



Temperature Controlled Industrial Facility

FOR SUBLEASE | 580 Industrial Road, London | ON

- › 113,595 SF Temperature controlled Warehouse with a variety of office spaces
- › 25 Loading Docks | 1 Drive In Loading Dock
- › Stellar location on 12.73 acres
- › Minutes to the London International Airport and Hwy 401
- › 20' - 29' Clear Height
- › Ample onsite parking
- › On major transit routes
- › Recent renovations and upgrades
- › 8 years remaining on lease

FOR SUBLEASE:

\$6.25

NET PSF

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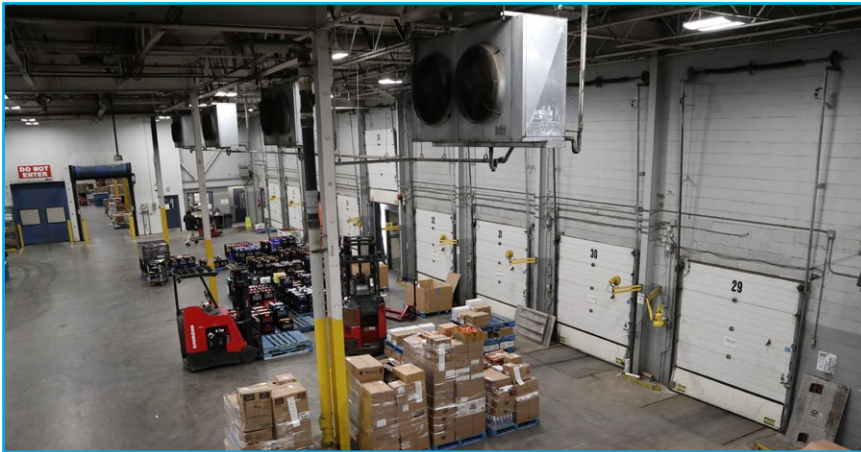
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INTERNATIONAL

