

INDUSTRIAL SPACE FOR SALE/LEASE



270
ADELAIDE ST S
LONDON, ONTARIO, CA

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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. The roof was replaced in July of 2015.



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
PROPERTY TAXES	\$41,633
ASKING PRICE:	\$2,850,000.00



LEASE OPTIONS:

UNIT 1 - 11,680 Square Feet

SHIPPING:	2 DRIVE INS / 1 DOUBLE MAN
T.M.I:	\$4.00 Per Square Foot
ASKING RATE:	\$13.00 PSF Net



UNIT 2 - 5,840 Square Feet

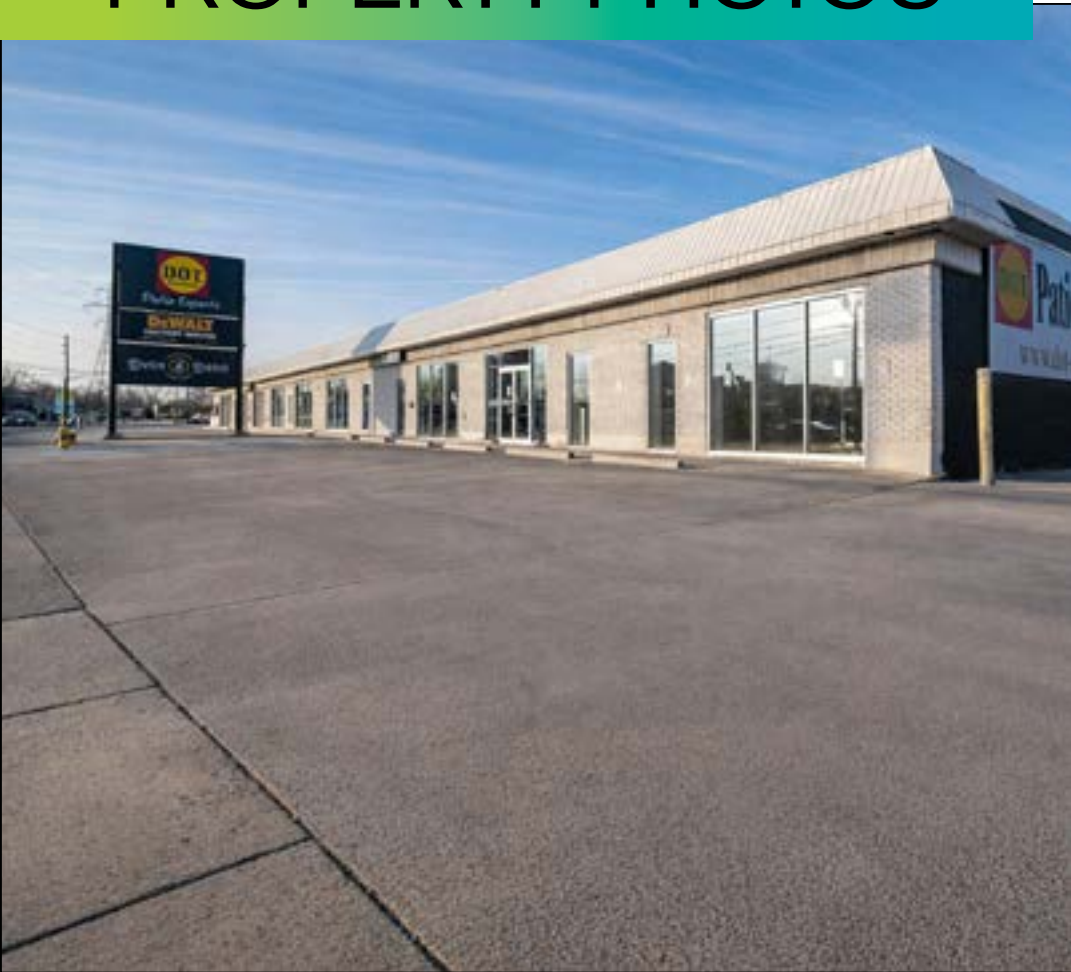
SHIPPING:	1 DRIVE IN
T.M.I:	\$4.00 Per Square Foot
ASKING RATE:	\$14.50 PSF Net



