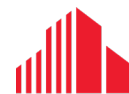




**FOR SALE | PRIME INDUSTRIAL LAND**

# 3174 PUTNAM ROAD

*Putnam, ON N0L 2B0*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$16,000,000

# PROPERTY HIGHLIGHTS

35.05 acres of industrial land with over 900 feet of direct frontage on Highway 401. Situated between London and Ingersoll, the property offers unmatched access to Highway 401 and provides excellent visual exposure. Planning underway for an industrial subdivision on the subject property

- **Site Area:** 35.05 Acres
- **Zoning:** M1 - Permits a wide range of potential uses
- **Frontage:** Approx. 902.66'
- **Property Taxes:** \$6,709 (2023)



**MICHAEL JOHNSON**

*Sales Representative*

519 438 7325

michael.johnson@cushwakeswo.com

**JAMESON LAKE**

*Sales Representative*

519 438 8548

jameson.lake@cushwakeswo.com

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5C6  
www.cushwakeswo.com



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.