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LOCATION MAPPING



BUILDING FEATURES

Recent improvements including roof replacements and new HVAC in freezer area

Cooler and freezer area infrastructure

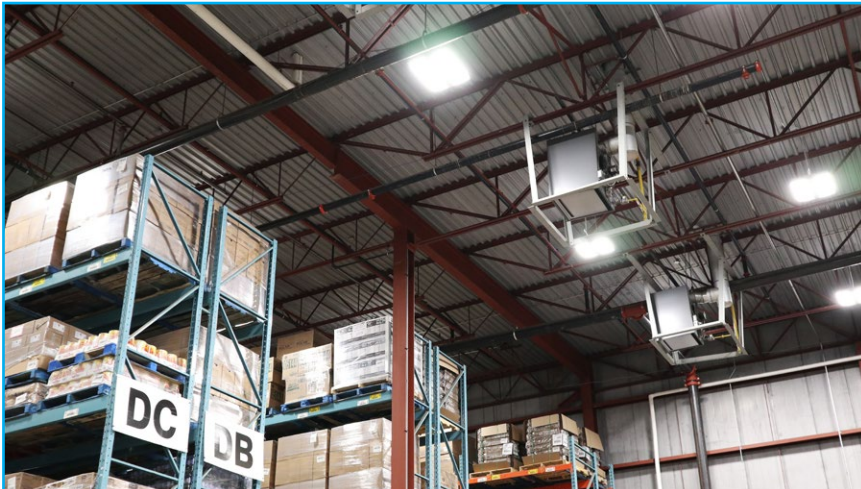
Less than 10 minutes from Highway 401

