

**FOR SALE & LEASE**



**31,902 SF Freestanding Industrial Facility**

**472**

**NEWBOLD ST  
LONDON, ONTARIO**

**WHITNEY**  
Commercial Real Estate Services

# 31,902 SF Freestanding Industrial Facility

31,902 SF industrial building on 1.380 Acres. The building features a reception area, private offices, staff lunchroom, 600 Amps/600 Volts, 16' clear height, 3 - 10' x 10' drive-in doors, 2 - 9' x 9' drive-in doors, 1 - 9' x 9' truck-level door and a fenced yard area with a gate.

The building is zoned LI1, which allows for a wide variety of industrial uses, including Manufacturing, Warehousing and Wholesaling. Situated 1.3 km from Highway #401. The building will be sold vacant.

**ASKING PRICE** | \$4,990,000

**TOTAL TAXES** | \$43,009.54 (2023)

**LEASE RATE** | \$10.00 / SF NET

**ADDITIONAL RENT** | \$2.66 / SF

**TOTAL BUILDING AREA** | 31,902 SF

**TOTAL LAND AREA** | 1.380 Acres

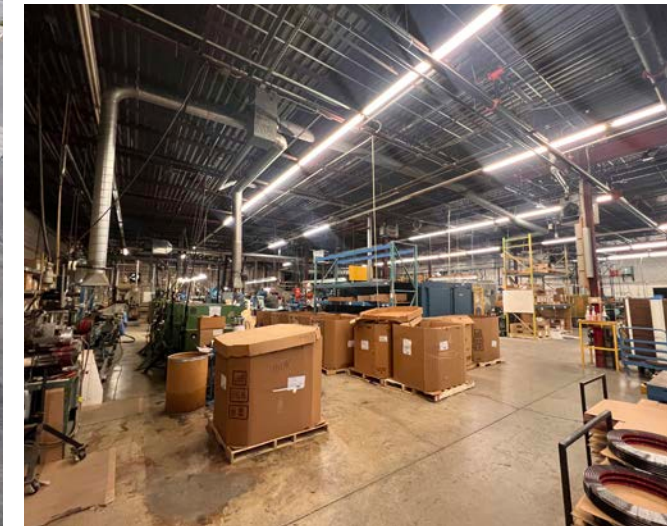
**ZONING** | LI1

**LOADING** | 3 - 10' x 10' Drive-in Doors

2 - 9' x 9' Drive-in Doors

1 - 9' x 9' Dock Level Door

**CLEAR HEIGHT** | 16'



## PERMITTED USES

- Craft Brewery
- Custom Workshop
- Laboratories
- Manufacturing & Assembly Industries
- Pharmaceutical & Medical Product Industries

- Research & Development Establishment
- Service Trade
- Tow Truck Business
- Warehouse Establishment
- Wholesale Establishment



