

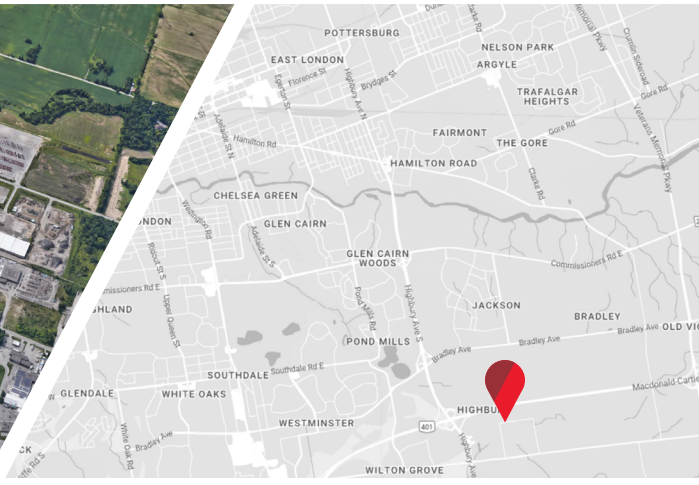
CLASS A INDUSTRIAL FACILITY
INCLUDING ±20.5 ACRES OF EXCESS LAND
1500 MAX BROSE DRIVE, LONDON, ONTARIO