Close proximity to local amenities

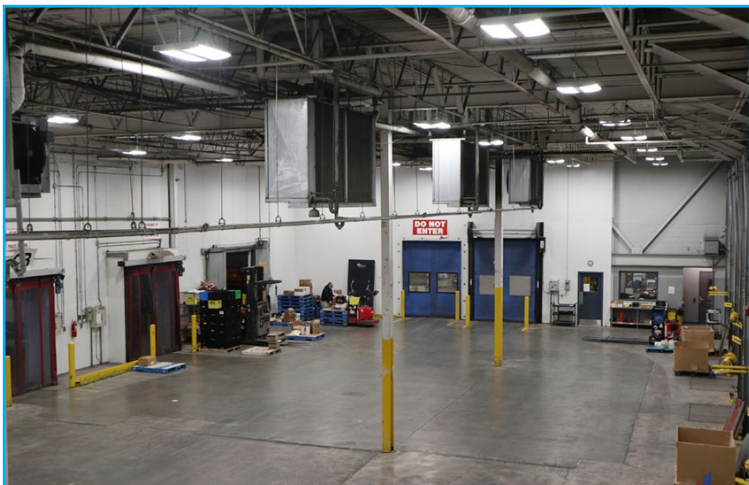
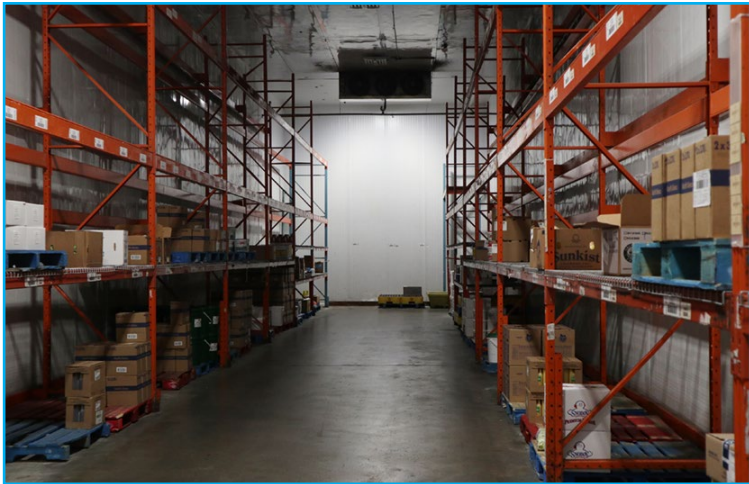
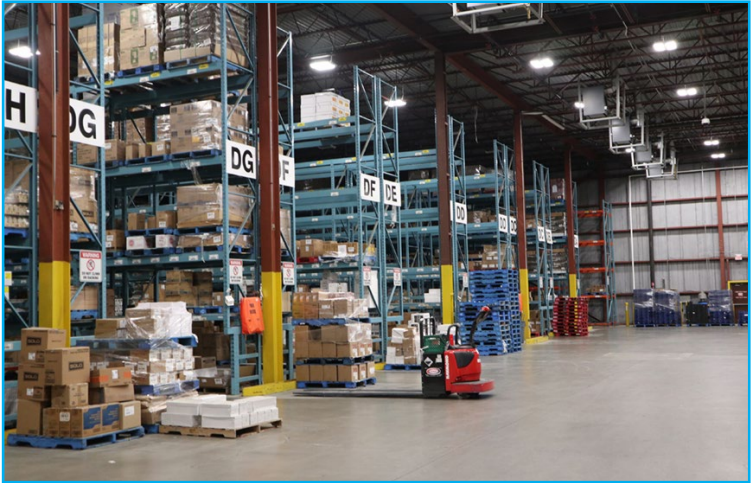
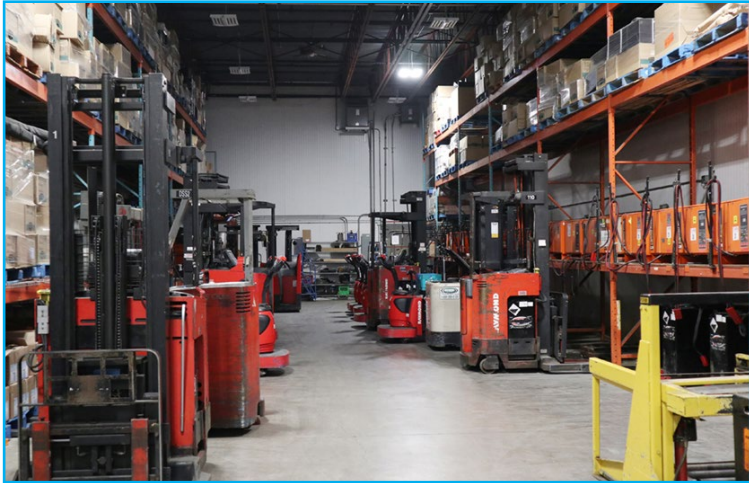
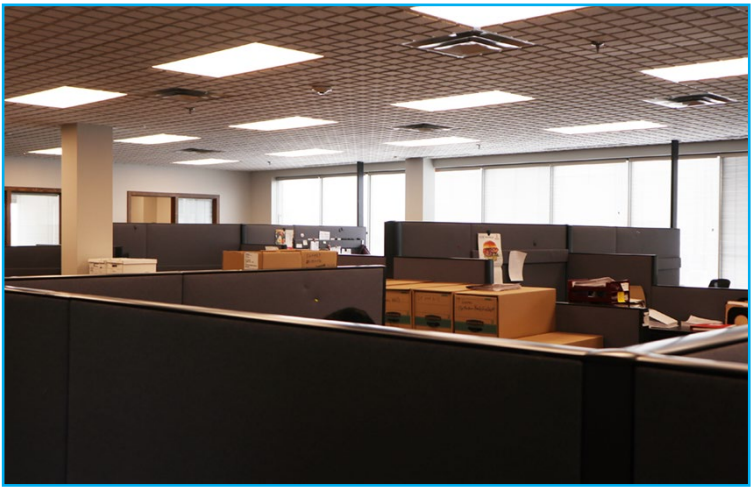
Easy access to public transit

