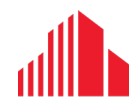
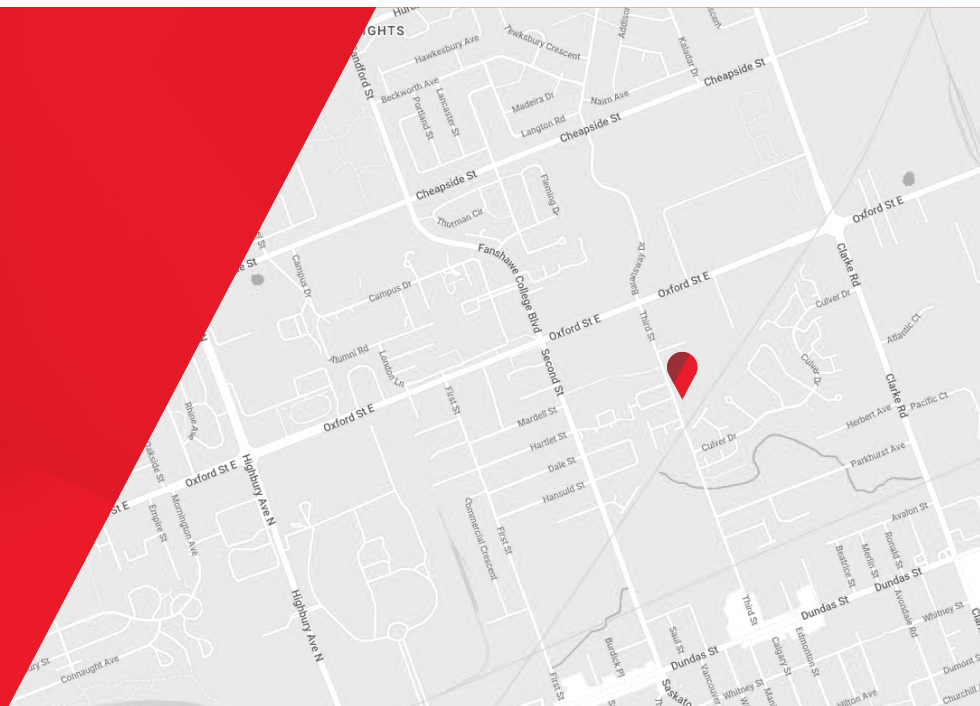




FOR SALE
FREE STANDING INDUSTRIAL/WAREHOUSE
BUILDING LOCATED IN NORTHEAST LONDON

**600
THIRD
STREET**

London, ON N6G 5B1



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ASKING PRICE: \$8,165,000

PROPERTY HIGHLIGHTS

Free standing industrial/warehouse building located in Northeast London. Excellent investment opportunity/owner user opportunity or potential redevelopment site.

- **Asking Price:** \$8,165,000
- **Building Area:** Approx. 66,330 SF Total
 - » Includes 3,600 SF on the 2nd level
 - » Additional self storage units along the front section of the building
- Office Area 2nd Floor: Air conditioned
- 12,680 SF section of the warehouse area is air conditioned
- Warehouse area is sprinklered
- Building has gas water radiated heat
- **Site Area:** Approx. 4.972 acres
- **Zoning:** RSC2/RSC4/RSC5(22) - permits a wide range of uses
- **Taxes:** \$47,266.57 (2023)
- **Clear Height:** Approx. 14' under joist
- **Doors:**
 - » 8 Dock loading
 - » 4 Grade loading
- The Building has easy access to Airport Road, Clarke Road and Highway 401/402



TYLER DESJARDINE

Sales Representative

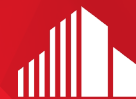
519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201
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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

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PROPERTY IMAGES



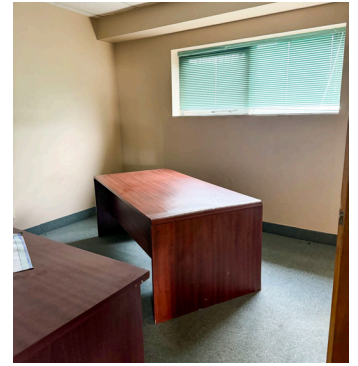
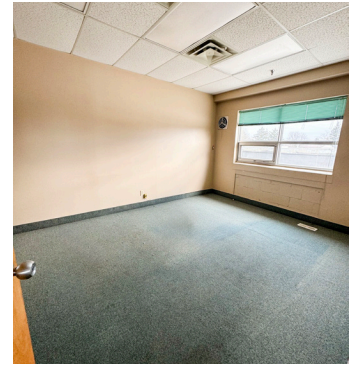
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