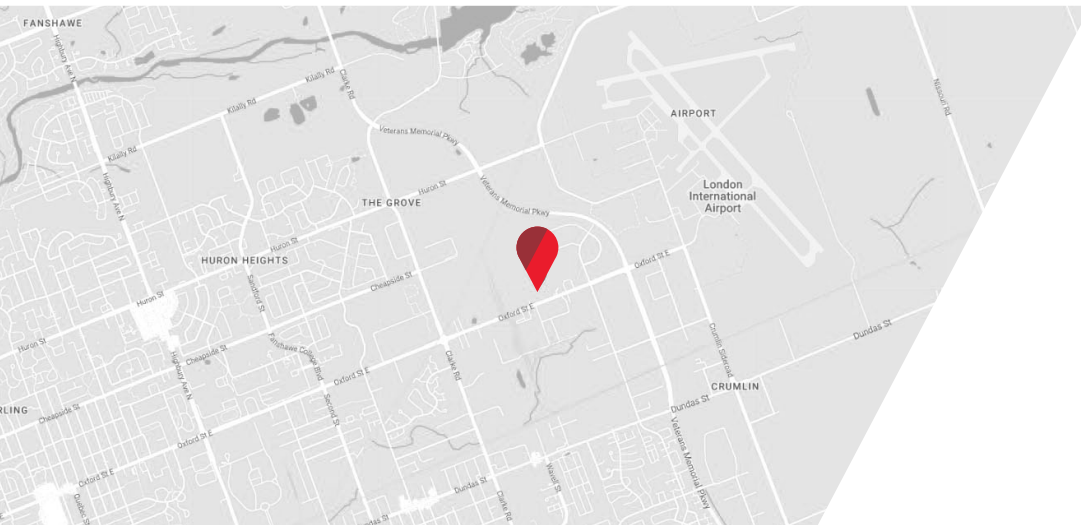




INDUSTRIAL LAND | **FOR SALE**

# 2040 OXFORD STREET EAST

*London, ON N5V 2Z8*





ASKING PRICE: CONTACT L.A.

# PROPERTY HIGHLIGHTS

Industrial land available for sale, offering rare heavy and general industrial zoning. Situated in a major industrial hub in east London near the airport, the property features 531 feet of frontage along Oxford street east and close proximity to Veterans Memorial Parkway, ensuring excellent highway access. Leasing options are also available. An adjacent 28.8 - acre parcel is available for sale or lease, offering the potential to combine parcels for a total of 48 acres.

## SITE AREA

19.3 Acres

## ZONING

G11/G12/H11 (see permitted uses on page 3)

## PROPERTY TAXES

\$5,146.93 (2024)



2040 Oxford Street East  
19.3 Acres



Oxford St E

### JAMESON LAKE

*Sales Representative*

519 438 8548

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### ANDREW JOHNSON

*Sales Representative*

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Southwestern Ontario

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# PERMITTED USES

## GENERAL INDUSTRIAL (GI1) ZONE

Auction establishments	Printing, reproduction and data processing industries	Terminal centres
Automobile body shop	Processed goods industries	Transport terminals
Automobile repair garages	Repair and rental establishments	Truck sales and service establishments
Building or contracting establishments	Research and development establishments	Warehouse establishments
Dry cleaning and laundry plants	Service and repair establishments	Wholesale establishments
Food, tobacco and beverage processing industries	Service trades	Impounding Yard
Manufacturing and assembly industries	Storage depots	Tow Truck Business

## GENERAL INDUSTRIAL (GI2) ZONE

Automobile body shops	Sales of vehicles reconditioned in association with 41.2(2)(a) and 41.2(2)(b)	Impounding Yard
Automobile repair garages	Transport terminals	Tow Truck Business
Building or contracting establishments	Truck sales and service establishments	

<https://london.ca/sites/default/files/2022-06/Zoning%20By-law%20Section%2041.pdf>

## HEAVY INDUSTRIAL (HI1) ZONE

Armaments, munitions and explosive manufacturing industries	Terminal centres	Specialized recycling facility
Manufacturing and assembly industries	Transport terminals	In-Vessel composting facility; and (Z.-1-031144)
Processed goods industries	Warehouse establishments	Channel composting facility
Raw materials processing industries	Waste treatment facilities	Impounding Yard
Storage depots	Residential and other source recycling facility	Tow Truck Business