Situated less than 5 km from London International Airport

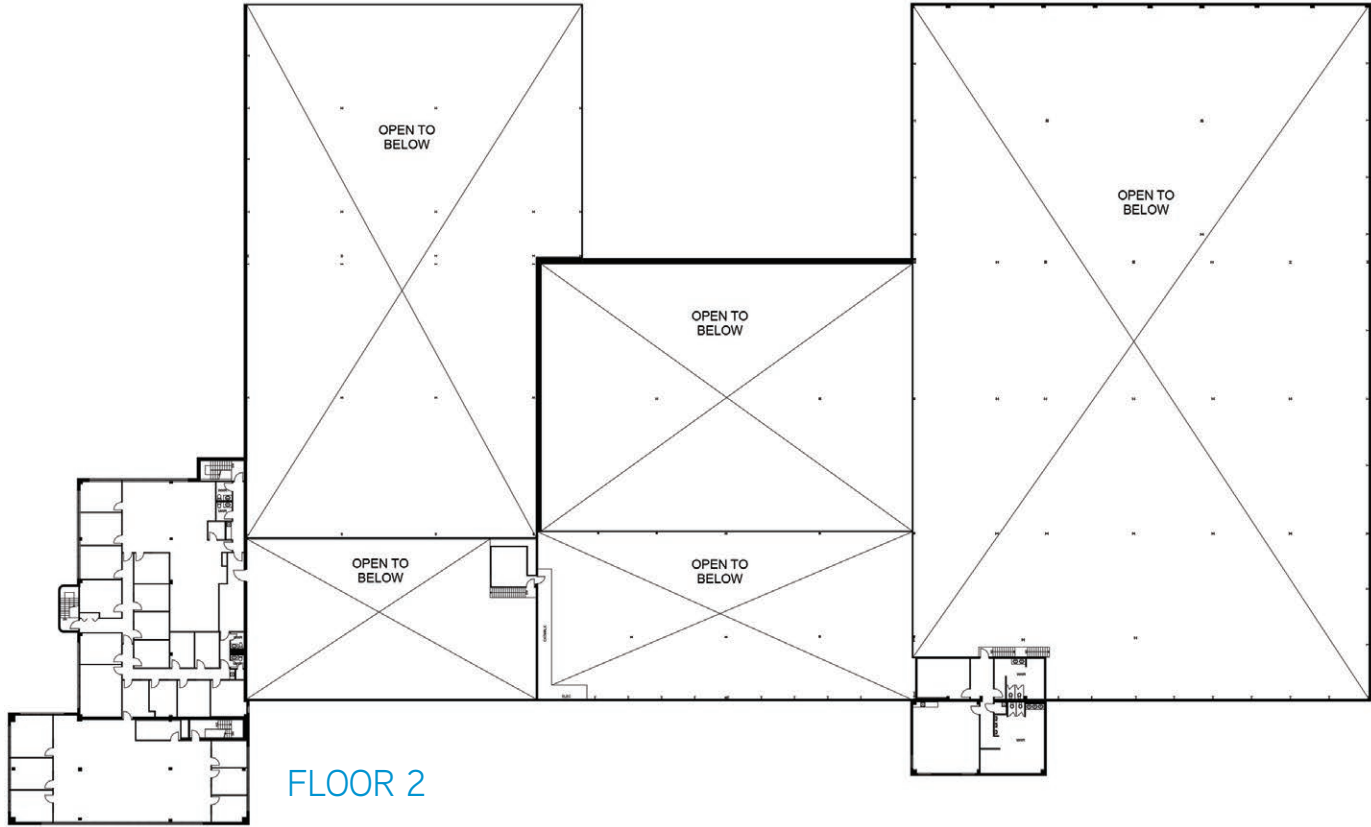
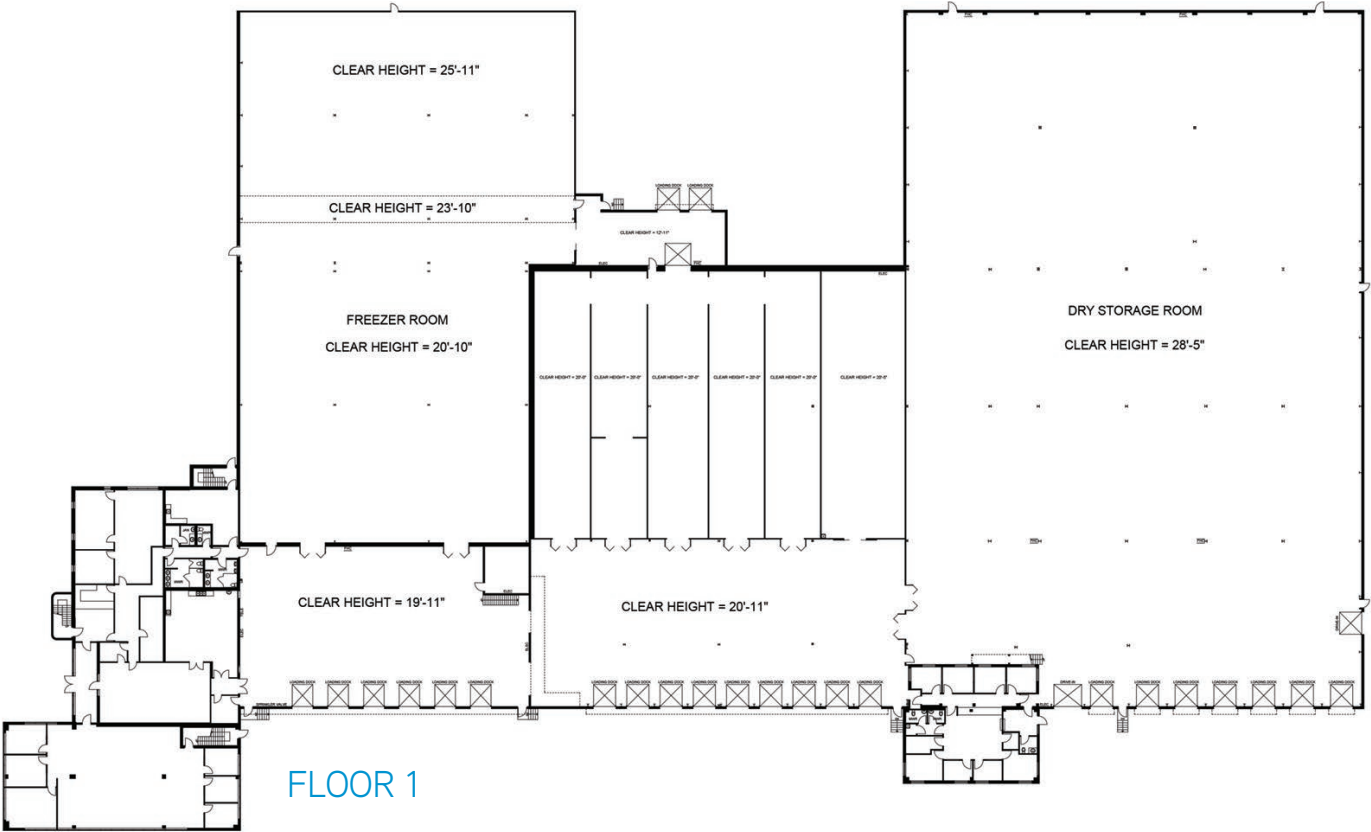
Ample on site parking



