



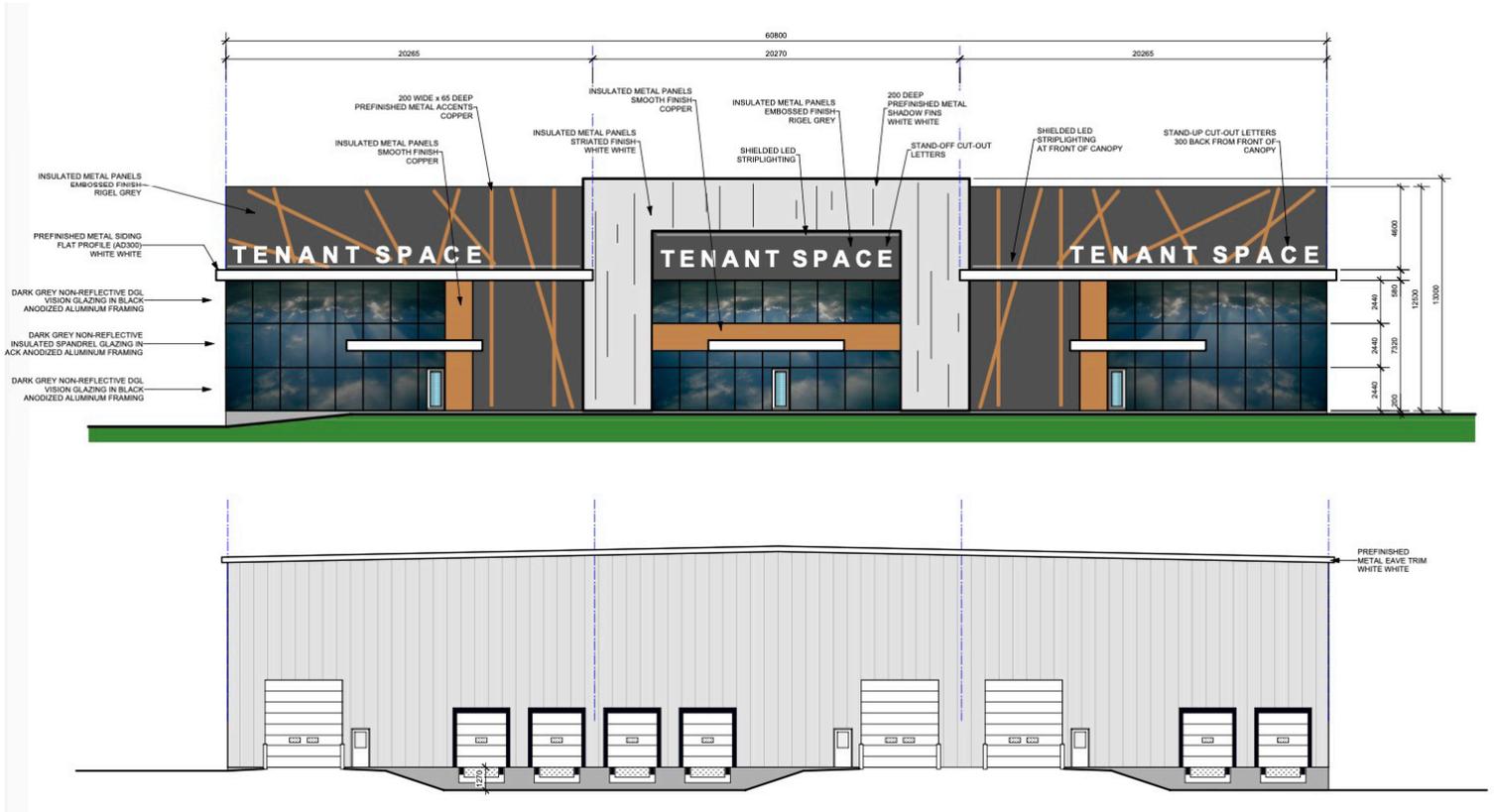
CUSHMAN & WAKEFIELD

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

519 438 8548

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CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

