



**FOR SALE**



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**1275**

Hubrey Road  
London, ON

**Freestanding Industrial Facility**

# PROPERTY HIGHLIGHTS



**118,610 SF**  
Total Building Area



**10.05 Acres**  
Total Site Area



**3 MIN/1.5 KM**  
To Highway 401

## Exceptional industrial facility in south London

The site is located in close proximity to Highway 401 and includes a fully fenced 2.75 acre truck compound and permits a broad range of general and heavy industrial uses.



**22 Ft.**  
Clear Height



**14 Truck Level**  
Shipping Doors



**G11, H11**  
Property Zoning



**100%**  
Fully Leased Building



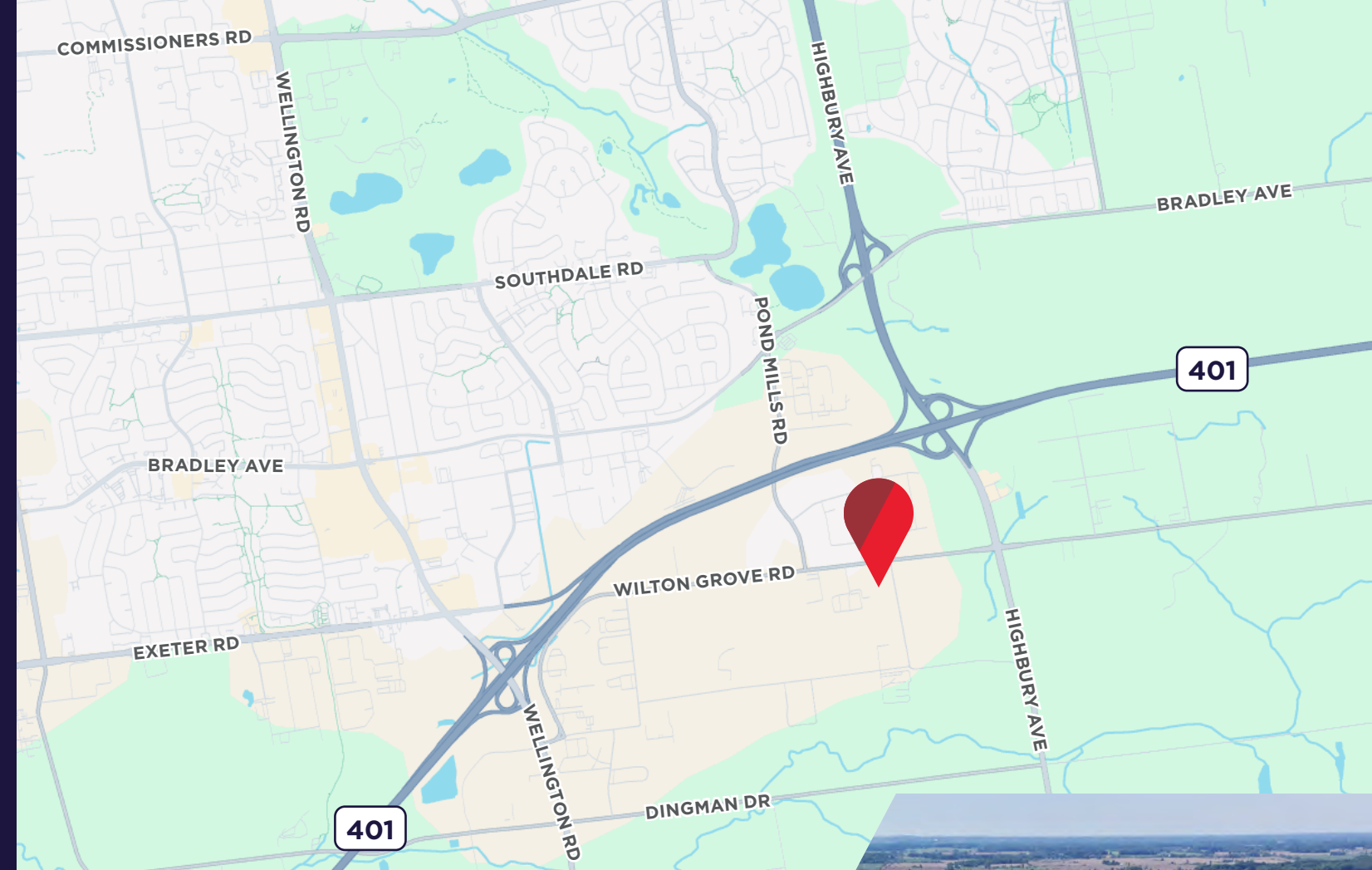
**~\$1,180,000**  
Net Operating Income



**\$25,000,000**  
Asking Price

## DATA ROOM IS AVAILABLE UPON REQUEST

- Floor/site plans
- Phase 1 & 2 ESA (2024)
- Building condition assessment (2023)
- Leases & rent roll
- Roof replacement overview (2024)



## THE NEIGHBORHOOD

1275 Hubrey Road is ideally situated within London's well-established industrial corridor, offering immediate access to Highway 401, a critical route for regional and cross-border transportation. This prime location provides efficient connectivity to the Greater Toronto Area, Windsor, and nearby U.S. border crossings.

Positioned in a key logistics hub, the property benefits from London's central Southwestern Ontario location, supporting streamlined distribution to major markets. The area is known for its strong industrial presence, access to a skilled labour force, and proximity to essential business services.





# CONTACT

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