

# INDUSTRIAL SPACE FOR SALE/LEASE



**270**  
**ADELAIDE ST S**  
LONDON, ONTARIO, CA

**DIANA HOANG**  
CEO, Broker of Record  
**M** (647) 248-2266  
**E** [diana.hoang@spearealty.ca](mailto:diana.hoang@spearealty.ca)



# PROPERTY HIGHLIGHTS

FOR SALE

270 ADELAIDE ST S, LONDON, ON

## THE OFFERING

An exceptional opportunity in prime South London, 270 Adelaide Street South offers both leasing and acquisition potential. Lease approximately 11,680 SF of functional industrial space in Unit 1, or purchase the entire 20,000 SF building on a 1.29-acre high-exposure site. Designed as a multi-tenant facility, the property offers flexible configuration, strong visibility to approximately 19,500 vehicles per day, and convenient access to Highway 401.



12 FT CLEAR  
HEIGHT



RSC2/RSC3  
ZONING



AMPLE  
PARKING



PROXIMITY  
TO HWY 401

## OFFERING DETAILS

Confidential Information Memorandum will be made available upon execution of Confidentiality Agreement.

[Click Here to Download](#)

## SALE OPTION: WHOLE BUILDING

**BUILDING SIZE:** 20,000 Square Feet

**LOT SIZE:** 1.29 Acres

**FRONTAGE:** 244.52' Feet

**SHIPPING:** 4 DRIVE INS /  
1 DOUBLE MAN

**POWER:** 200A 120/208 V,  
3-Phase Electrical Service

**ASKING PRICE:** \$2,850,000.00

## LEASE OPTION: UNIT 1

**UNIT SIZE:** 20,430 Square Feet

**FRONTAGE:** 244.52' Feet

**SHIPPING:** 2 DRIVE INS /  
1 DOUBLE MAN

**POWER:** 200A 120/208 V,  
3-Phase Electrical Service

**T.M.I:** \$4.00 Per Square Foot

**ASKING RATE:** \$13.00 Per Square Foot



# PROPERTY PHOTOS

FOR SALE

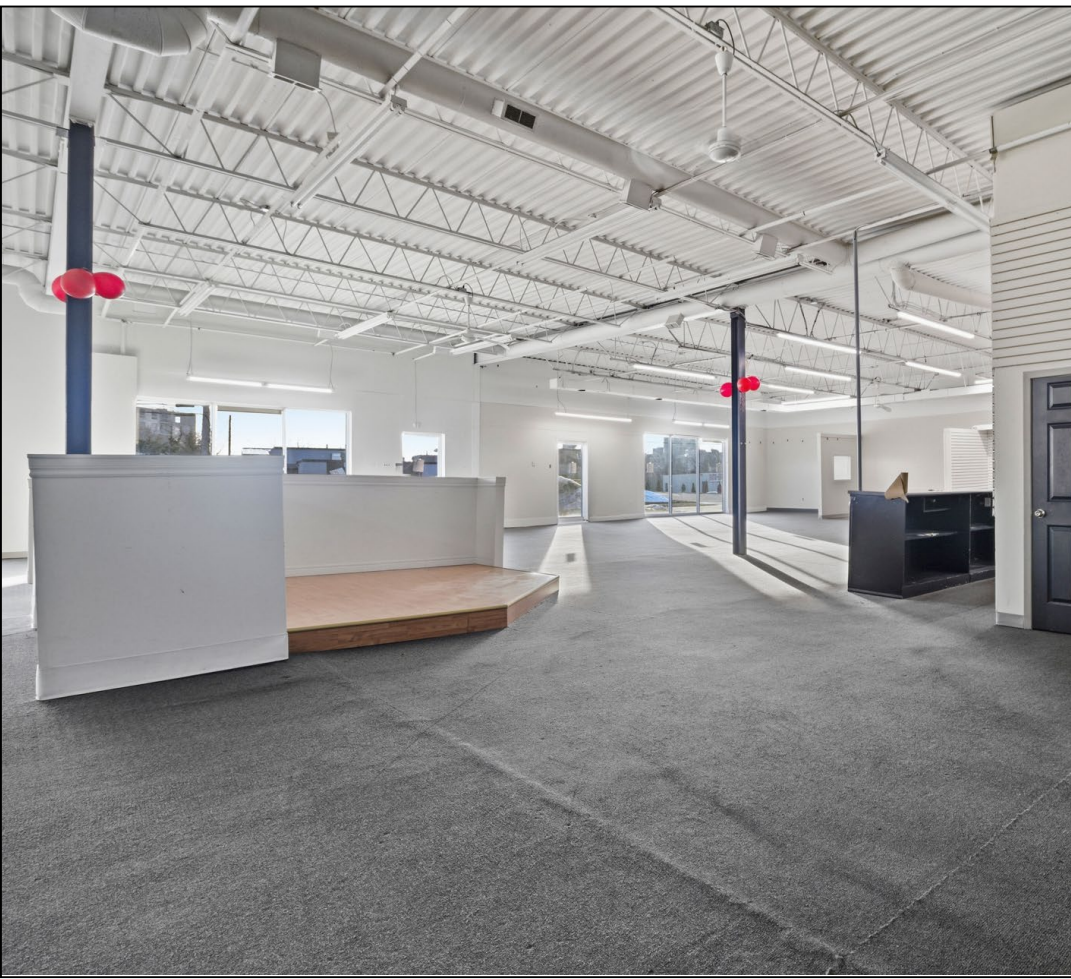
270 ADELAIDE ST S, LONDON, ON



# PROPERTY PHOTOS

FOR SALE

270 ADELAIDE ST S, LONDON, ON





### RSC2

#### PERMITTED USES:

- Animal clinics; (Z-1-051390)
