



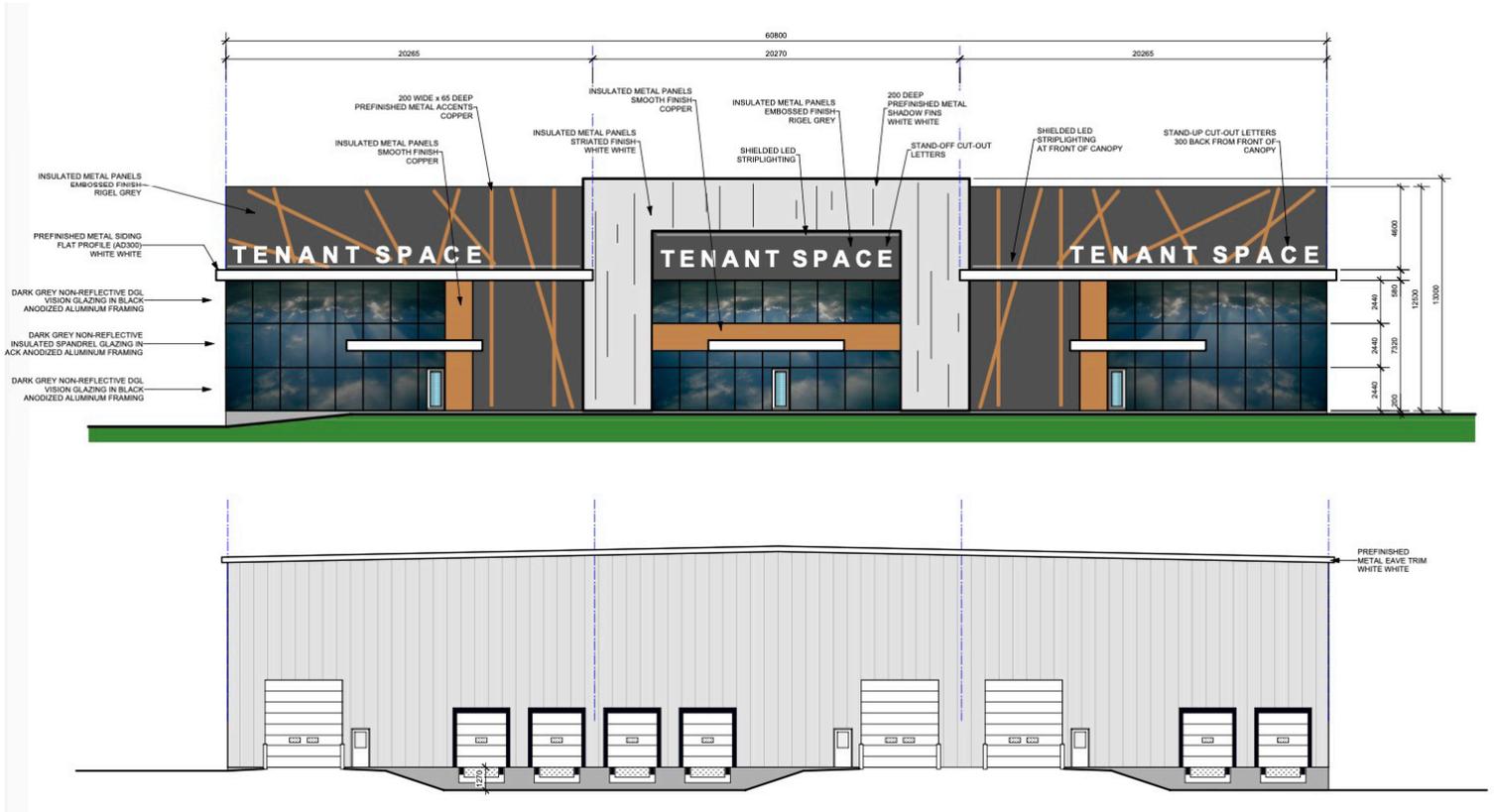
**CUSHMAN & WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**190 PROSPERITY WAY & 7536 SEVENTH LINE WEST**

