



FOR SALE

IMPROVED PRICING



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

1275

Hubrey Road
London, ON

Freestanding Industrial Facility

PROPERTY HIGHLIGHTS



118,610 SF
Total Building Area



10.05 Acres
Total Site Area



3 MIN/1.5 KM
To Highway 401

Exceptional industrial facility in south London

The site is located in close proximity to Highway 401 and includes a fully fenced 2.75 acre truck compound and permits a broad range of general and heavy industrial uses.



22 Ft.
Clear Height



14 Truck Level
Shipping Doors



G11, H11
Property Zoning



100%
Fully Leased Building



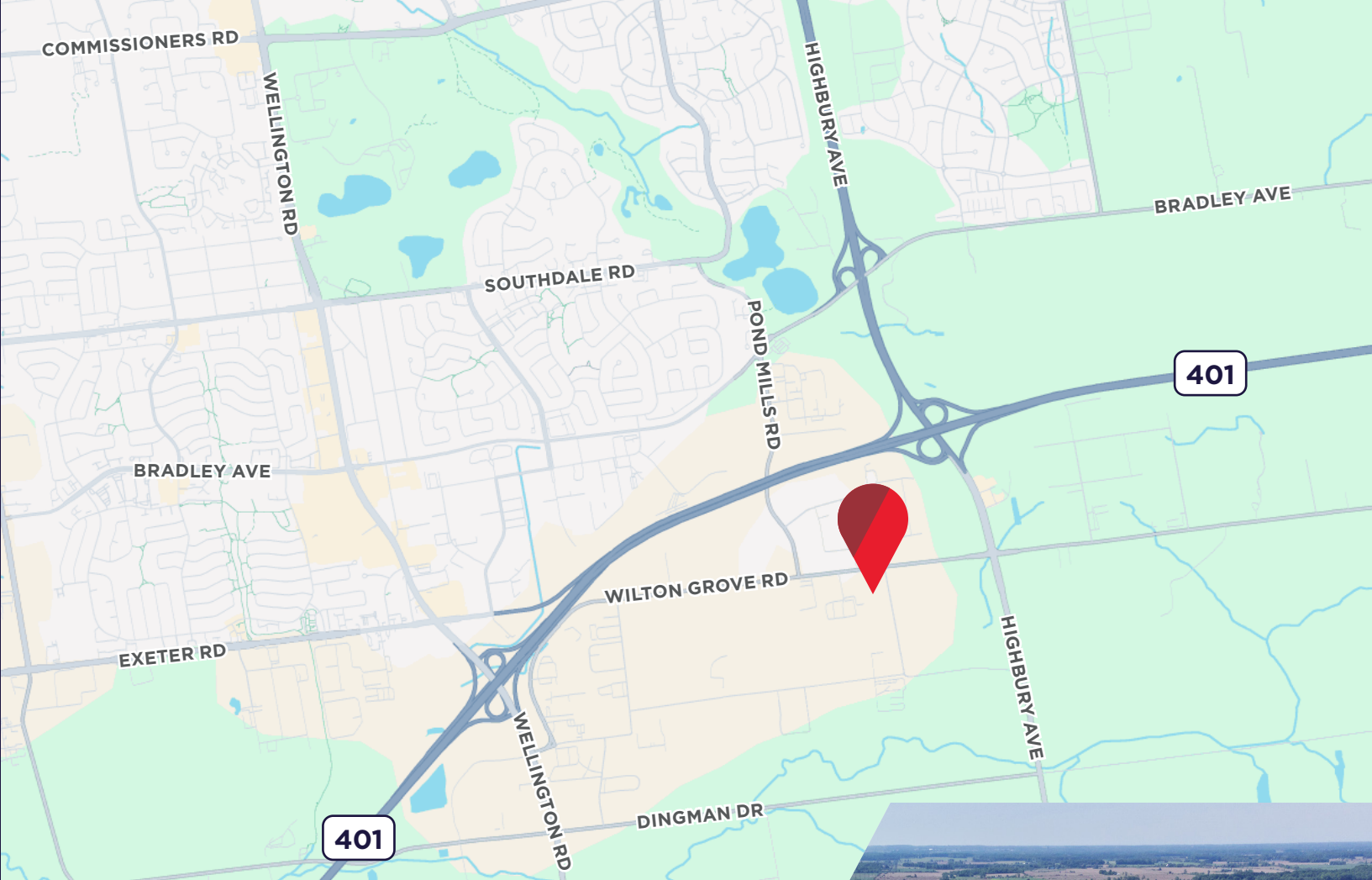
~\$1,180,000
Net Operating Income



\$22,500,000
Improved Asking Price

DATA ROOM IS AVAILABLE UPON REQUEST

- Floor/site plans
- Phase 1 & 2 ESA (2024)
- Building condition assessment (2023)
- Leases & rent roll
- Roof replacement overview (2024)



THE NEIGHBORHOOD

1275 Hubrey Road is ideally situated within London's well-established industrial corridor, offering immediate access to Highway 401, a critical route for regional and cross-border transportation. This prime location provides efficient connectivity to the Greater Toronto Area, Windsor, and nearby U.S. border crossings.

Positioned in a key logistics hub, the property benefits from London's central Southwestern Ontario location, supporting streamlined distribution to major markets. The area is known for its strong industrial presence, access to a skilled labour force, and proximity to essential business services.





VIEW FLOOR/SITE PLANS

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