- Automobile rental establishments;
- Automobile repair garages;
- Automobile sales and service establishments;
- Automobile supply stores;
- Automotive uses, restricted;
- Catalogue stores;
- Duplicating shops;
- (Hardware stores deleted by Z-1-96435)
- Home and auto supply stores;
- Home improvement and furnishing stores;
- Kennels;
- Repair and rental establishments;
- Service and repair establishments;
- Studios;
- Taxi establishments;
- Self-storage Establishments; (Z-1-132230)
- Tow Truck Business; (Z-1-223025)
- Bulk beverage stores;
- Dry cleaning and laundry depots;
- Liquor, beer and wine stores;
- Pharmacies;
- (Retail stores deleted by Z-1-96435)
- (Supermarkets deleted by Z-1-96435)
- Bulk sales establishment (Z-1-051390)

### RSC3

#### PERMITTED USES:

- Assembly halls;
- Clinics;
- Commercial recreation establishments
- Emergency care establishments;
- Funeral homes;
- Laboratories;
- Medical/dental offices;
- Private clubs

# NEARBY AMENITIES

FOR SALE

270 ADELAIDE ST S, LONDON, ON

## CLOSEST BUS STOPS

16 450 M | 6 MIN WALK

06 1.5 KM | 20 MINS WALK

01 1.8 KM | 25 MINS WALK

## TRAIN STATION



5 KM | 11 MINS DRIVE

401

401

WELLINGTON RD

STARBUCKS  
EARLS  
LANDMARK CINEMAS  
HOLIDAY INN & SUITES  
A&W  
MY ROTI PLACE  
FARM BOY  
LCBO  
4-5 KM | 8-10 MINS DRIVE

WHITE OAKS MALL  
CANADIAN TIRE  
FOUR POINTS BY SHERATON  
THE KEG  
BEST BUY  
WALMART SUPERCENTRE  
CHUCKS ROADHOUSE  
COSTCO WHOLESALE  
4-5 KM | 8-10 MINS DRIVE

MCDONALDS  
PUR & SIMPLE  
TD CANADA TRUST  
STARBUCKS  
METRO  
DOLLERAMA  
SHELL  
CANADA POST  
2 KM | 5 MINS DRIVE

TIM HORTONS  
SERVICE ONTARIO  
ANYTIME FITNESS  
STAPLES  
VICTORIA HOSPITAL  
DOLLAR TREE  
STAYWELL INN & SUITES  
NOFRILLS  
0.5-2 KM | 3 MINS DRIVE

