



Build To Suit Industrial Land in East London For Lease

2180 Scanlan St., London, ON

Building A 50,000 SF

\$11.50 psf

Building B 100,000 SF

\$10.50 psf

Building C 250,000 SF

\$9.50 psf

Building D 1,000,000 SF

\$8.50 psf

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KEY FEATURES/HIGHLIGHTS

- › Excellent exposure near Veterans Memorial Parkway
- › Lot size 55.57 acres
- › Land can accommodate a 50,000 SF - 1,000,000 SF building
- › Zoned for General Industrial/Warehouse uses.
- › Vendor will also Build to Suit and sell or Build to Suit and lease.

ZONING + PERMITTED USES

LIGHT INDUSTRIAL (LI2) ZONE

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)

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;

GENERAL INDUSTRIAL (GI1) ZONE

- g) Service trades;
- h) Textile processing industries.

GI1

The following are permitted uses in the GI1 Zone variation:

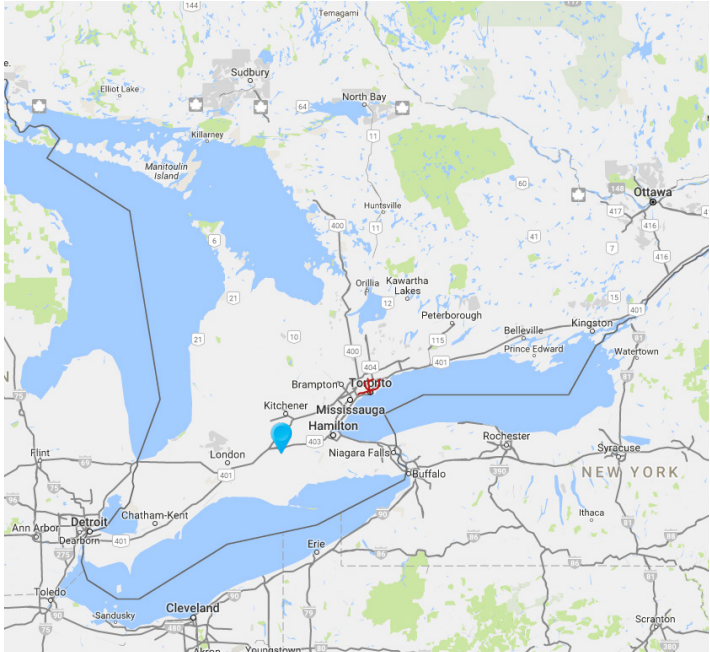
- a) Auction establishments;
- b) Automobile body shop;
- c) Automobile repair garages;
- d) Building or contracting establishments;
- e) (commercial recreations establishment deleted by Z.-1-142287)
- f) Dry cleaning and laundry plants;
- g) Food, tobacco and beverage processing industries;
- h) Manufacturing and assembly industries;
- i) Printing, reproduction and data processing industries;
- j) (Private Clubs deleted by Z.-1-1422087)
- k) Processed goods industries;
- l) Repair and rental establishments;
- m) Research and development establishments;
- n) Service and repair establishments;
- o) Service trades;
- p) Storage depots;
- q) Terminal centres;
- r) Transport terminals;
- s) Truck sales and service establishments; (Z-1-051390)
- t) Warehouse establishments;
- u) Wholesale establishments.



