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FOR LEASE:

\$5.75
PSF NET

FOR SALE:

\$5,400,000

FOR LEASE / SALE | 300 Sovereign Road, London | ON

Excellent Manufacturing Facility with Heavy Power

- 56,254 SF including 8,000 SF of office and 3,454 SF of mezzanine
- 4.94 acres with room to expand a further 32,000 SF +/-
- 480/600 Volt, 2,000 and 4,000 amp power
- 5 dock doors, 2 grade doors
- Sprinklers throughout
- Recent/soon-to-be completed work, including: new roof, new production area (lighting, wall liner, roof & column painting) and new office renovations.

Matt Chambers*

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Colliers International
London, Ontario Brokerage

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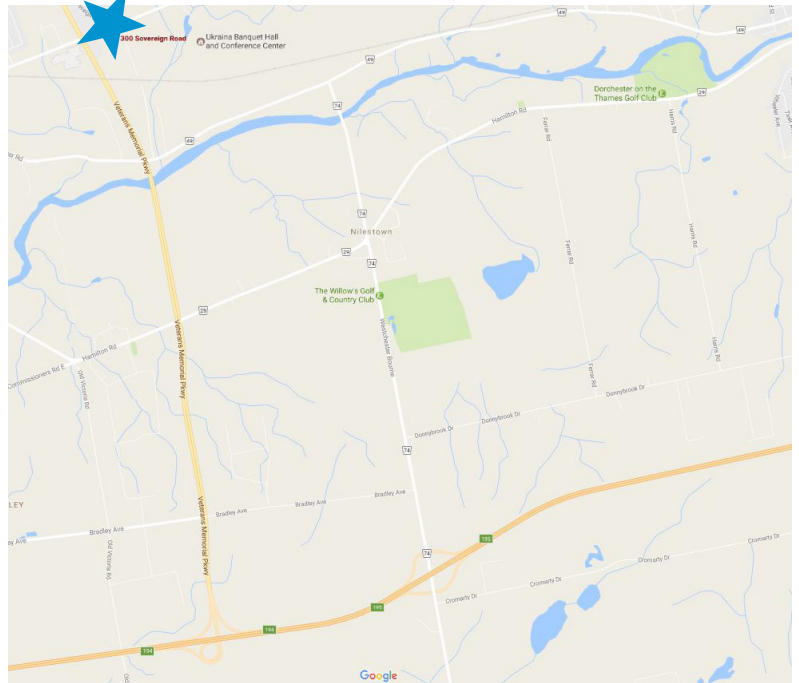
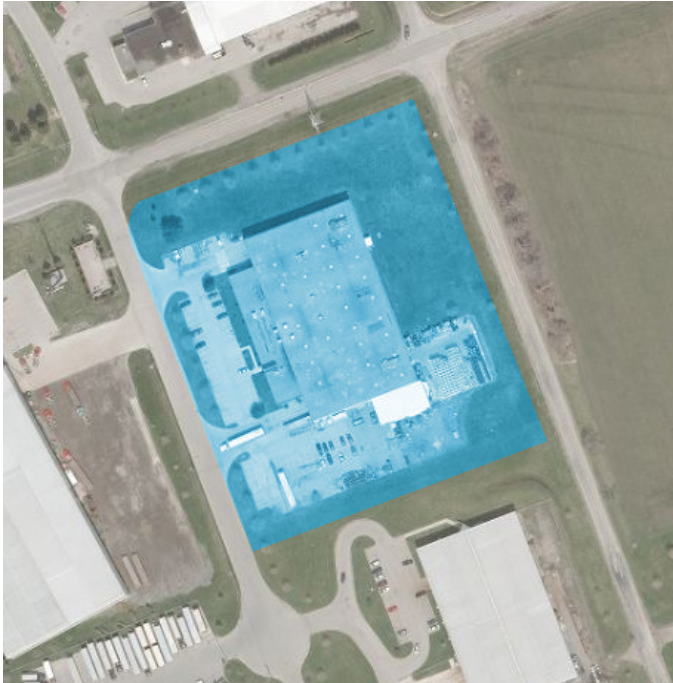
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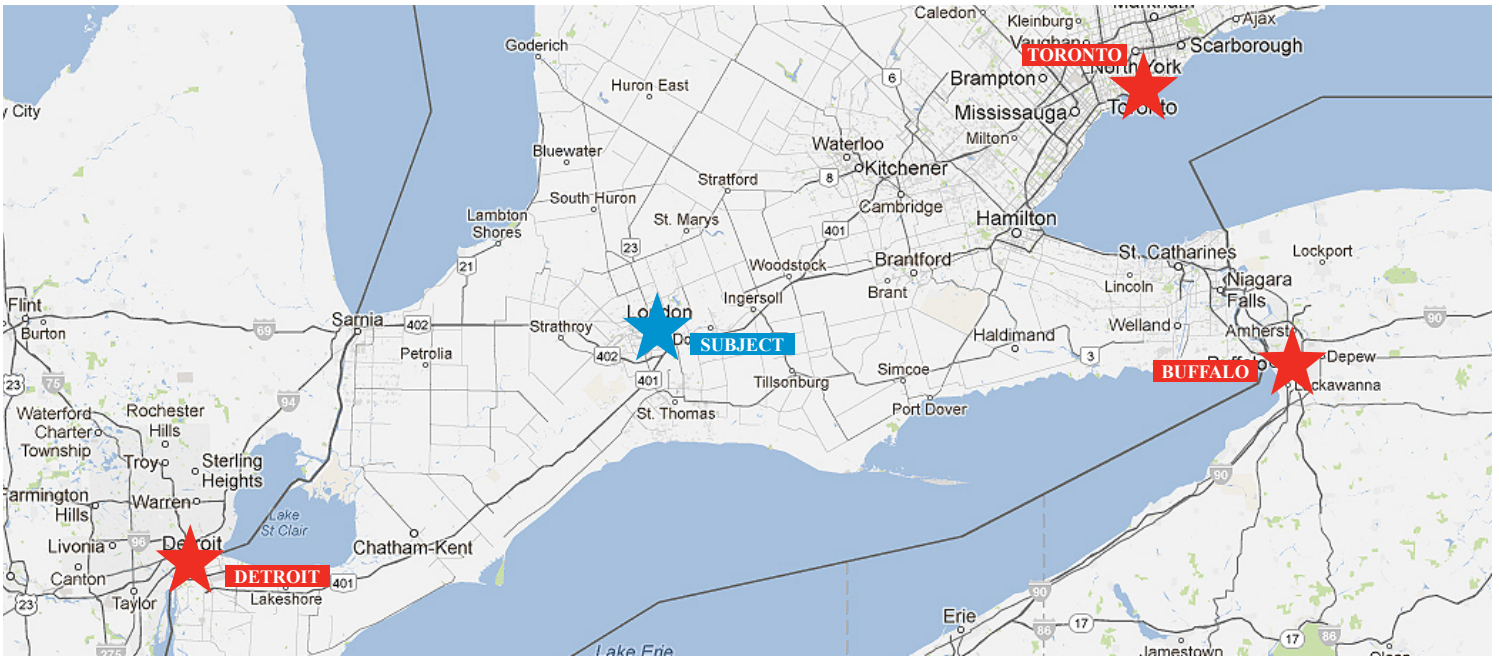
Accelerating success.