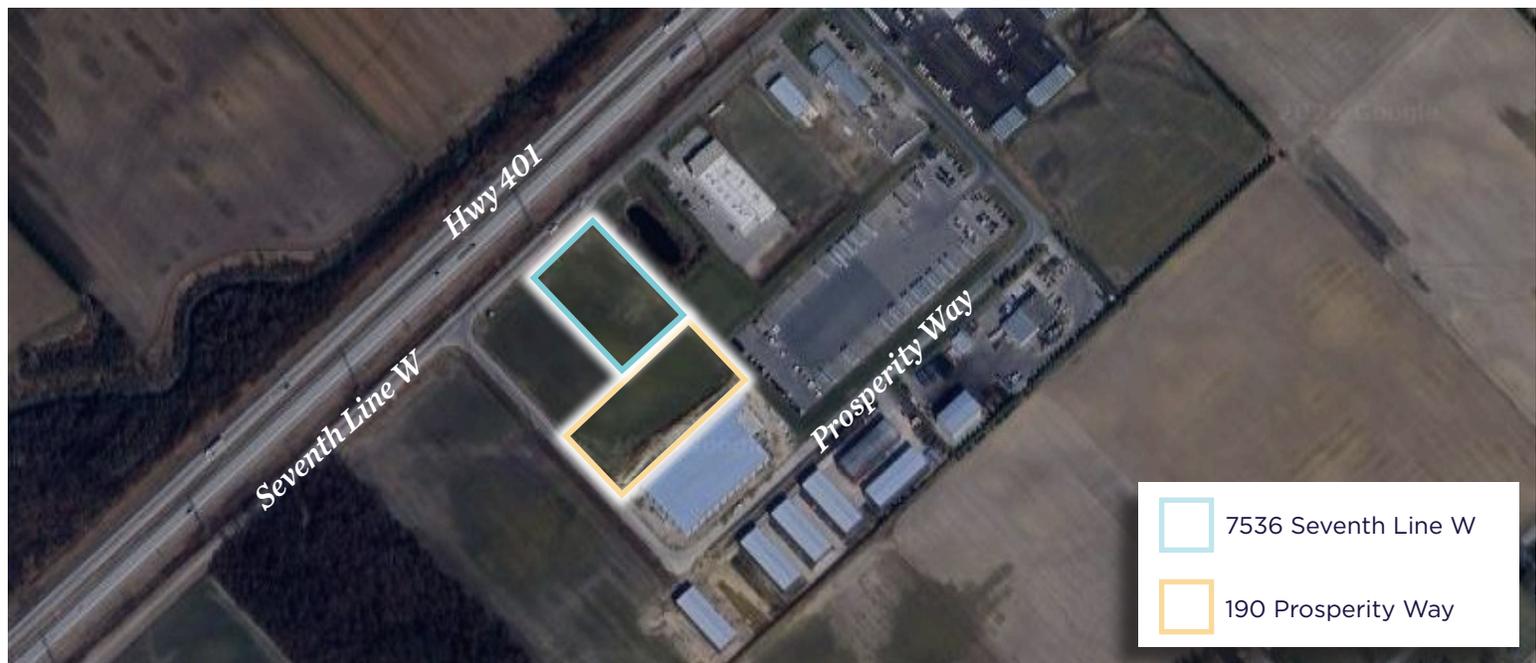
Class A industrial buildings with direct Highway 401 visibility and flexible build options. Potential to combine adjacent properties up to 110,000 SF. Collaborate with the developer to tailor the building to your business needs. Zoning allows