~~***Asking Price: $49,000,000***~~

Reduced Price: $38,000,000

***Building Area:** 207,172 SF | **Total Site Area:** 31.796 Acres*





CUSHMAN & WAKEFIELD
Southwestern Ontario

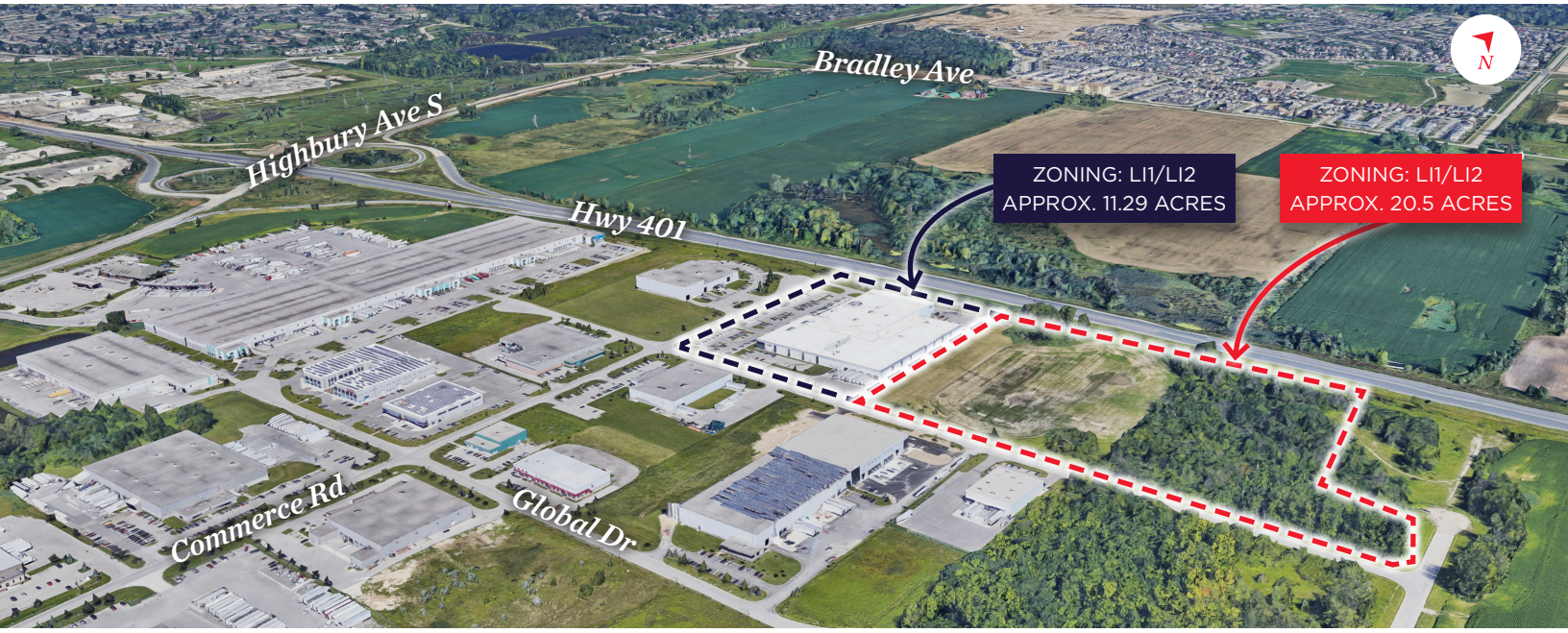
~~ASKING PRICE: $49,000,000~~

REDUCED PRICE: $38,000,000

PROPERTY DETAILS

Well maintained class A industrial facility for sale with over ±20.5 acres available for a potential expansion. This facility spans over 207,000 SF on 31.796 acres total with a proposed leaseback of approx. 45,000 SF. The property offers excellent exposure and access to Highway 401. A full due diligence package is available upon request.

- **Building Area:** 207,172 SF
- **Total Site Area:** 31.796 Acres
  - The purchase must include both of the following PINS:
    - 081990137 (15.969 Acres)
    - 081990139 (15.827Acres)
- **Zoning:** Light Industrial (LI1/LI2)
- **Clear Heights**
  - **High Bay: 33'**
    - ± 70,000 SF
  - **Low Bay: 21'5"**
    - ±111,000SF
  - **Office Area:**
    - ±26,000 SF
- **Property Taxes:** $374,763.49 (2023)
- **Dock Level Doors:** 10
- **Grade Level Doors:** 2
- **Electrical:**
  - 3 Phase
  - 600 Volts
- **Buyer to verify all measurements independently**