<https://london.ca/sites/default/files/2022-06/Zoning%20By-law%20Section%2042.pdf>

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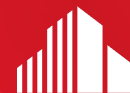
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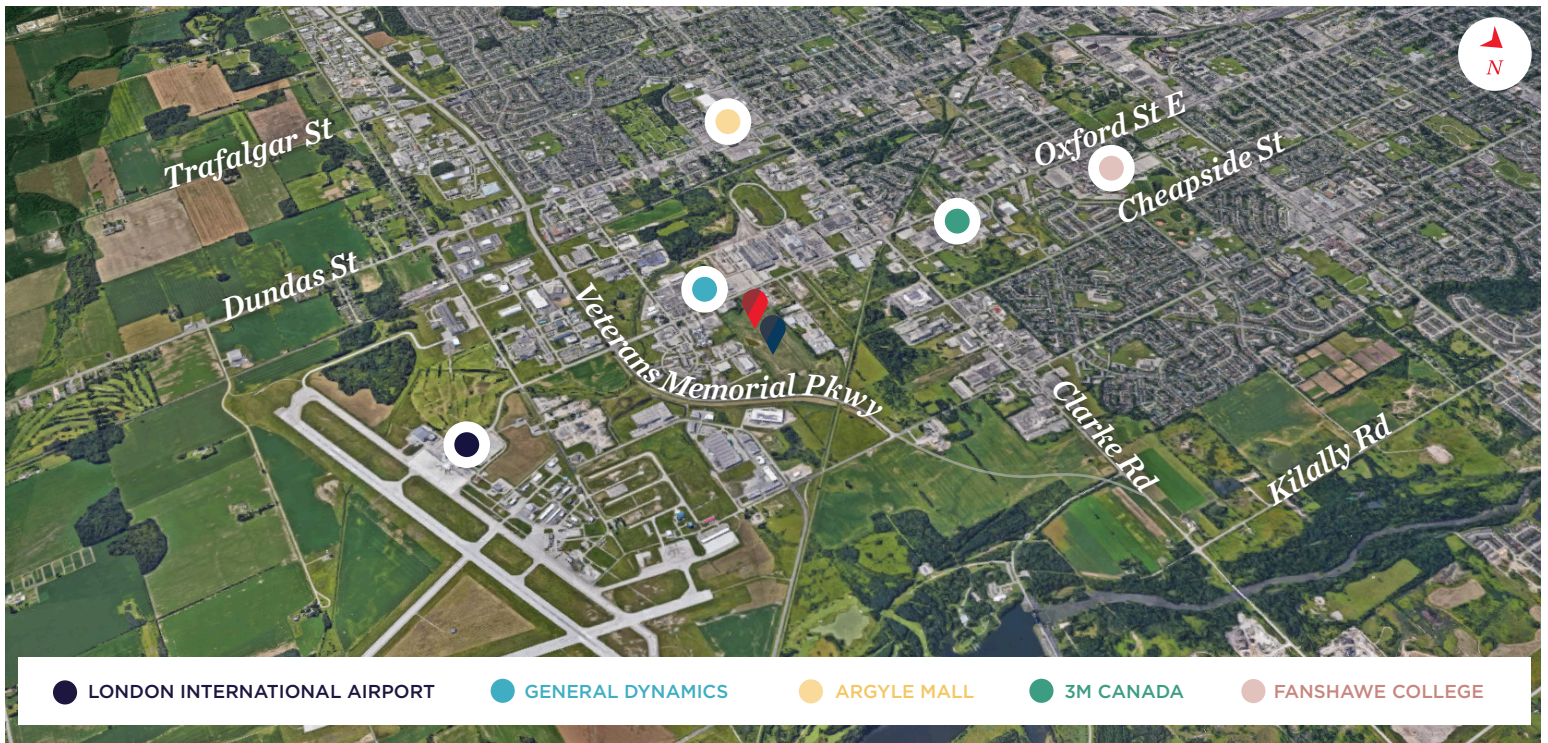