*Chatham, ON*



## CLASS A INDUSTRIAL BUILDINGS WITH HWY 401 VISIBILITY

**190 PROSPERITY WAY**

15,000 - 60,000 SF

**7536 SEVENTH LINE WEST**

25,000 - 52,000 SF

**ZONING**

M4 & M5

**JAMESON LAKE**

*Sales Representative*

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# THE OPPORTUNITY

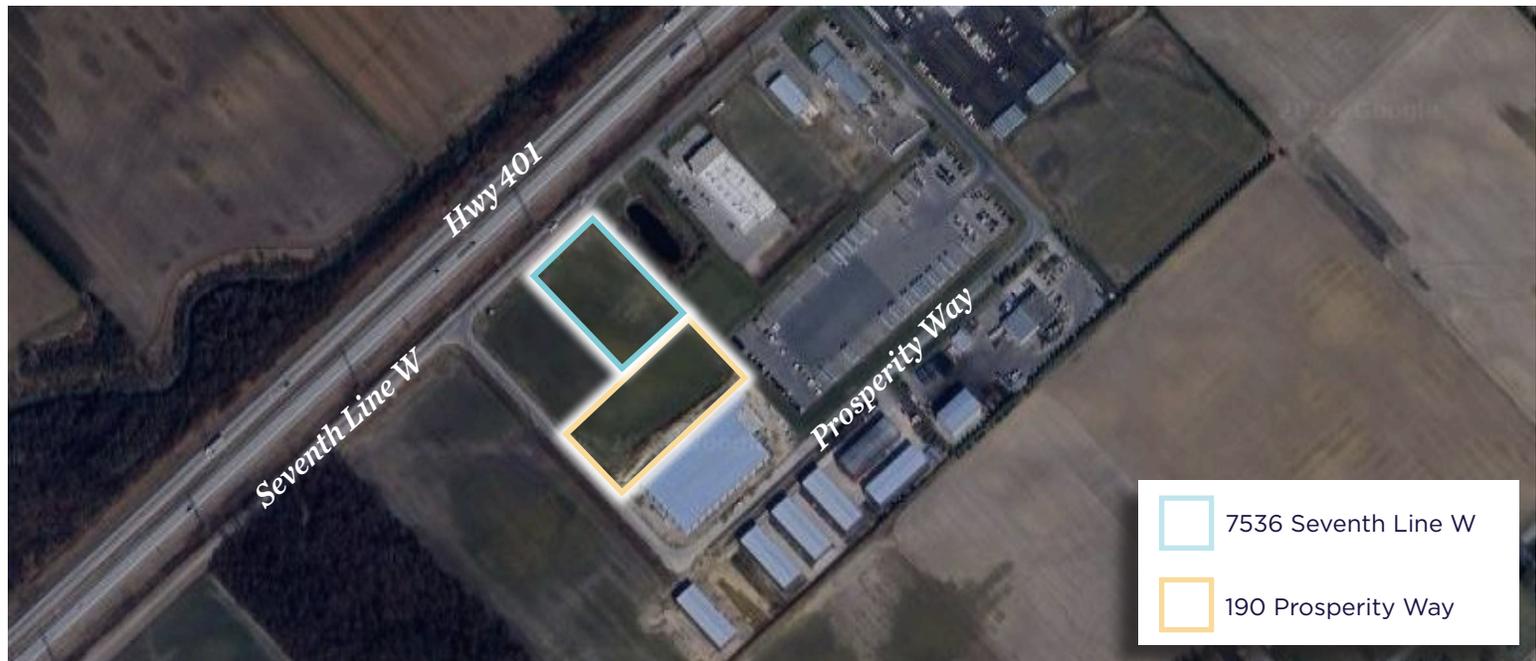
Class A industrial buildings with direct Highway 401 visibility and flexible build options. Potential to combine adjacent properties up to 110,000 SF. Collaborate with the developer to tailor the building to your business needs. Zoning allows wide range of industrial, technology, warehouse, and services uses. Outside storage permitted. Shovel-ready lots, strategically located between two future EV battery hubs, just 80 km from the USA/Windsor border and 100 km from London ON. No development charges apply for industrial properties in the region.

| ADDRESS                         | AVAILABLE SPACE | ASKING PRICE | ZONING                   |
|---------------------------------|-----------------|--------------|--------------------------|
| 190 PROSPERITY WAY   OPTION 1*  | 60,000 SF       | \$11,400,000 | M5 - Light Industrial    |
| 190 PROSPERITY WAY   OPTION 2*  | 30,000 SF       | \$5,700,000  | M5 - Light Industrial    |
| 190 PROSPERITY WAY   OPTION 3*  | 15,000 SF       | \$2,850,000  | M5 - Light Industrial    |
| 7536 SEVENTH LINE W   OPTION 1* | 52,000 SF       | \$9,880,000  | M4 - Prestige Industrial |
| 7536 SEVENTH LINE W   OPTION 2* | 25,000 SF       | \$4,750,000  | M4 - Prestige Industrial |

