



AN EXCEPTIONAL INDUSTRIAL PARCEL IN EAST LONDON

ASKING PRICE

\$4,500,000

SITE AREA

10.7 ACRES

ZONING

HI1, GI1

JAMESON LAKE

Sales Representative

519 438 8548

jameson.lake@cushwakeswo.com

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

ABOUT THE PROPERTY

An exceptional 10.7-acre industrial parcel in east London, ideally positioned within a well-established industrial district minutes from London International Airport. Offering over 748' of frontage and flexible heavy and general industrial zoning, this property is also designated heavy industrial under the City of London's official plan, supporting a wide range of industrial uses. With its generous size, favourable configuration, and strategic location, the site presents a prime opportunity for new development or long-term investment in one of London's most active industrial corridors.

- **Zoning:** HI1, GI1 - Heavy and General Industrial
- **Taxes:** \$26,793.60 (2025)
- Property is being sold under power of sale

PERMITTED HI1	
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	Impounding Yard; (Z.-1-223025)
Tow Truck Business. (Z.-1-223025)	
https://london.ca/sites/default/files/2023-06/Zoning%20By-law%20Section%2042.pdf	



PERMITTED USES GI1			
Auction establishments	Manufacturing and assembly industries	Service trades	Wholesale establishments
Automobile body shop	Printing, reproduction and data processing industries	Storage depots	Impounding Yard; (Z.-1-223025)
Automobile repair garages	(Private Clubs deleted by Z.-1-1422087)	Service shop	Tow Truck Business. (Z.-1-223025)
Building or contracting establishments	Processed goods industries	Terminal centres	
(commercial recreations establishment deleted by Z.-1-142287)	Repair and rental establishments	Transport terminals	
Dry cleaning and laundry plants	Research and development establishments	Truck sales and service establishments; (Z-051390)	
Food, tobacco and beverage processing industries	Service and repair establishments	Warehouse establishments	
https://london.ca/sites/default/files/2023-09/Zoning%20By-law%20Section%2041.pdf			

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