PROPERTY PHOTOS

FOR SALE

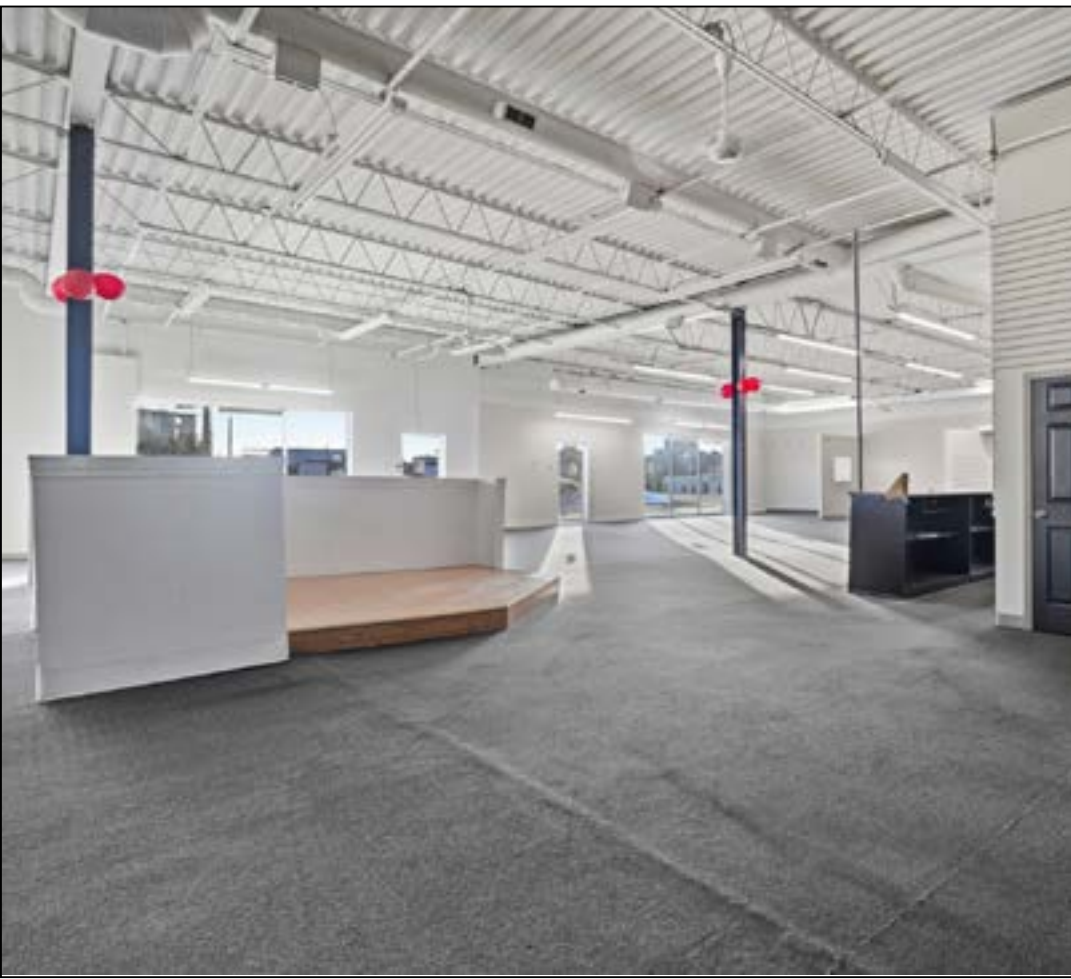
270 ADELAIDE ST S, LONDON, ON



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

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

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

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

CITY OF LONDON

330 KM

OF NATURAL TRAILS