\*POTENTIAL CONFIGURATION OPTIONS

| CLEAR HEIGHT | DOCK LEVEL DOORS | GRADE LEVEL DOORS | ELECTRICAL SERVICE | PROPERTY TAXES    |
|--------------|------------------|-------------------|--------------------|-------------------|
| 34'          | 6                | 3                 | 4,000 Amps         | \$2,000.00 (2025) |

## PROPERTY AERIAL



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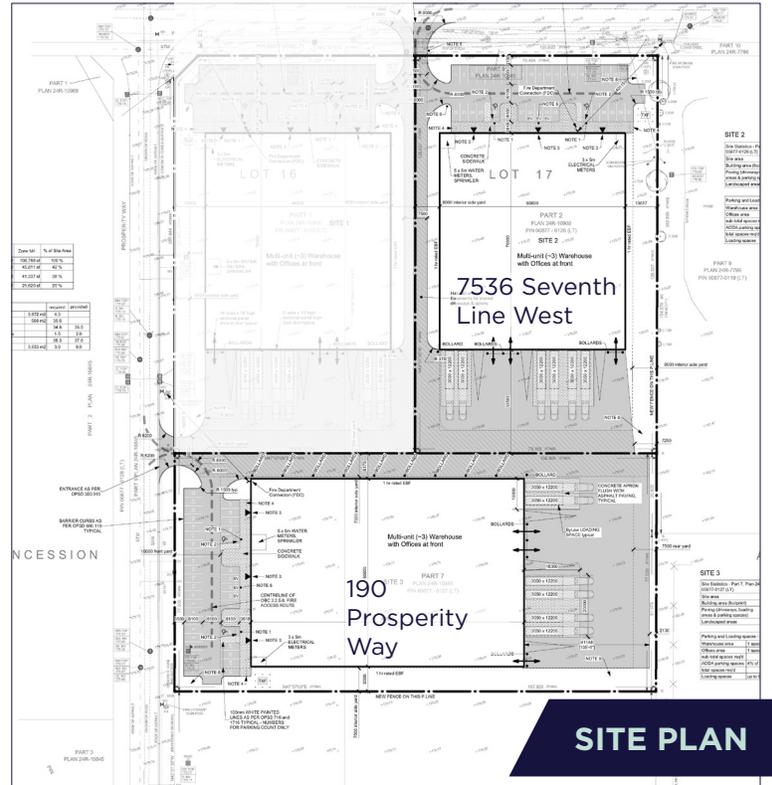
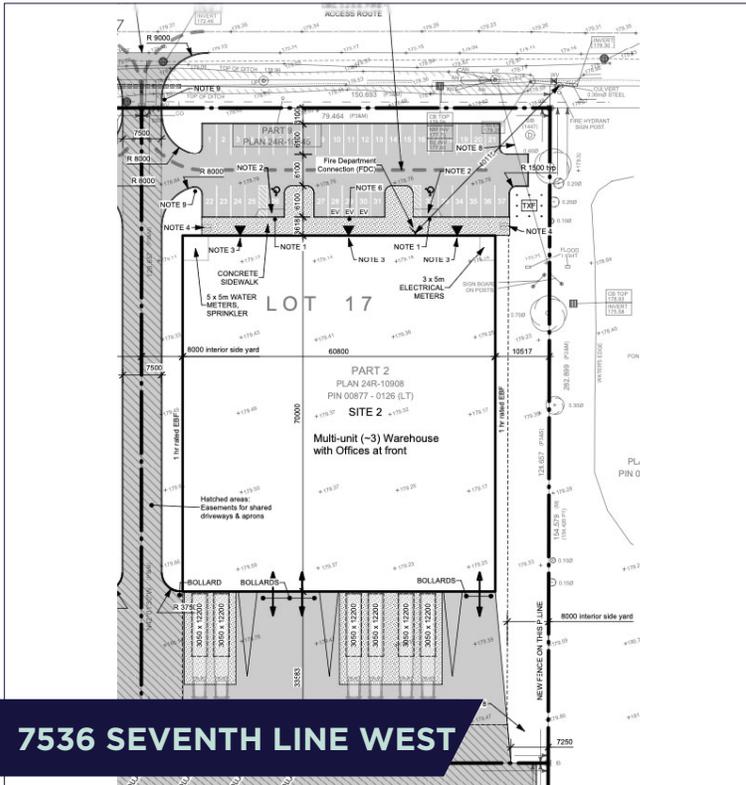
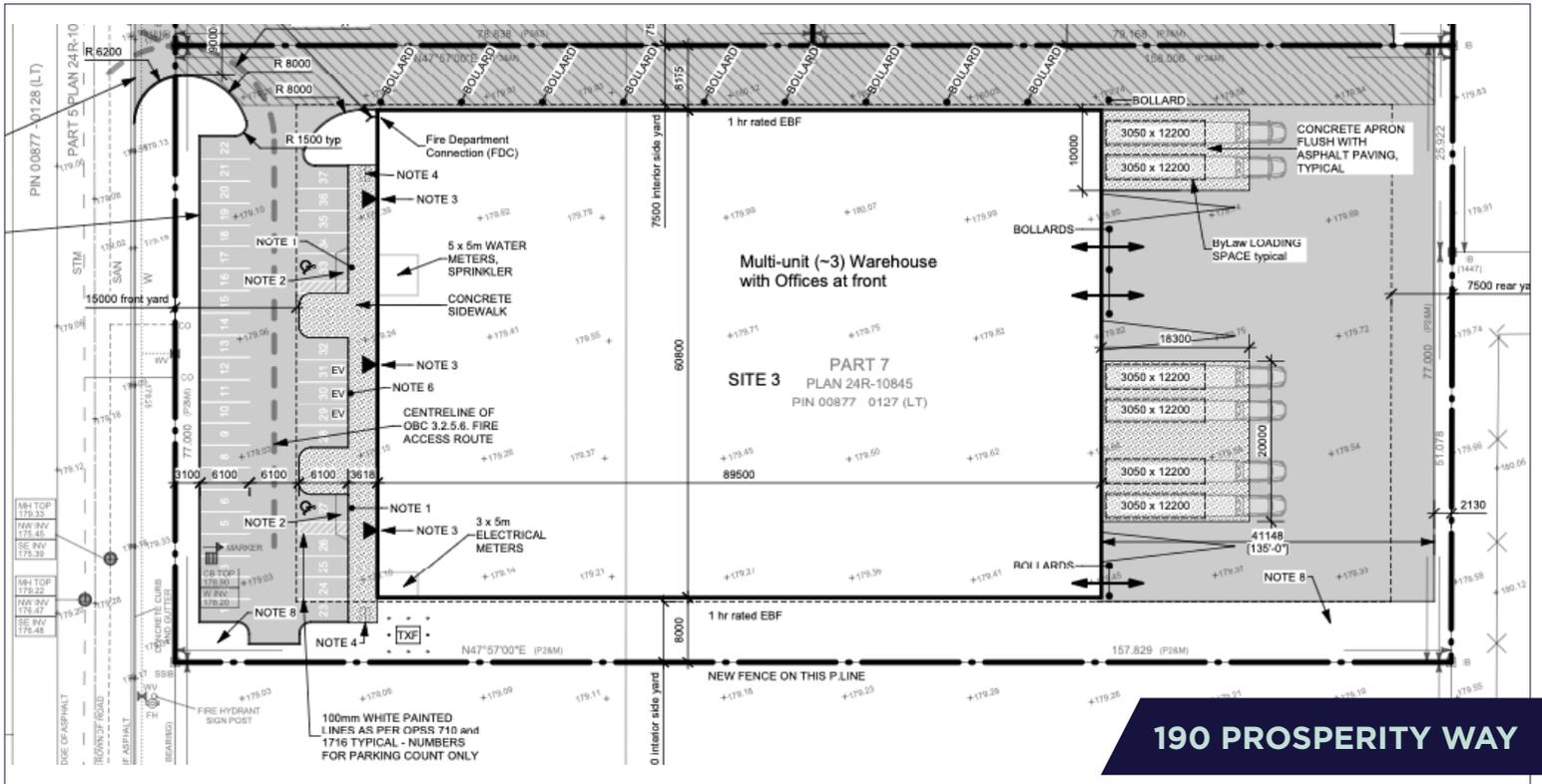
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# FLOOR PLANS & SITE PLAN