## CITY OF LONDON

330 KM

OF NATURAL TRAILS  
THROUGHOUT THE CITY

18

COMMUNITY CENTRES  
OPEN TO THE PUBLIC

16,000+

OPERATING BUSINESS  
ESTABLISHMENTS

# LOCATION & ACCESS

FOR SALE

270 ADELAIDE ST S, LONDON, ON

## HIGHWAY & AIRPORT

401

6.1 KM | 13 MIN

402

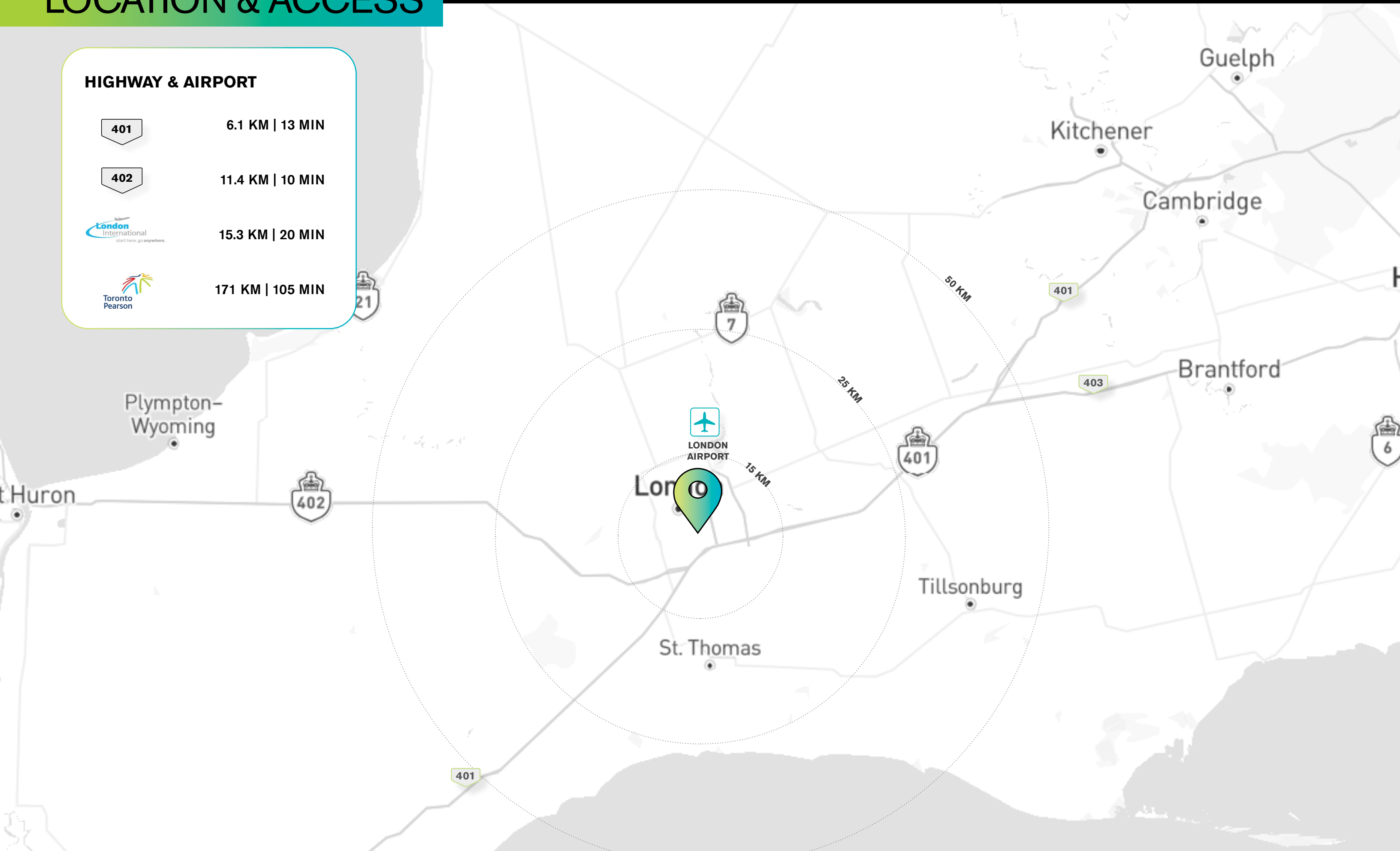
11.4 KM | 10 MIN



15.3 KM | 20 MIN



171 KM | 105 MIN



# INDUSTRIAL UNIT FOR SALE/LEASE

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CONTACT:

**DIANA HOANG, SIOR**  
CEO, Broker of record

**M** (647) 248-2266  
**E** [diana.hoang@spearrealty.ca](mailto:diana.hoang@spearrealty.ca)

**SPEAR REALTY INC.**

78 QUEEN ELIZABETH BLVD  
ETOBICOKE ON, M8Z 1M3

O (416) 236 8808 | [spearrealty.ca](http://spearrealty.ca)

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**SPEAR**  
REALTY

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