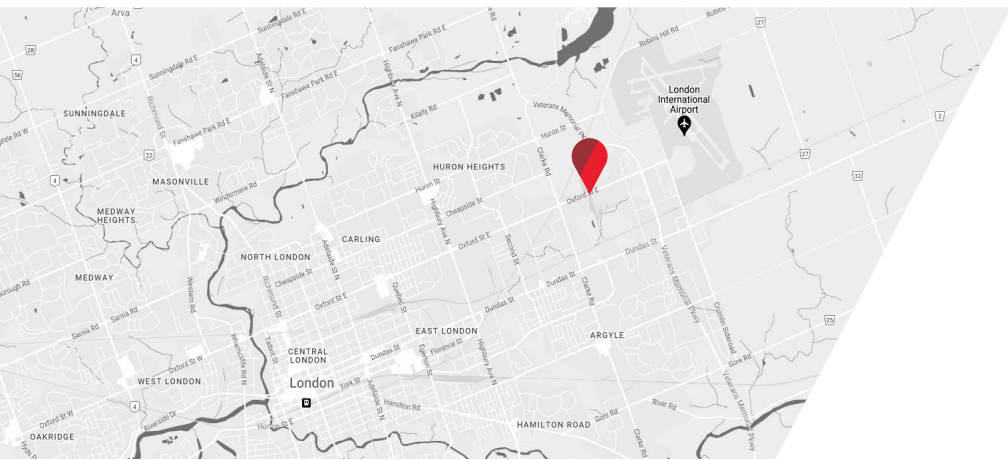




INDUSTRIAL LAND | **FOR SALE**

OXFORD STREET EAST

London, ON N5V 2Z8



ASKING PRICE: CONTACT L.A.

PROPERTY HIGHLIGHTS

20 acres of industrial land with rare heavy and general industrial zoning designation permitting a broad range of industrial uses including but not limited to transport terminal, outside storage, manufacturing, and warehouse establishments. The property features 394 feet of frontage along Oxford Street East. This desirable site has a rail line at the side of the property and is located near Veteran's Memorial Parkway providing excellent highway access. 12.6 acres is leased to a single tenant. However, vacant possession can be provided if required.

- **Site Area:** 20 Acres
- **Taxes:** \$40,846.50 (2024)
- **Zoning:** G1/H1
- Vacant possession can be provided if required



RARE HEAVY AND GENERAL
INDUSTRIAL ZONING



394' FRONTAGE ALONG
OXFORD STREET EAST



IN CLOSE PROXIMITY TO
VETERANS MEMORIAL PKWY

JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

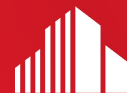
ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
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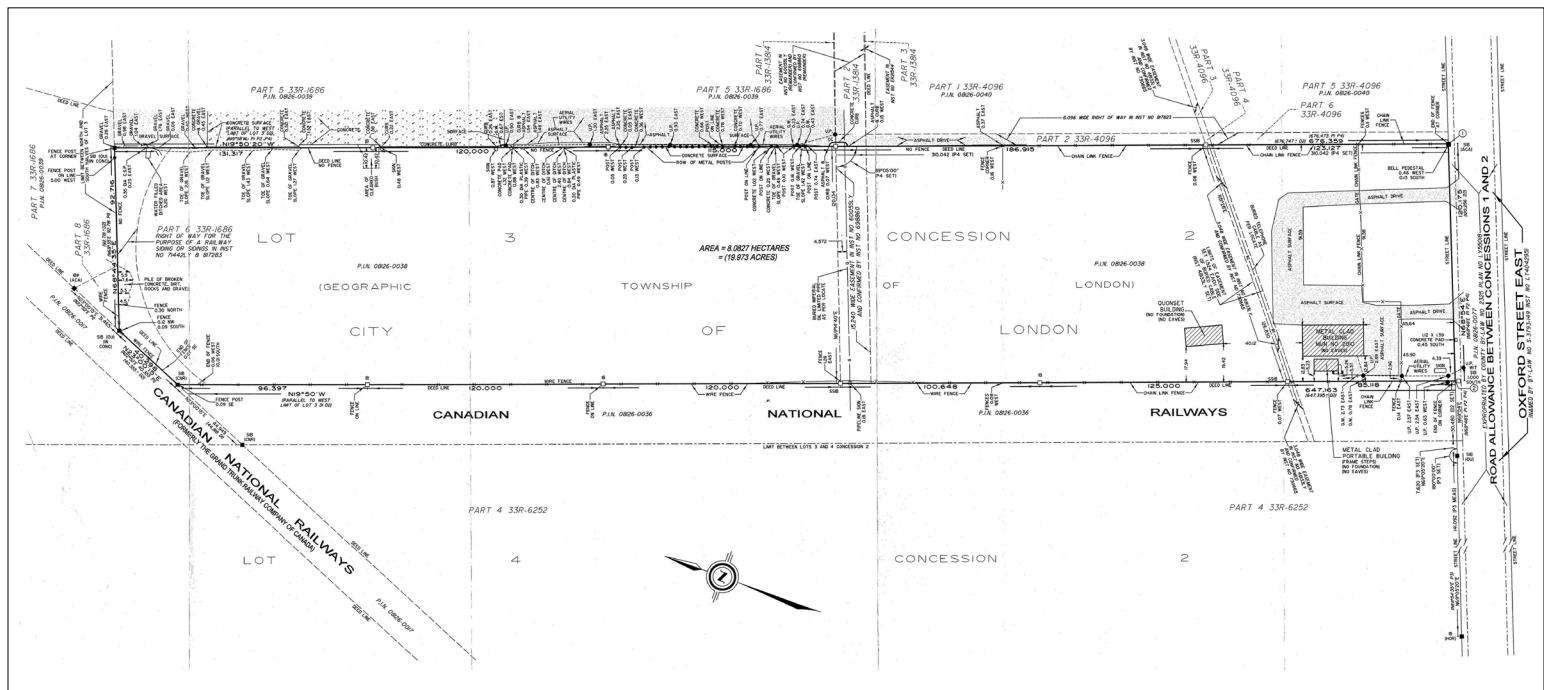


**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

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SURVEY & PERMITTED USES



PERMITTED USES

GENERAL INDUSTRIAL (GI1) ZONE

auction establishments	repair and rental establishments
automobile body shop	research and development establishments
automobile repair garages	service and repair establishments
building or contracting establishments	service trades
(commercial recreations establishment deleted by z.-1-142287)	storage depots
dry cleaning and laundry plants	terminal centres
food, tobacco and beverage processing industries	transport terminals
manufacturing and assembly industries	truck sales and service establishments; (z-1-051390)
printing, reproduction and data processing industries	warehouse establishments
(private clubs deleted by z.-1-1422087)	wholesale establishments
processed goods industries	

HEAVY INDUSTRIAL (HI1) ZONE

Armaments, munitions and explosive manufacturing industries	Warehouse establishments
Manufacturing and assembly industries	Waste treatment facilities
Processed goods industries	Residential and other source recycling facility;(Z.-1-031144)
Raw materials processing industries	Specialized recycling facility;(Z.-1-031144)
Storage depots	In-Vessel composting facility; and (Z.-1-031144)
Terminal centres	Channel composting facility.(Z.-1-031144)
Transport terminals	

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