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LOCATION MAPPING



SUBJECT PROPERTY > SW ONTARIO LOCATION



Distances to Major Centres

Toronto	184 km
Detroit	222 km
Buffalo	223 km

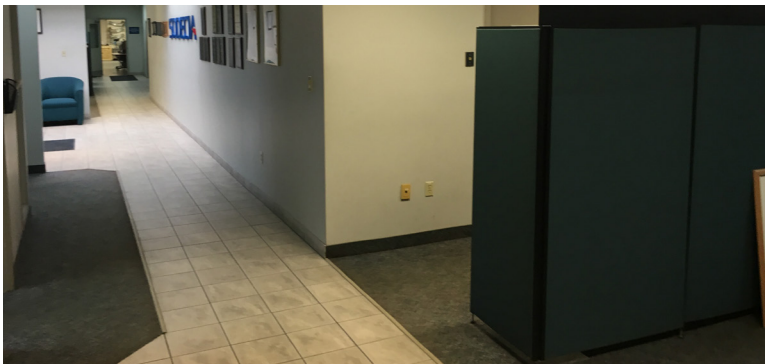
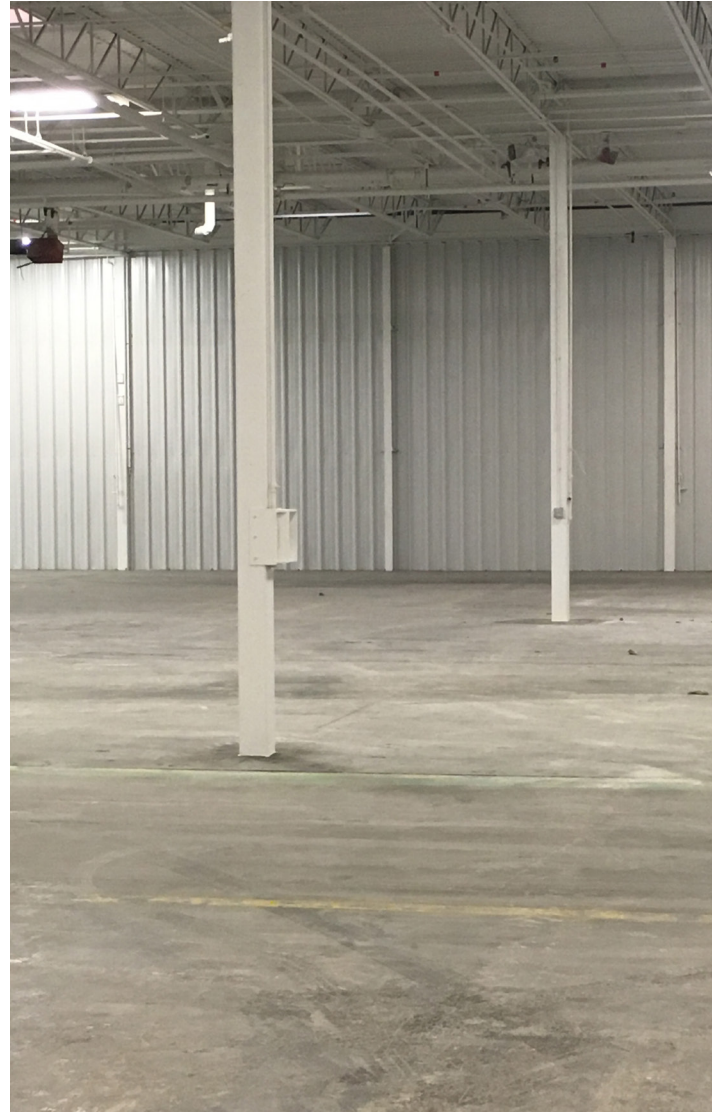
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PROPERTY PHOTOS - EXTERIOR