**SITE PLAN**

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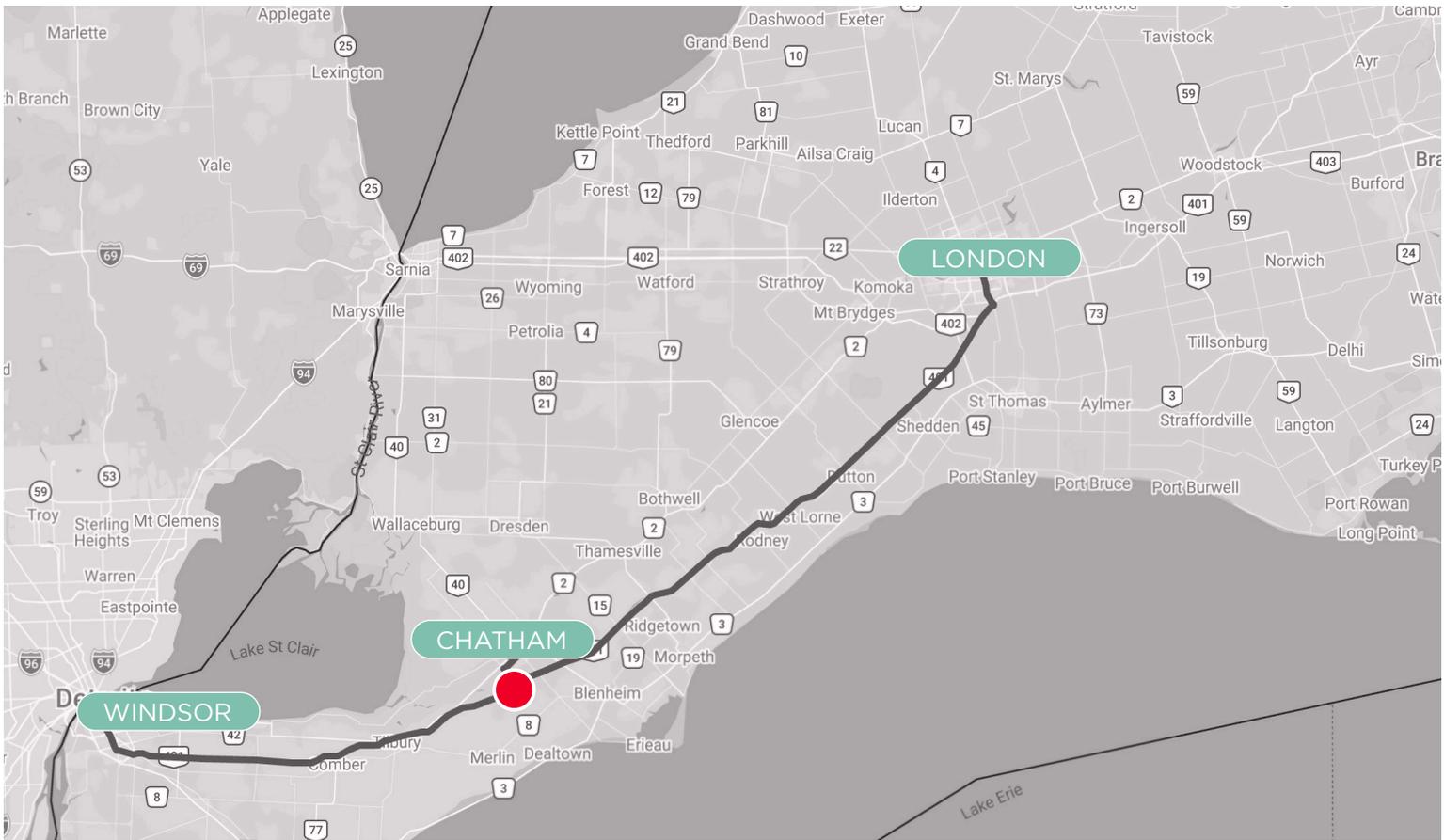
Southwestern Ontario

# PERMITTED USES AND LOCATION MAP

## PERMITTED USES | PRESTIGE INDUSTRIAL ZONE (M4) & LIGHT INDUSTRIAL ZONE (M5)

|   |   |
|---|---|
| Accessory Retail Store not exceeding 10% of the gross floor area of the building containing the permitted light industrial or warehousing use | Buildings and Administrative Office Uses accessory to a permitted use |
| Automobile Sales and Service Establishment, Commercial  | Construction/Industrial Equipment Sale and Service Establishment      |
| Advanced Technology Industry  | Warehouse   |
| Office  | Courier Service   |
| Business Support Service  | Industrial Use, which is not noxious                                  |
| Call Centre   | Service Trade Establishment   |
| Industrial Mall   | Truck Terminal  |
| Laboratory or Scientific Research Facility  | Wholesale Business with Accessory Retail Business                     |

<https://www.chatham-kent.ca/business/planning/Documents/Zoning%20By-law%202016-2009.pdf>



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