wide range of industrial, technology, warehouse, and services 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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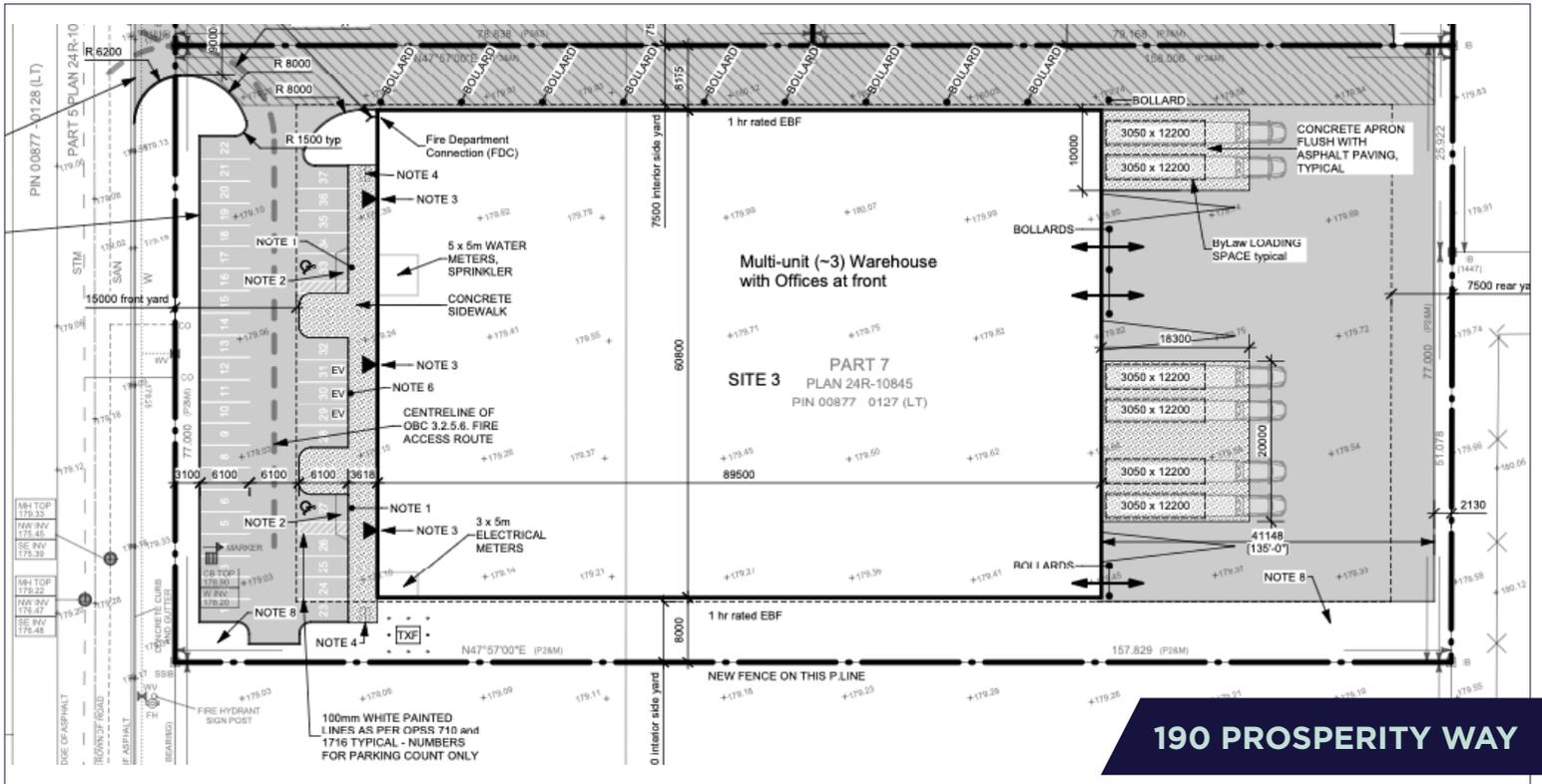
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FLOOR PLANS & SITE PLAN