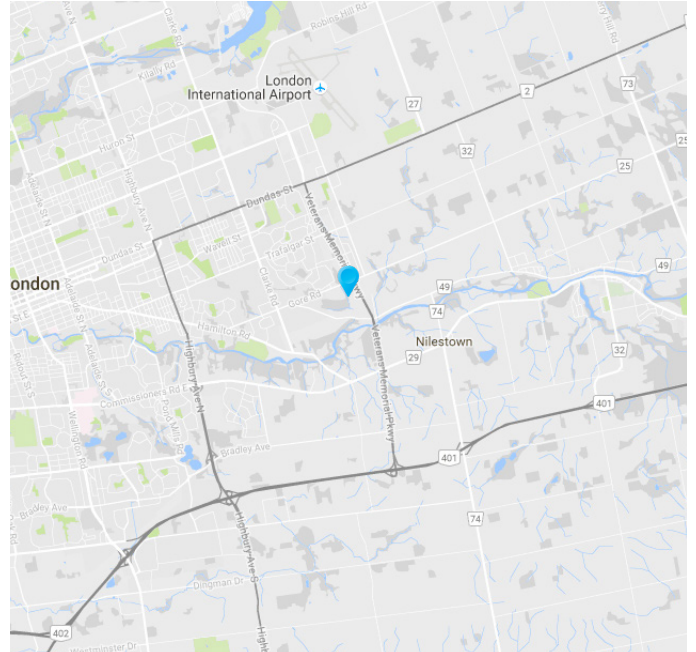
LOCATION

The site is located in east London at Gore Road and Veteran’s Memorial Parkway providing easy access to Highway 401. The site is surrounded by numerous international corporations and is close to London International Airport and Fanshawe College.