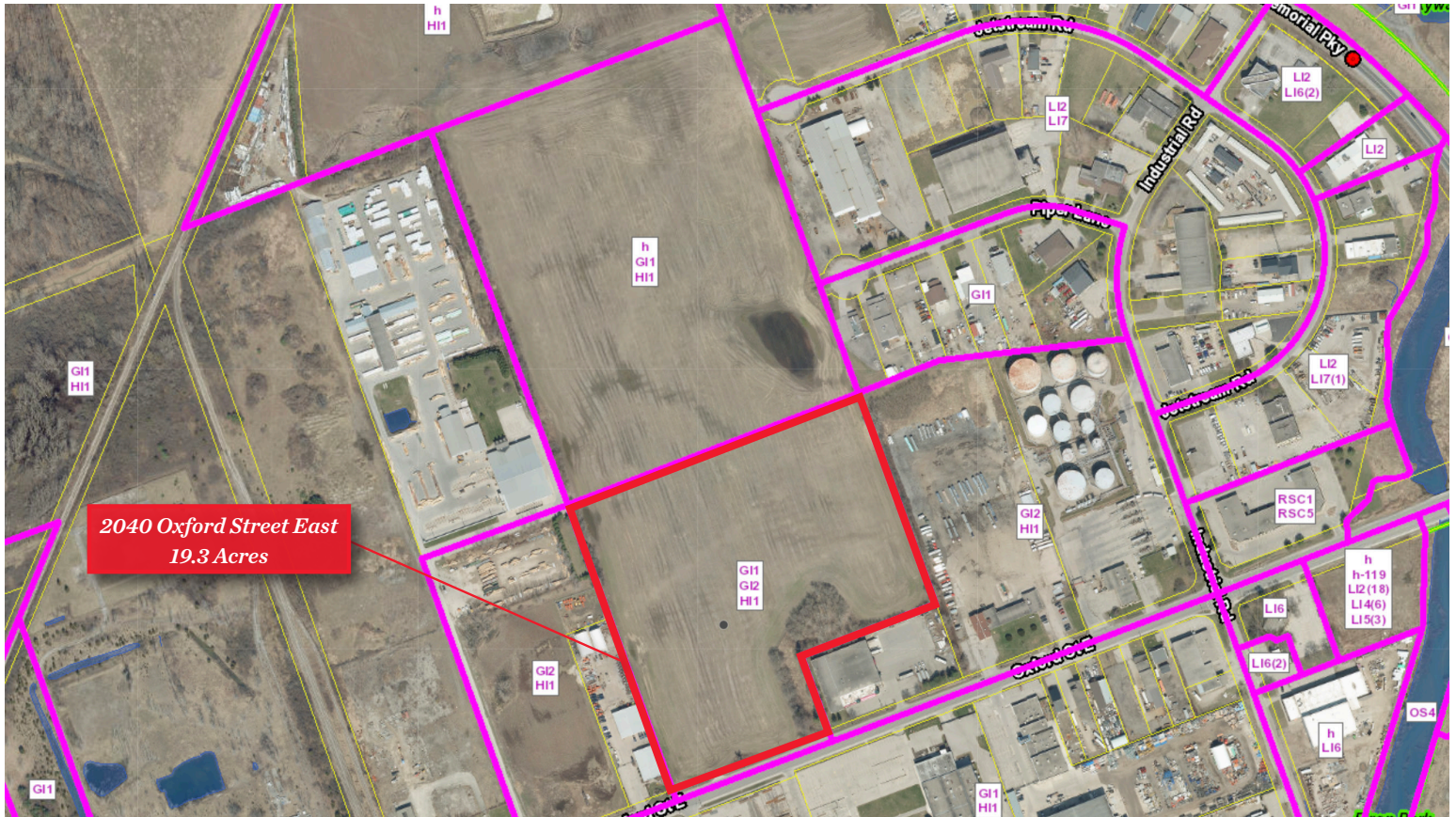


**CUSHMAN & WAKEFIELD**

Southwestern Ontario



# PROPERTY MAPS



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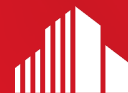
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