THROUGHOUT THE CITY

18

COMMUNITY CENTRES
OPEN TO THE PUBLIC

16,000+

OPERATING BUSINESS
ESTABLISHMENTS

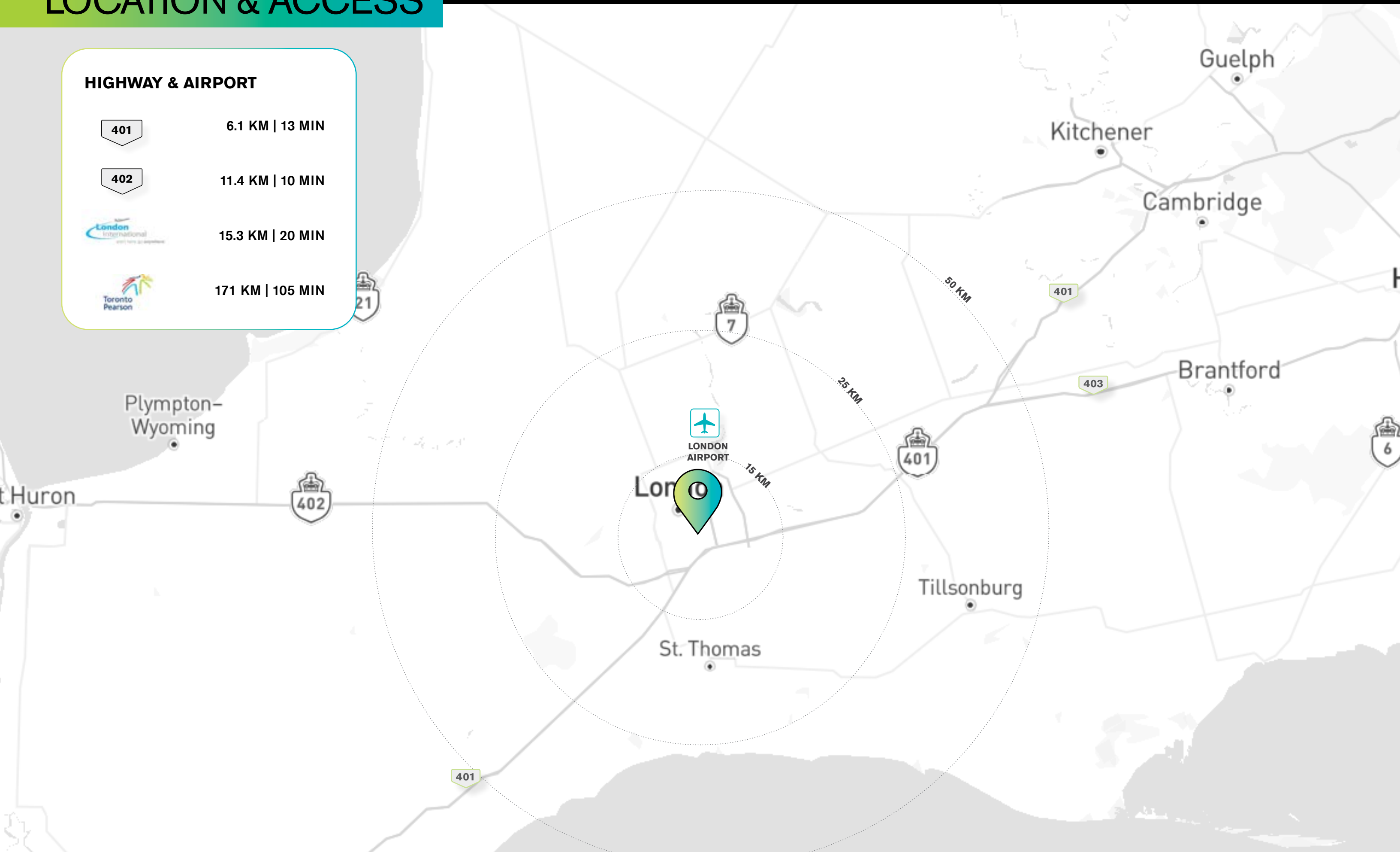
LOCATION & ACCESS

FOR SALE

270 ADELAIDE ST S, LONDON, ON

HIGHWAY & AIRPORT

	6.1 KM 13 MIN
	11.4 KM 10 MIN
	15.3 KM 20 MIN
	171 KM 105 MIN



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