±20.5 ACRES OF EXCESS LAND

Conveniently offering 304 spaces

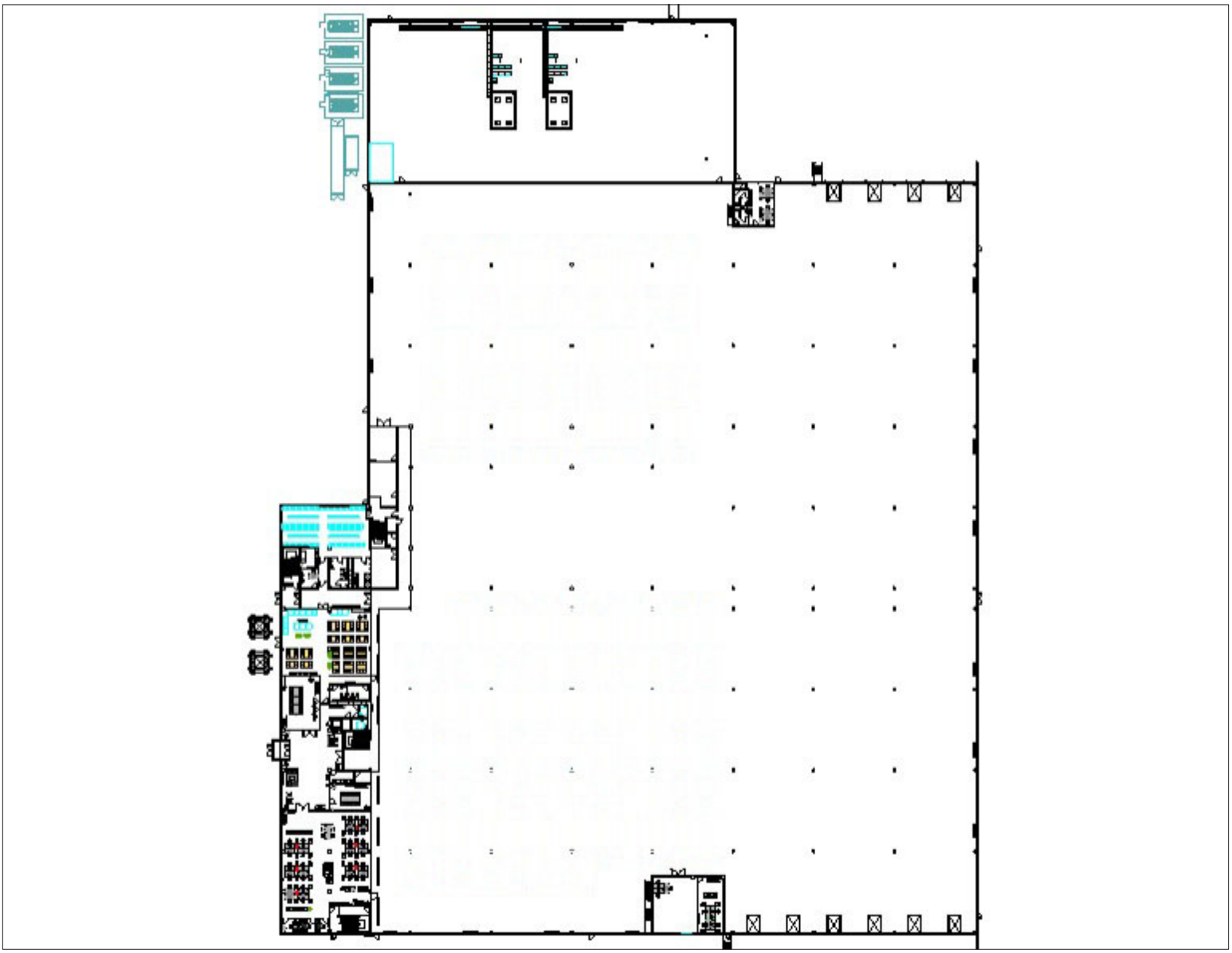
CLASS A INDUSTRIAL FACILITY

Well maintained spanning over 207,000 SF

PRIME LOCATION & EXPOSURE

Excellent access to Highway 401

FLOOR PLAN | GROUND FLOOR







