



FOR SALE | PRIME INDUSTRIAL FACILITY

Asking Price: \$17,000,000 | Building Area: 96,553 SF | Site Area 7.1 ACRES

3&11 BUCHANAN COURT

London, ON



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$17,000,000

PROPERTY HIGHLIGHTS

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

- **Building Area:** 96,553 SF
- **Site Area:** 7.1 Acres
- **Zoning:** LI2, LI3, and LI7
- **Property Taxes:** \$115,101.82 (2024)
- **Clear Height:** 14'8"-24'9"
- **Grade Level Doors:** 5
- **Dock Level Doors:** 16
- **Power:**
 - » Three Phase
 - » 600 Volts
- Space includes finished office areas, LED lighting and a fenced yard
- A rare opportunity to secure a highly versatile and well-positioned industrial asset.



JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

MICHAEL JOHNSON

Sales Representative

519 438 7325

michael.johnson@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com



CUSHMAN & WAKEFIELD

Southwestern Ontario

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