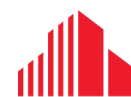




FOR SALE | PRIME FREE STANDING LIGHT INDUSTRIAL/WAREHOUSE BUILDING

# 10363 SINCLAIR DRIVE

*Middlesex Centre, ON N0M 2A0*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$1,750,000

# PROPERTY HIGHLIGHTS

Prime free standing light industrial/warehouse building, rare owner/user opportunity and or investment opportunity.

- **Site Area:** Approx. 1.362 Acres
- **Building Area:** Approx. 10,500 SF
- **Grade/Drive Level Loading Door:** (16'x16')
- **Dock Loading Door:** 1 - currently non-operational
- **Man Doors:** 5
- **Clear Height:** Approx. 20'
- **Zoning:** M2 - permits a wide range of uses (see page 4 for details)
- **Parking:** Available onsite
- **Power:**
  - » Three Phase
  - » 200 Amps
  - » 600 Volts
- **Heating:** Radiant gas heaters with individual thermostats
  - » Gas furnace for office and mezanine area
  - » Building is separately metered for hydro and gas
- **Taxes:** \$10,200 (2024)
- **Roof:** Pitched metal roof
- Outdoor storage area and fenced yard
- Updated LED lighting
- Building 12 inch medusa white block construction/steel
- Property is on well water and 2 septic systems
- Upper level/mezzanine area for the lunchroom, one washroom
- Middle of the building contains a firewall with centre rollup door
- Building was built in approx. 2006 - only 18 years old
- Located directly at the corner of Sinclair Drive and Egremont Drive (Highway 22)
- 12 km west of London and 14 km from Strathroy
- Building is currently 100% leased to a tenant
- Do not go direct



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# PROPERTY IMAGES



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# PERMITTED USES

## GENERAL INDUSTRIAL (M2) ZONE

Accessory use	Bulk sales establishment
Contractor's yard or shop	Fuel depot
Garage	Public industrial use
General machine shop	Office as an accessory use open storage as an accessory use retail store as an accessory use sawmill
Service shop	Truck terminal
Warehouse	

[https://www.middlesexcentre.ca/sites/default/files/2024-09/MIDC\\_ZBL\\_Consolidated\\_July2024.pdf](https://www.middlesexcentre.ca/sites/default/files/2024-09/MIDC_ZBL_Consolidated_July2024.pdf)

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