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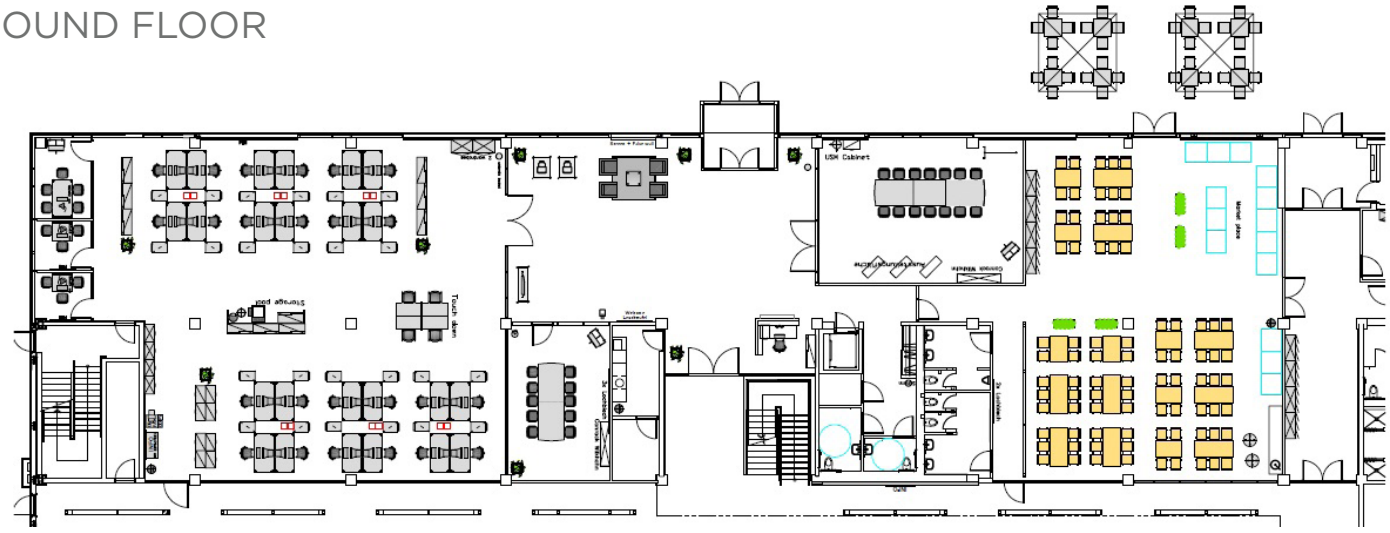
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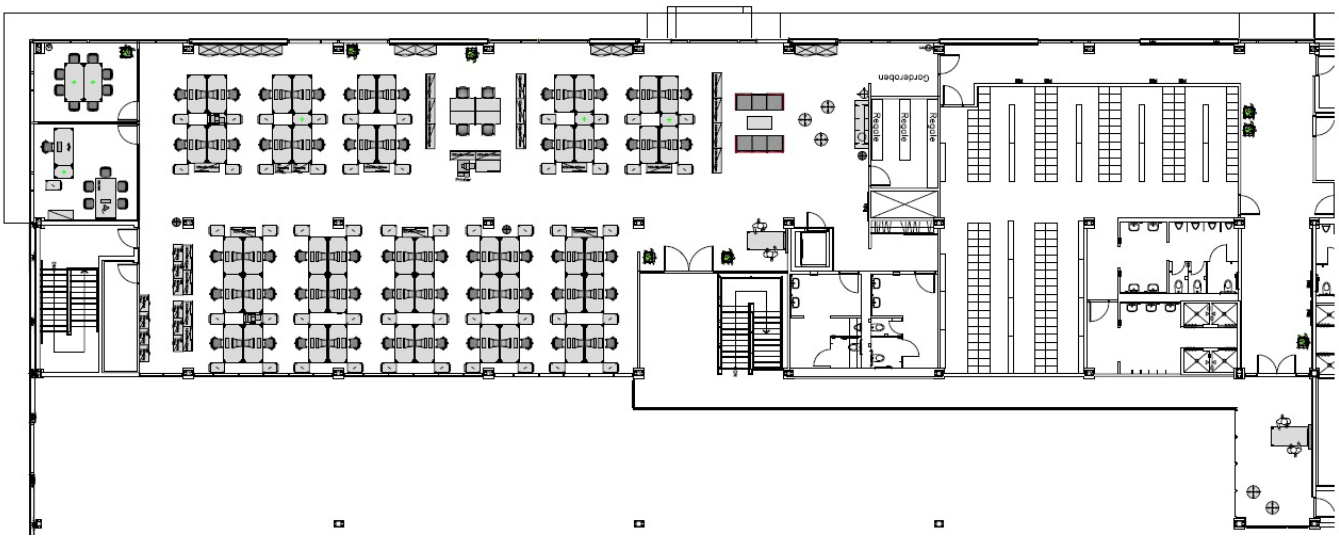
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FLOOR PLANS | OFFICE AREAS

