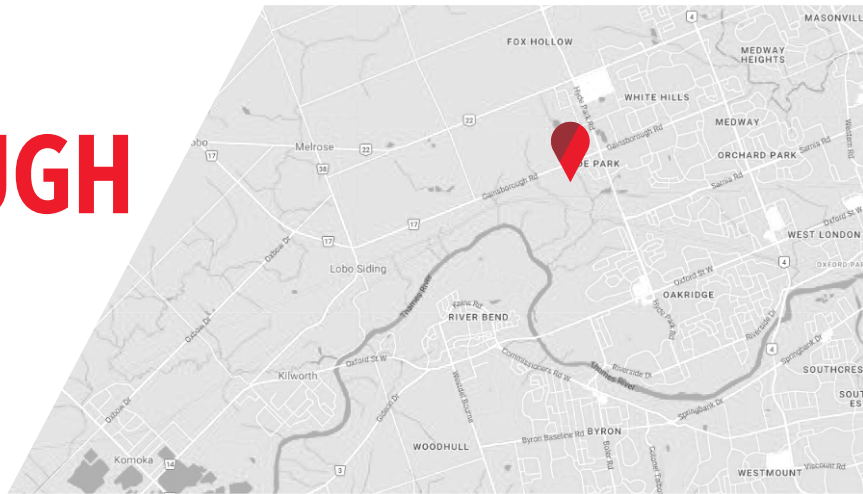




PRIME LIGHT INDUSTRIAL BUILDING AND LAND | FOR LEASE

1198 **GAINSBOROUGH ROAD**

London, ON N6H 5K8



ABOUT THE PROPERTY

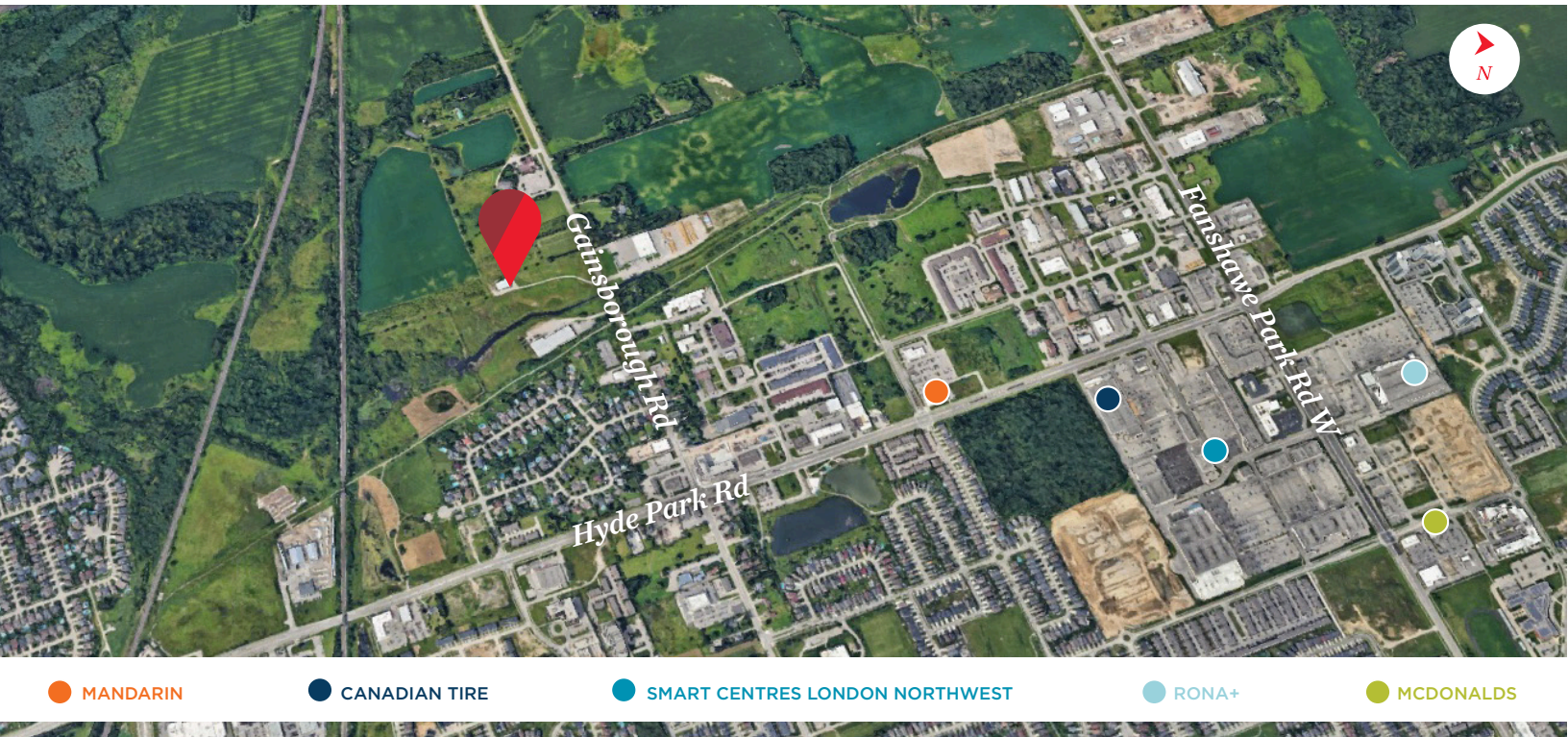
Prime light industrial/warehouse and outdoor storage lot/parking land available for lease in Northwest London

- **Property Taxes:** \$32,468.32 (2023)
- **Zoning:** LI1 - Light Industrial 1 - Allows for a broad range of uses
- Do not go direct

LAND LEASE DETAILS	
Site Area	Asking Price
Up to 12 Acres	\$2,500 per month
Lots can be leased from 1 acre, 2 acres, 4 acres, 5 acres up to 12 acres	

BUILDING LEASE DETAILS	
Building Area	Asking Price
6,390 SF	\$5,910 per month + HST*
*Inclusive of utilities and snow removal	

- **Loading doors:** 26' x 14' overhead door (electric)
 - » Two: 9'x7' overhead doors (manual)
- Plenty of free parking and outdoor storage area
- Concrete slab floor, 400 Amp 3-phase 600 volt electrical service, Radiant gas heat
- Ceiling Height: 16' high ceilings in 6,070 SF and 10' high ceilings in 320 SF
- Unit is separately metered for hydro
- Excluding washrooms and water supply



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PROPERTY IMAGES



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ZONING & PERMITTED USES

PERMITTED USES | LIGHT INDUSTRIAL (LI) ZONE

Bakeries	Business service establishments
Laboratories	Manufacturing and assembly industries
Offices support	Paper and allied products industries excluding pulp and paper and asphalt roofing industries
Pharmaceutical and medical product industries	Printing, reproduction and data processing industries
Research and development establishments	Warehouse establishments
Wholesale establishments	Custom workshop; Z-1-051390
Brewing on premises establishments. Z-1-051390	Service Trade Z.-1-071679
Existing Self-storage Establishments (Z.-1-132230)	Artisan Workshop (Z.-1-172561)
Craft Brewery (Z.-1-172561)	Tow Truck Business (Z.-1-223025)

<https://london.ca/sites/default/files/2024-03/Zoning%20By-law%20Section%2040.pdf>

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