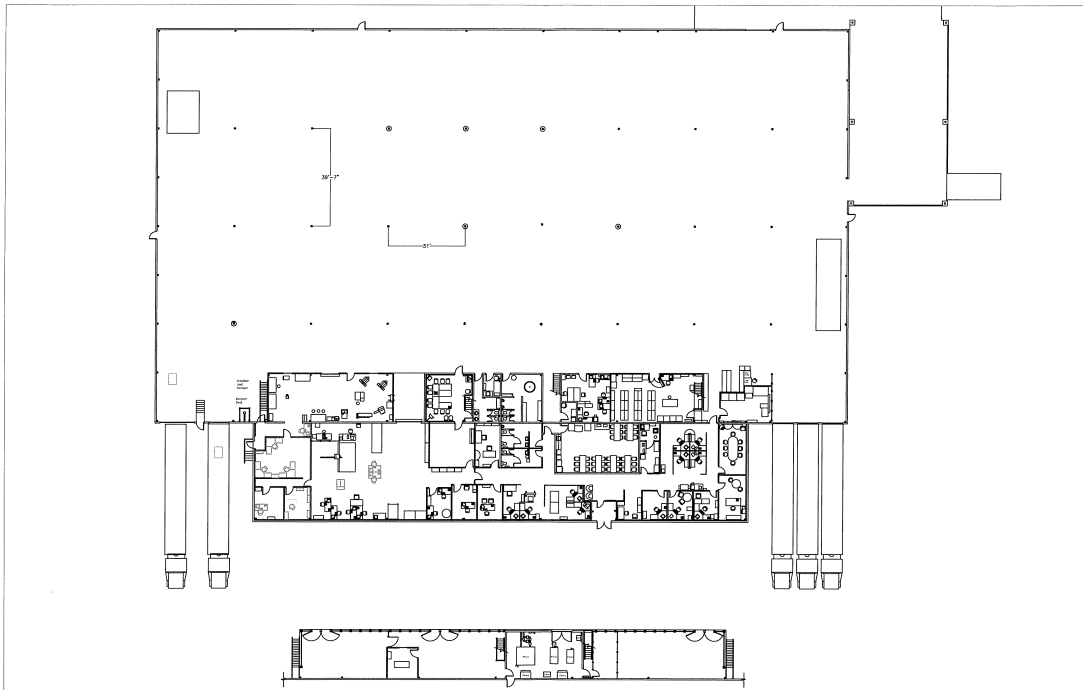


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PROPERTY PHOTOS - INTERIOR



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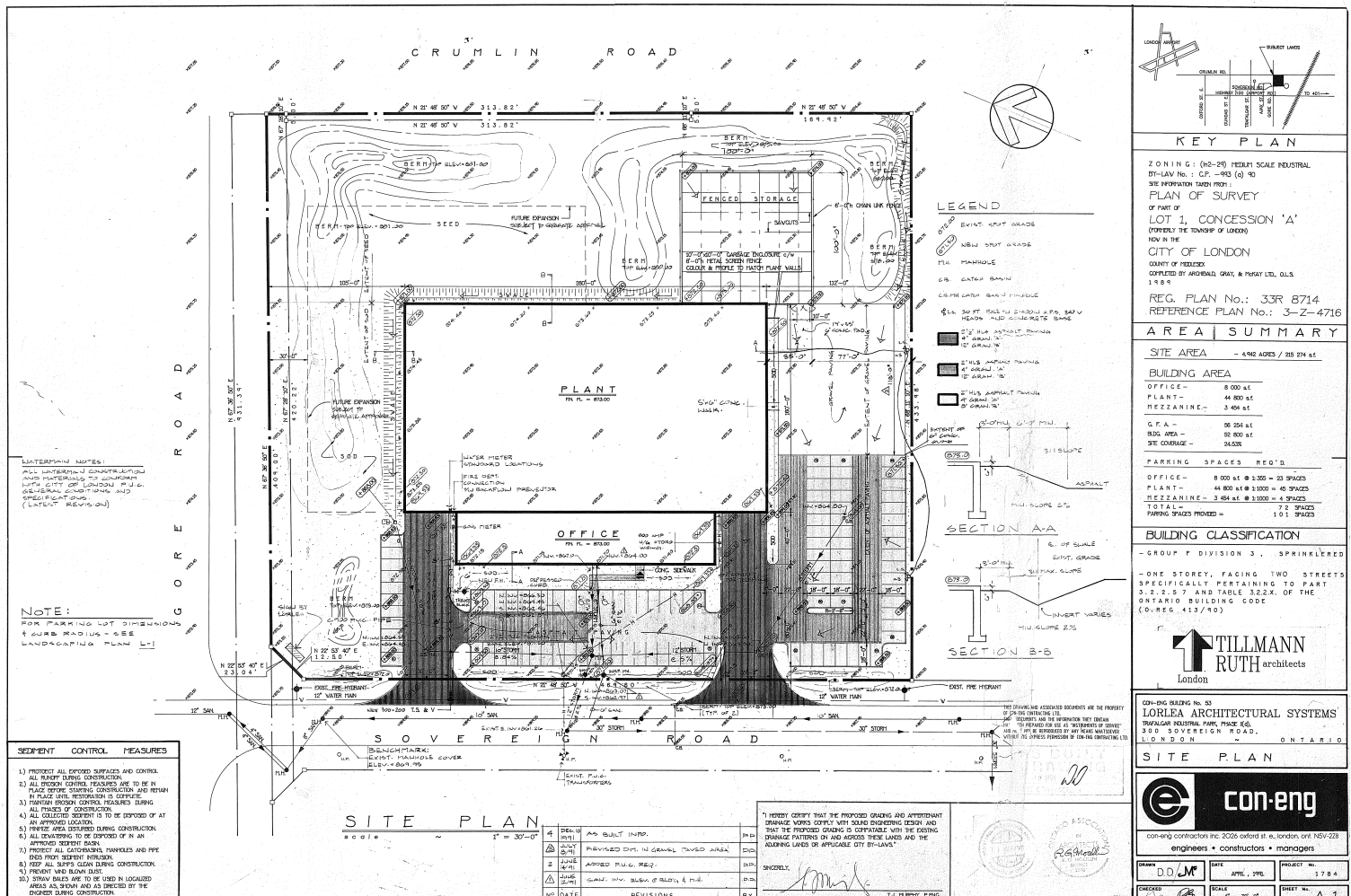


Breakdown of building space:

Office:	8,000 SF
Plant Area:	44,800 SF
Subtotal:	52,800 SF
Mezzanine:	3,454 SF
Total:	56,254 SF

Additional Features:

- Boardroom, private offices, general office area, reception area
- Cafeteria, training room and change rooms
- Skylights and T8 lighting in production area
- Covered outside staging area
- Easy access to Hwy 401 via Veterans Memorial Parkway
- 2016 taxes - \$99,386





CONTACT US

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ZONING: LIGHT INDUSTRIAL (LI2)

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation for any use other than the following uses:

LI1 - The following are permitted uses in the LI1 Zone variation:

- Bakeries;
- Business service establishments;
- Laboratories;
- Manufacturing and assembly industries;
- Offices support;
- Paper and allied products industries excluding pulp & paper and asphalt roofing industries;
- Pharmaceutical and medical product industries;
- Printing, reproduction and data processing industries;
- Research and development establishments;
- Warehouse establishments;
- Wholesale establishments;
- Custom workshop; Z-1-051390
- Brewing on premises establishments. Z-1-051390
- Service Trade Z.-1-071679
- Existing Self-storage Establishments (Z.-1-132230)

LI2 - The following are permitted uses in the LI2 Zone variation:

- Any use permitted in the LI1 Zone variation;
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries excluding meat packaging;
- Leather and fur processing excluding tanning;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Textile processing industries.

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