REGIONAL



LOCAL



SCANLAN STREET

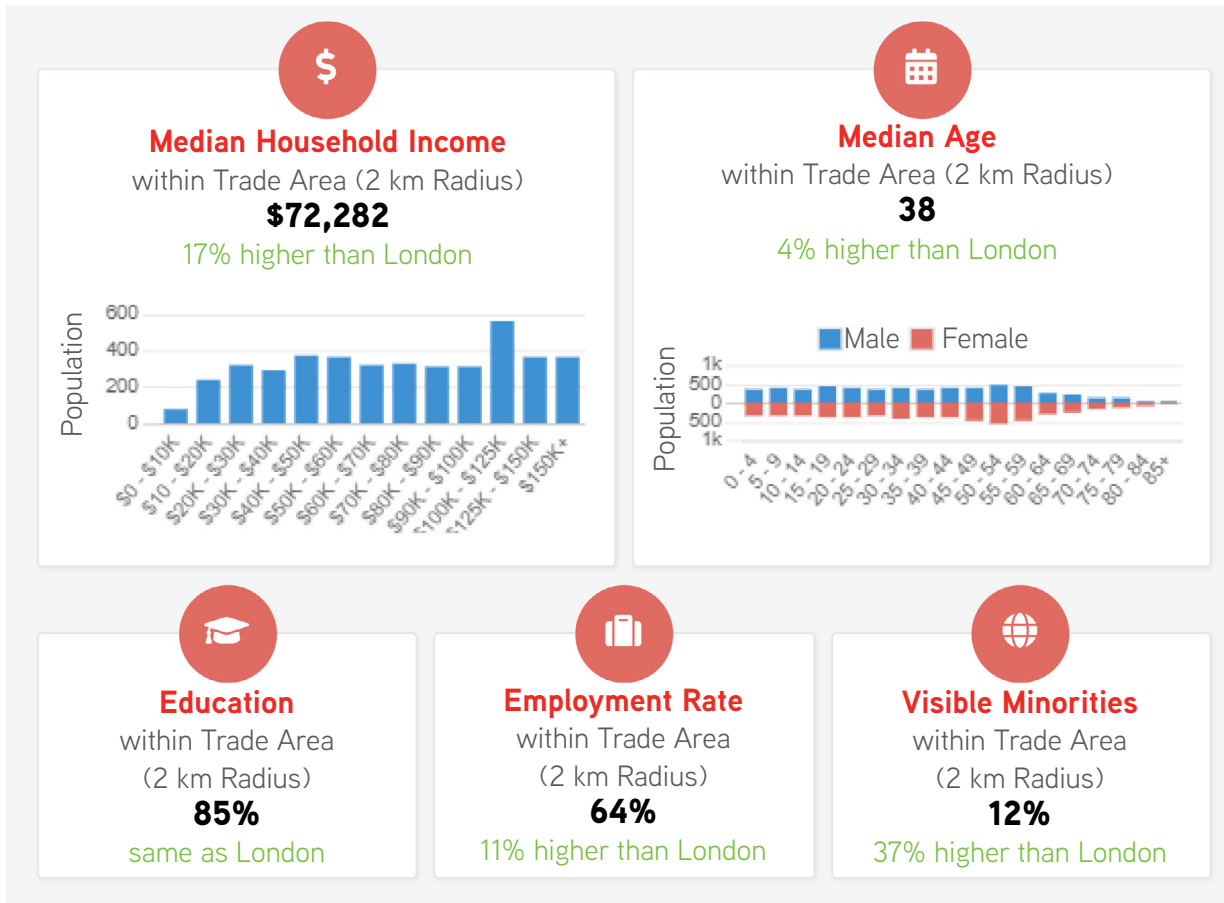


5 min Drive Time (4.8 km) to Hwy 401 On Ramp*



* time and distance from Google Maps

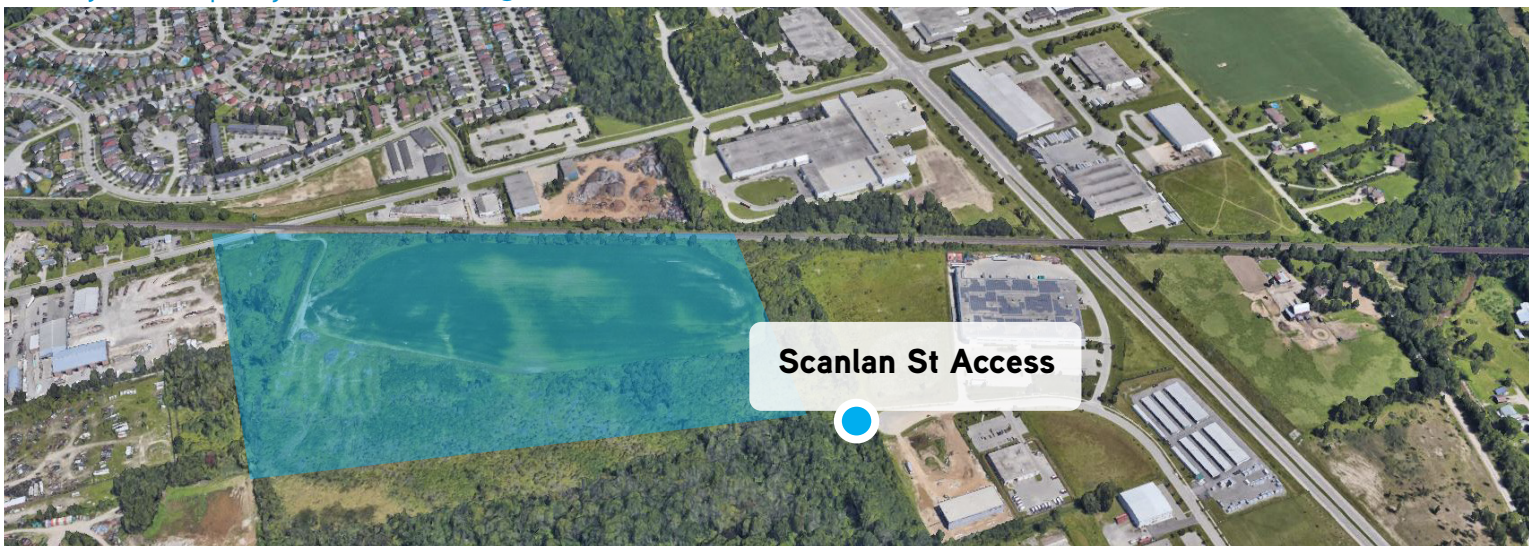
DEMOGRAPHIC OVERVIEW



All demographic data is based on 2017 census information from Statistics Canada

AERIAL

Subject Property + Surrounding Area





CONTACT US

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