



PRIME INDUSTRIAL FACILITY AND INVESTMENT OPPORTUNITY

ASKING PRICE

\$17,000,000

BUILDING AREA

96,553 SF

SITE AREA

7.1 ACRES

JAMESON LAKE

Sales Representative

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MICHAEL JOHNSON

Sales Representative

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**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201

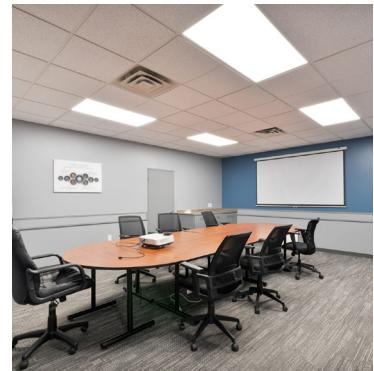
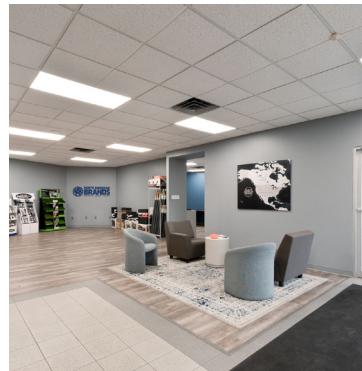
London, Ontario N6G 5G6

www.cushwakeswo.com

ABOUT THE PROPERTY

Exceptional industrial facility and investment opportunity strategically located with direct exposure to Highway 401.

- **Zoning:** LI2, LI3, and LI7
- **Property Taxes:** \$115,101.82 (2024)
- **Power:**
 - » Three Phase
 - » 600 Volts
- **Clear Height:** 14'8"-24'9"
- **Grade Level Doors:** 5
- **Dock Level Doors:** 16
- Space includes finished office areas, LED lighting and a fenced yard
- A rare opportunity to secure a highly versatile and well-positioned industrial asset
- Financials available upon request



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