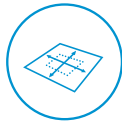
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BUILDING SITE PLAN



SITE PLAN



Coverage Ratio:
20%



Total Rentable Area:
113,595 SF



Freezer Area:
+/- 17,000 SF



Year Built:
1972 - 2002



Lot Size:
12.73 Acres



Cooler Area:
+/- 21,000 SF



Shipping Doors:
25 TL, 1 DI
1 TL per 4,554 SF



Zoning:
Light Industrial (LI2)
1 TL per 4,554 SF



Office Area:
+/- 20,000 SF



Clear Height:
20' - 29'



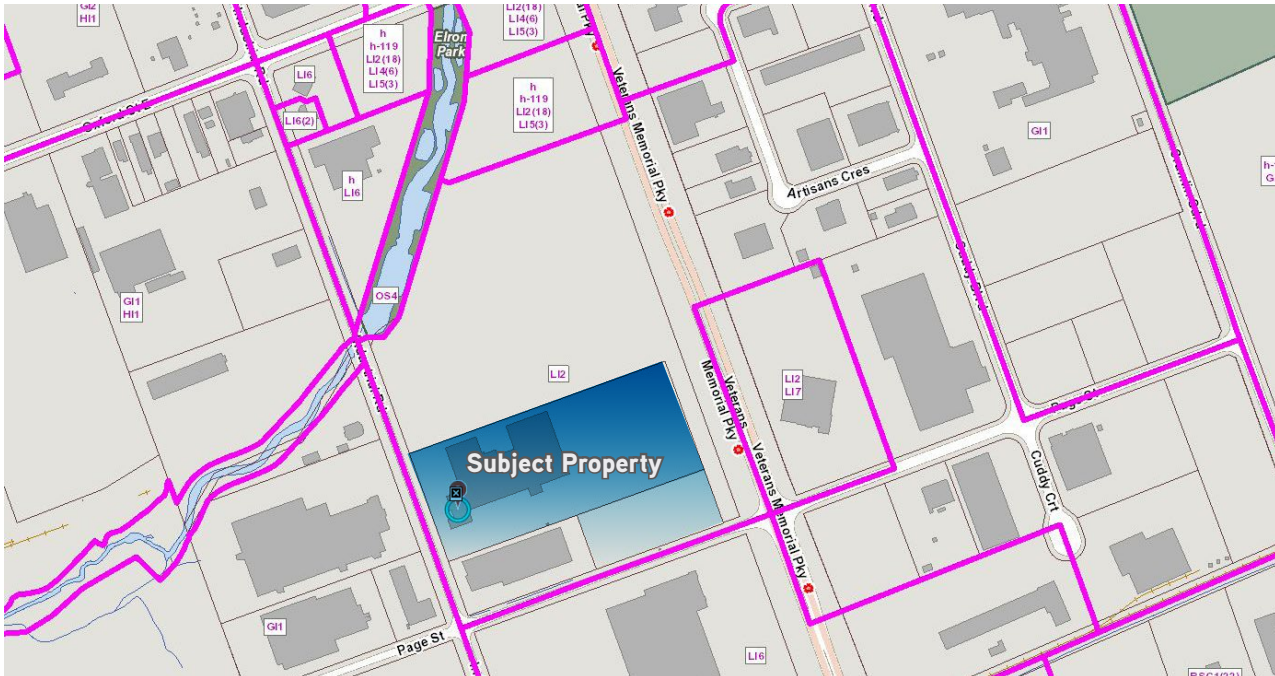
Recent Upgrades:

- New HVAC in freezer area (2017)
- Roof replacements (2017)



Other Features:

- Refrigerated dock area
- Recent dry warehouse expansion at 29' clear height



LIGHT INDUSTRIAL (LI) ZONE

This Zone provides for and regulates a range of industrial and associated secondary uses. In addition to the uses permitted in the LI1 Zone variation, an expanded range of industrial and complementary uses may be permitted, at appropriate locations, through other zone variations. A limited range of convenience, medical/dental and automotive uses may be permitted in association with industrial uses or by compounding with the Convenience Commercial (CC) and/or Automotive Service Station (SS) Zones. The LI10 zone variation will be applied to permit Self-storage Establishments where an approved secondary plan of the City of London indicates that the area currently designated Light Industrial is intended to transition out of industrial use. (Z.-1-132230)

PERMITTED USES

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:

1) LI1

The following are permitted uses in the LI1 Zone variation:

- a) Bakeries;
- b) Business service establishments;
- c) Laboratories;
- d) Manufacturing and assembly industries;
- e) Offices support;
- f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- g) Pharmaceutical and medical product industries;
- h) Printing, reproduction and data processing industries;
- i) Research and development establishments;
- j) Warehouse establishments;
- k) Wholesale establishments;
- l) Custom workshop; Z-1-051390
- m) Brewing on premises establishments. Z-1-051390

n) Service Trade Z.-1-071679

o) Existing Self-storage Establishments (Z.-1-132230)

p) Artisan Workshop (Z.-1-172561)

q) Craft Brewery (Z.-1-172561)

2) LI2

The following are permitted uses in the LI2 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Dry cleaning and laundry plants;
- c) Food, tobacco and beverage processing industries excluding meat packaging;
- d) Leather and fur processing excluding tanning;
- e) Repair and rental establishments;
- f) Service and repair establishments;
- g) Service trades;
- h) Textile processing industries.



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