GROUND FLOOR



SECOND FLOOR







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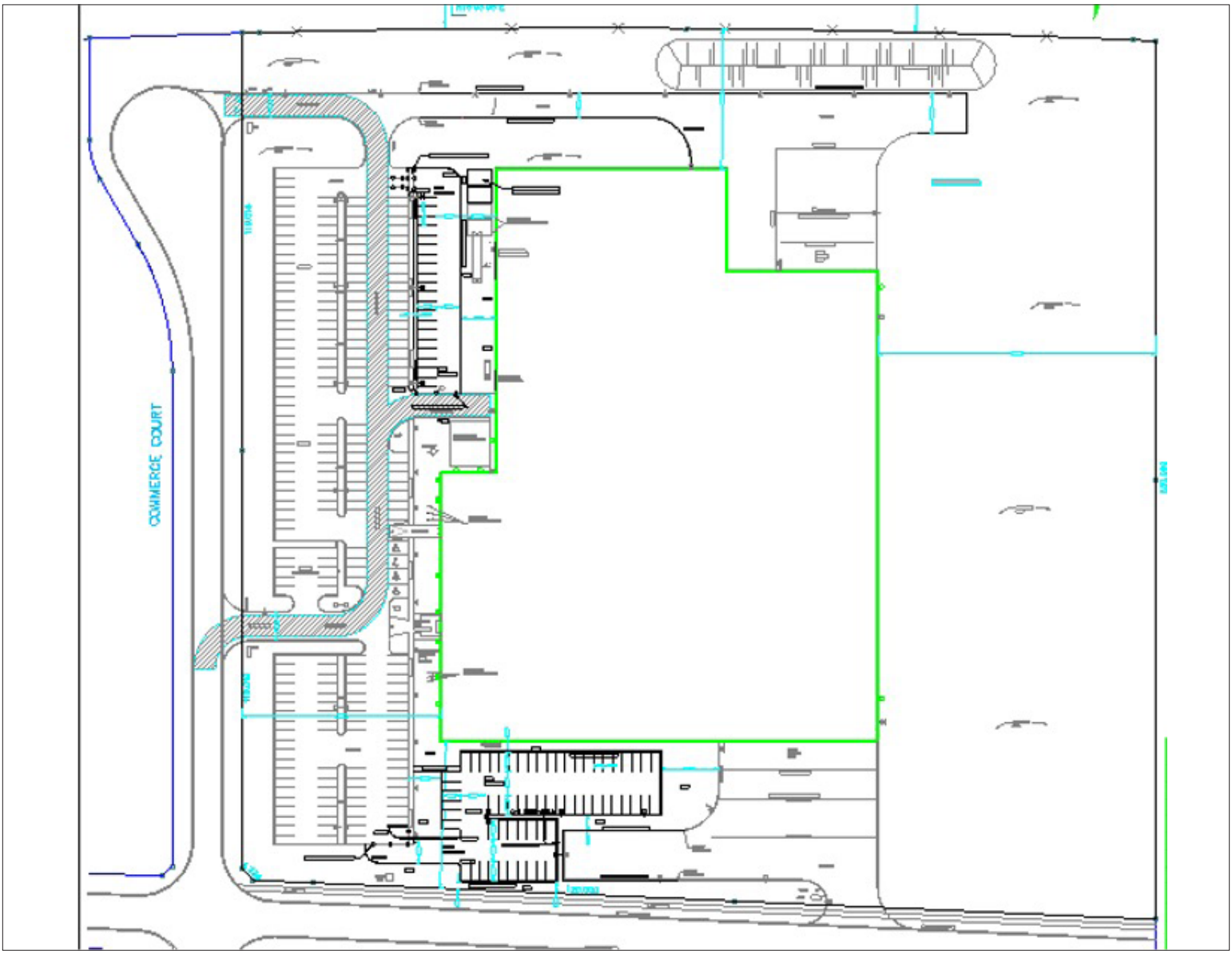
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SITE PLAN







