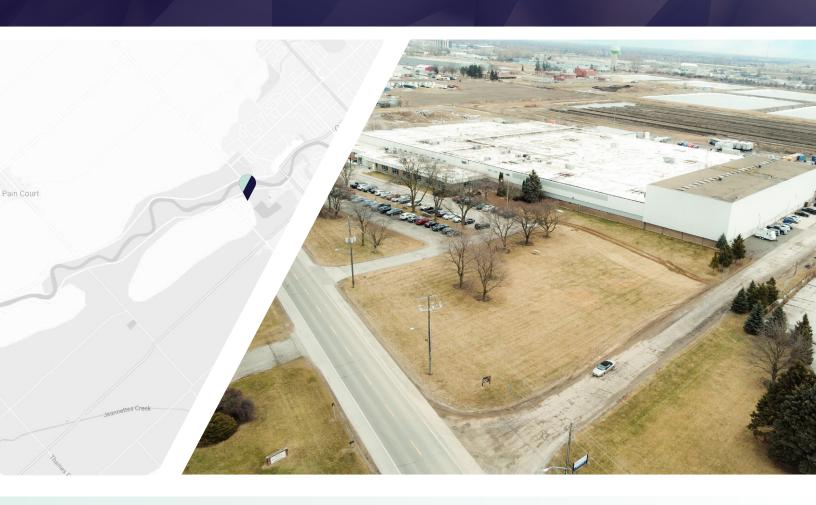


## FOR SALE 566 RIVERVIEW DRIVE Chatham, ON



## MULTI-UNIT INDUSTRIAL FACILITY

**ASKING PRICE** \$29,000,000

**BUILDING AREA** 234,205 SF

SITE AREA

16.9 ACRES

**JAMESON LAKE** 

Sales Representative 519 438 8548 jameson.lake@cushwakeswo.com BRENT RUDELL

Broker of Record 519 438 5608 brent.rudell@cushwakeswo.com CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO 850 Medway Park Dr, Suite 201 London, Ontario N6G 5G6 www.cushwakeswo.com

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

## **ABOUT THE PROPERTY**

Investment opportunity in Chatham Ontario. This multi-unit industrial facility is situated on 16.9 acres and features finished office space, heavy power and enclosed loading docks..

• **Zoning:** M1-1312

Clear Height: 24'-42'

• Grade Level Doors: 6

• Dock Level Doors: 9

• Property Taxes: \$231,577.20 (2024)

Excess land available for building or storage

## Permitted Uses | General Industrial Zone M1-1312

The permitted uses in the M1-1312 Zone shall also include a Cannabis Production Facility

Permitted Uses   General Industrial Zone (M1)				
Agricultural Implements Sales and Service Establishment	Animal Grooming	Asphalt and Concrete Batching Plant	Assembly Hall	Automobile Body Shop
Automobile Repair Shop	Automobile Sales and Service Establishment	Automobile Service Station	Builder's Supply Yard	Bulk Fuel Storage
Call Centre	Car Wash, Automatic	Car Wash, Manual	Commercial Entertainment and Recreational Establishment	Commercial School
Construction/Industrial Equipment Sales and Service Establishment	Contractor's Yard	Courier Service	Dry Cleaning Establishment	Eating Establishment
Eating Establishment - Drive-in	Eating Establishment - Take-out	Factory Outlet	Garage, Public	Gas Bar
Grain Elevator or other Storage Facility for Farm Produce	Industrial Mall	Industrial Use, which is not noxious	Laboratory or Scientific Research Facility	Nursery
Office	Public Storage	Rental Establishment	Service or Repair Shop	Service Trade Establishment
Taxi Establishment	Towing Establishment	Train Depot	Truck Terminal	Warehouse

Wholesale Business with Accessories Retail Business

https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%20216-2009.pdf#search=Zoning%20By-law%20B

JAMESON LAKE

Sales Representative
519 438 8548
jameson.lake@cushwakeswo.com

BRENT RUDELL

Broker of Record
519 438 5608
brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO 850 Medway Park Dr, Suite 201 London, Ontario N6G 5G6 www.cushwakeswo.com

