



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR SALE

1464 CRUMLIN SIDEROAD

London, ON



FULLY LEASED INDUSTRIAL INVESTMENT OPPORTUNITY

ASKING PRICE

\$2,789,000

BUILDING AREA

14,179 SF

SITE AREA

3.473 ACRES

ANDREW JOHNSON

Sales Representative

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GEORGE KERHOULAS

Sales Representative

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

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ABOUT THE PROPERTY

Fully leased industrial investment opportunity with near-term owner-occupancy potential. This well-maintained industrial facility offers ample power capacity and an excellent location adjacent to London International Airport with convenient access to Veterans Memorial Parkway. Generating stable net income of approximately \$229,000 per year, the property presents strong investment security with the flexibility to accommodate future owner-users.

- **Building Area:** 14,179 SF Total
 - » Office Area: 5,354 SF
 - » Industrial Area: 8,825 SF
- **Zoning:** h-108*LI1
- **Clear Height:** 17'2"
- **Taxes:** \$28,119.45 (2025)
- **Grade Level Doors:** 3
 - » 2 (12'x12')
 - » 1 (10'x10')
- **Dock Level Doors:** 1
 - » 1 (9'x8')
- Contact Listing Agents for the full listing package



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