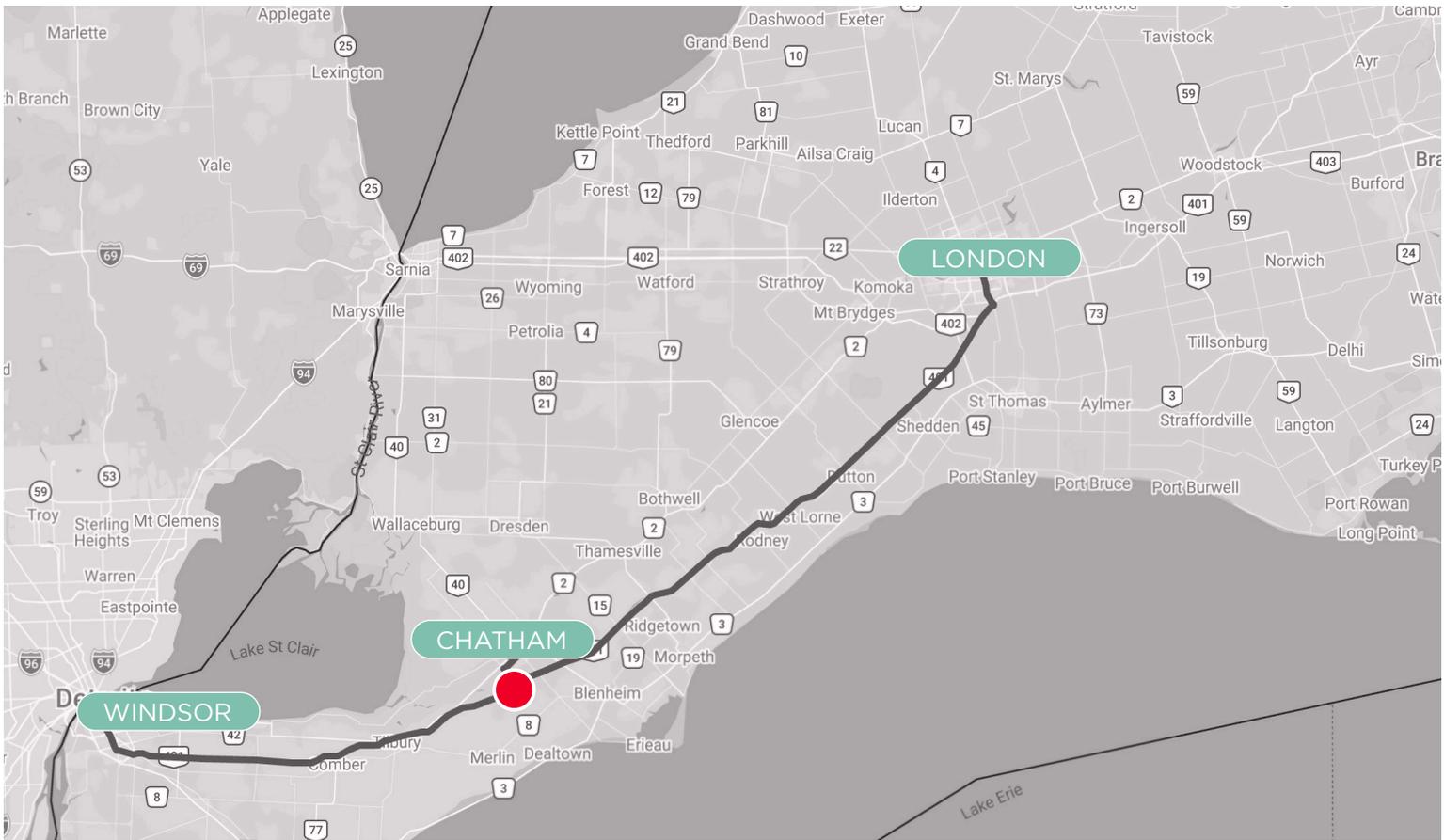


PERMITTED USES AND LOCATION MAP

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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