Ample Power



Manufacturing & Warehouse Space

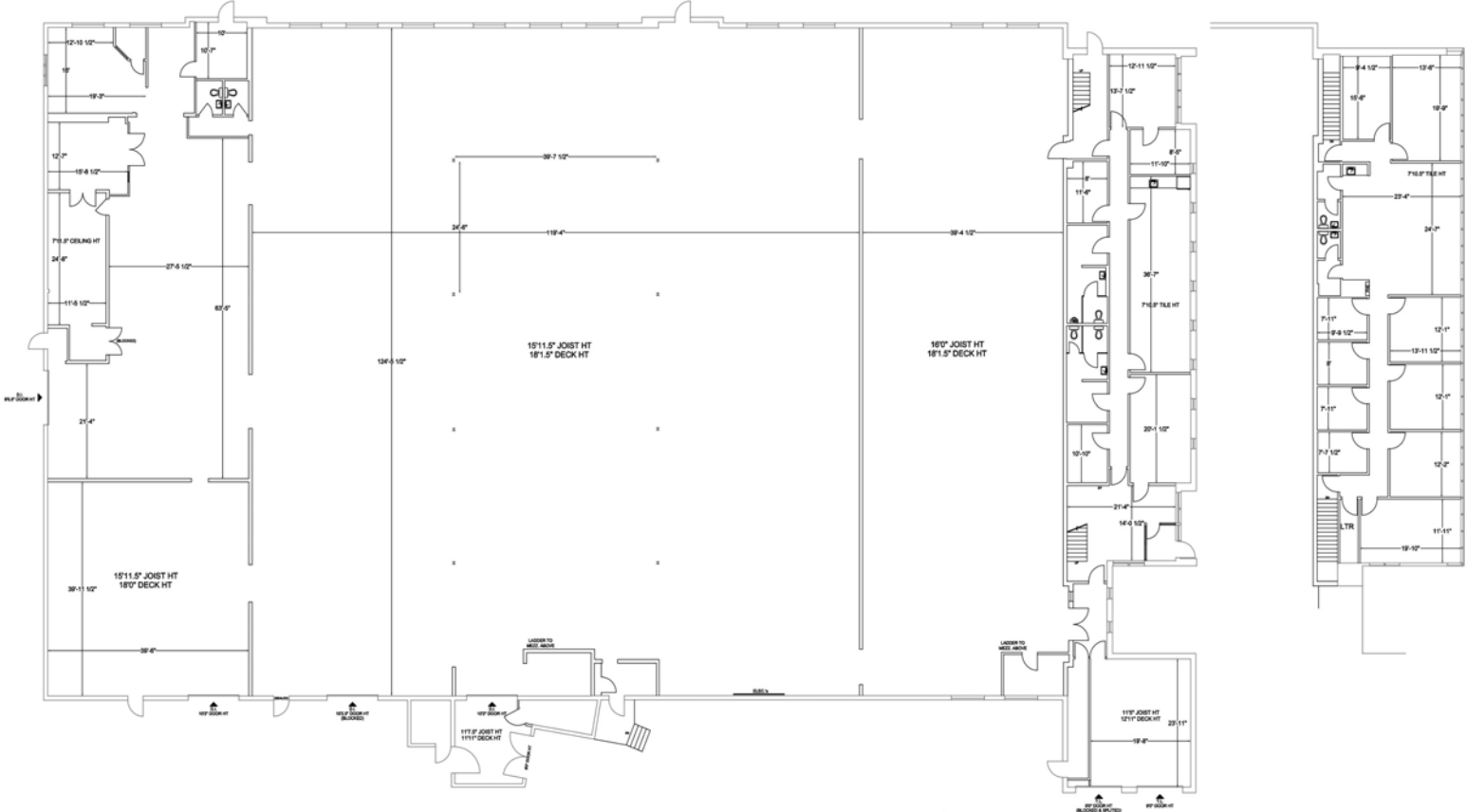


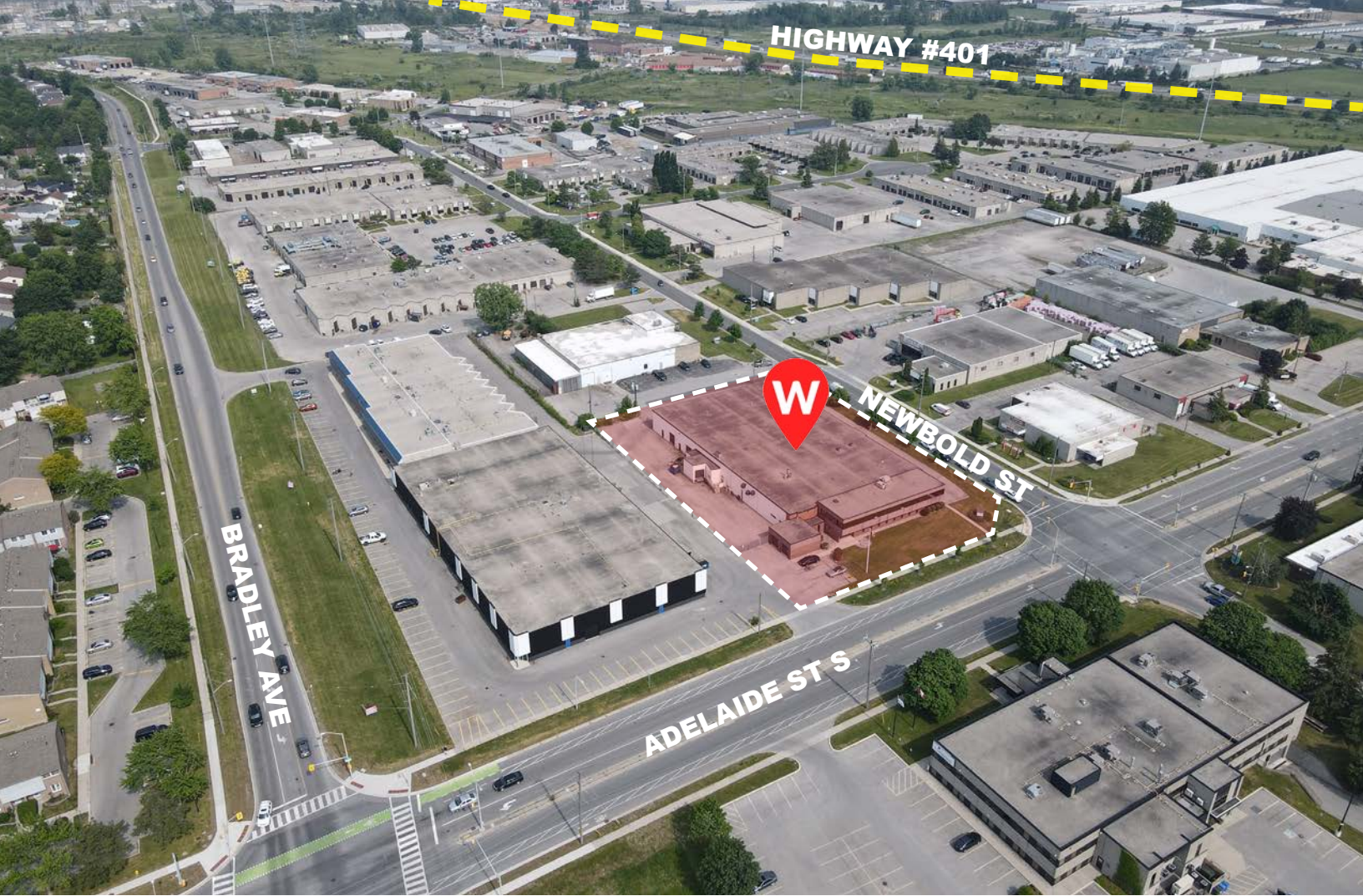
Fully Sprinklered



1.3 km to Highway #401

# FLOOR PLAN





## Contact Listing Agents for more information.



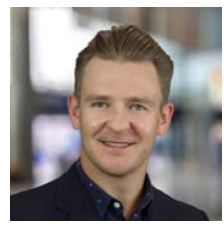
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