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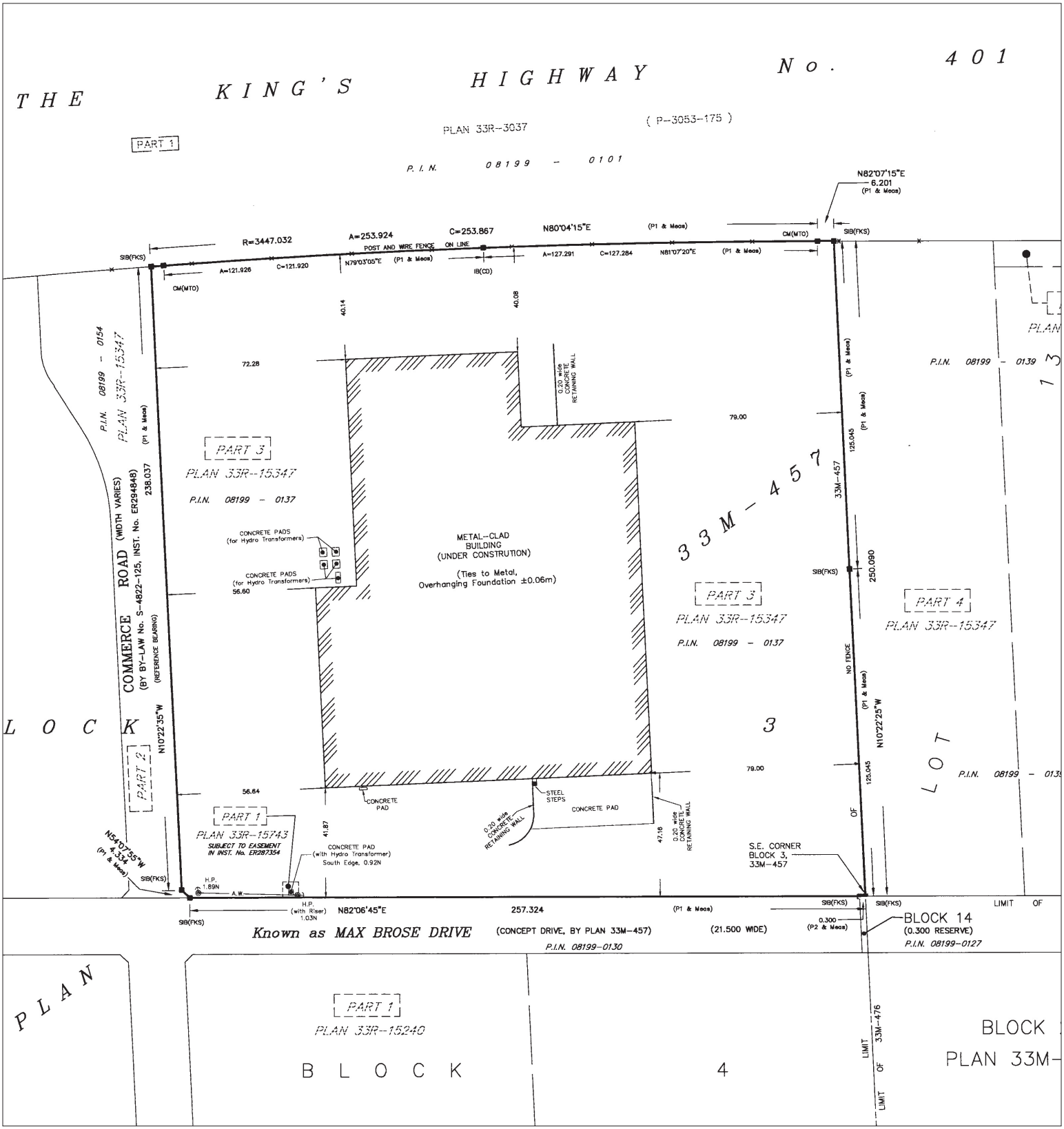
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LEGAL SURVEY



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PROPERTY IMAGES

















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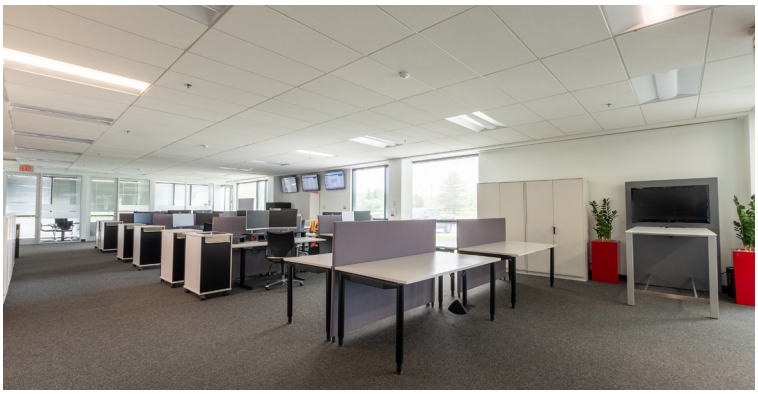
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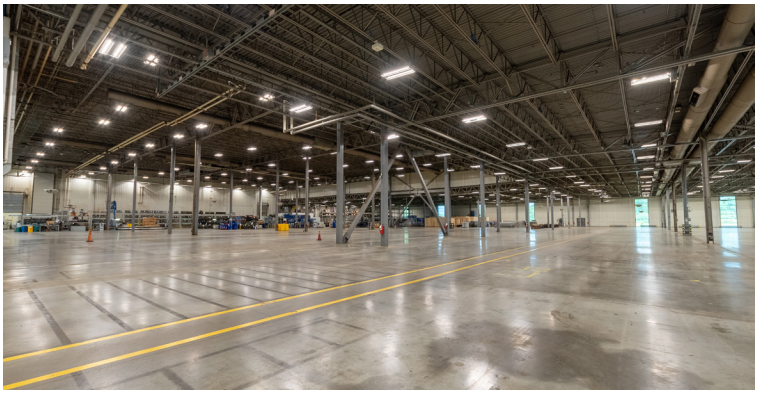
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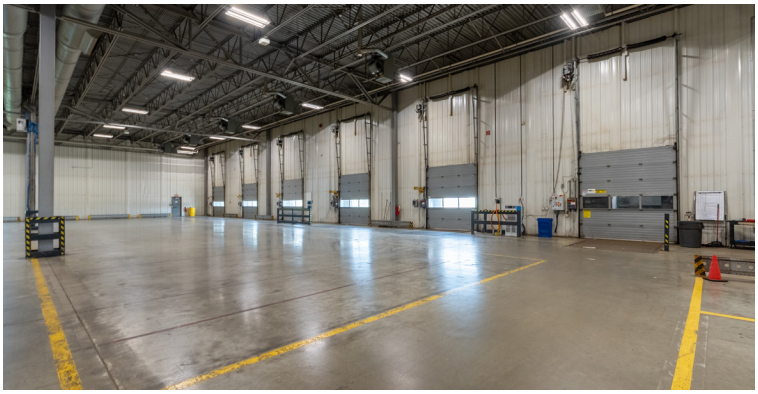
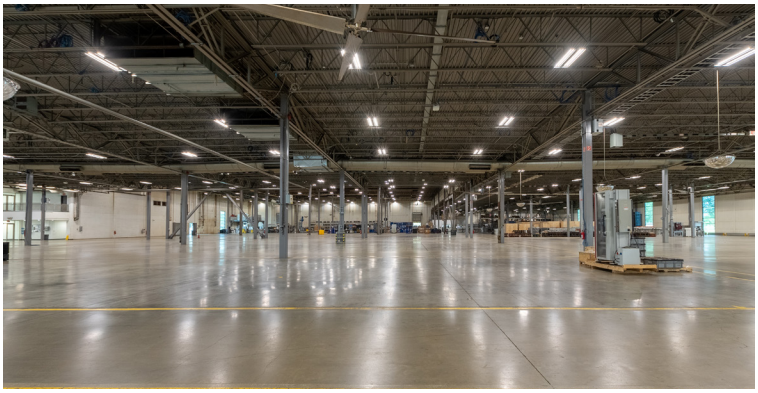
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