



SUBLEASE RATE: \$10.50 Per Sq. Ft. Net

2080 PIPER LANE

57,263 SQ. FT. INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE IN LONDON, ON

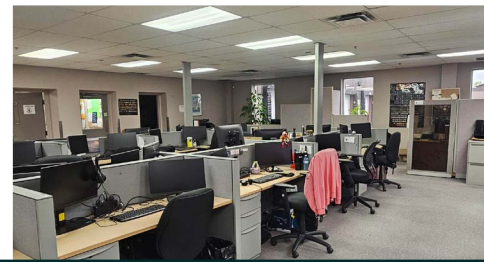
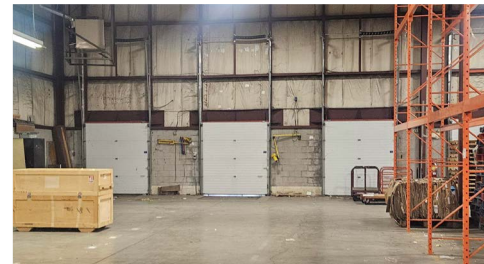
WITH EASY ACCESS TO HWY 401 VIA VETERANS MEMORIAL PARKWAY

For more information, please contact

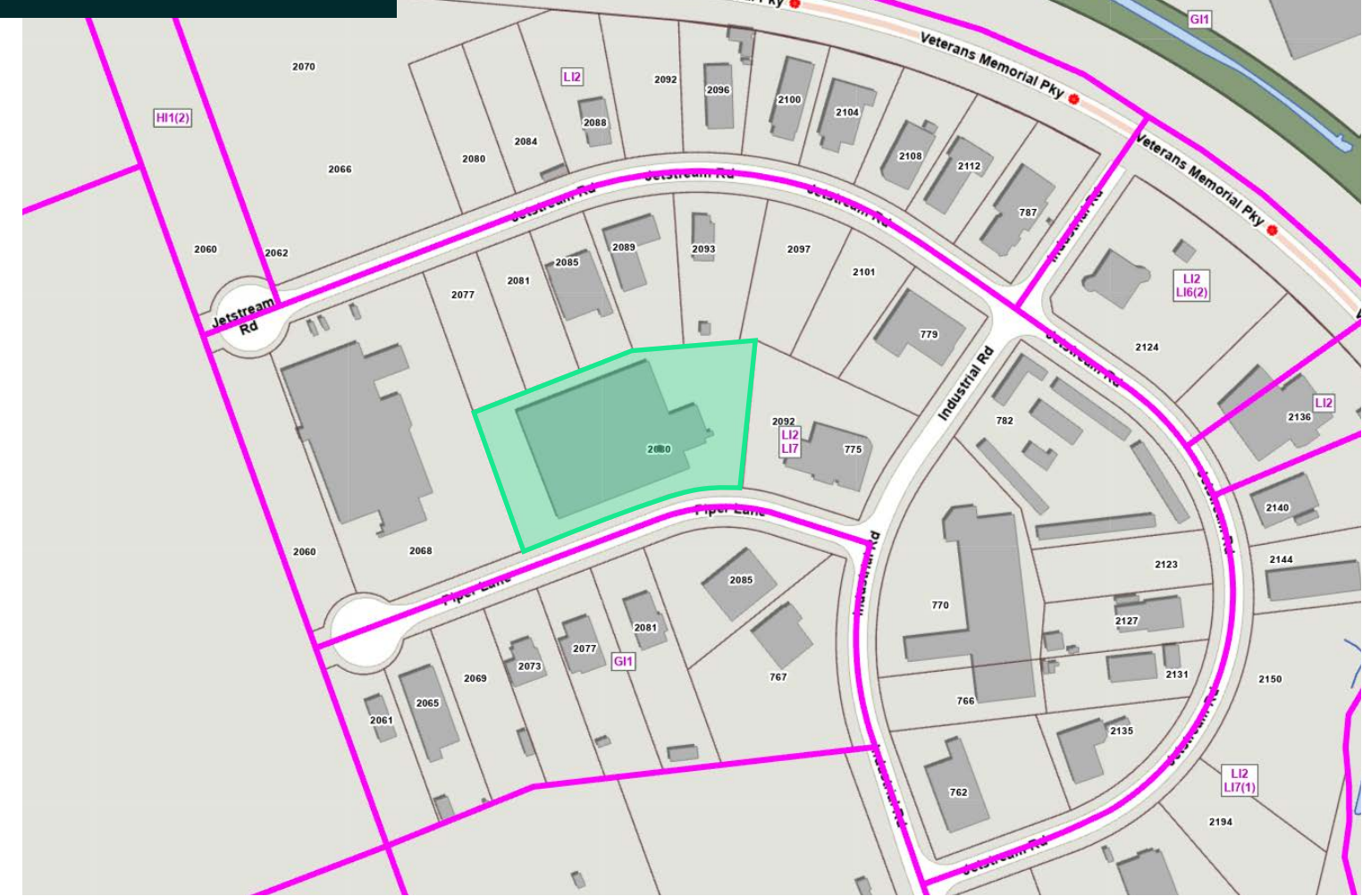
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CBRE



ZONING INFORMATION



KEY PROPERTY STATISTICS

DETAILS	OPTION 1	OPTION 2
BUILDING SIZE	±20,000 Sq. Ft.	±57,263 Sq. Ft.
LOT SIZE	2.7 Acres	
SHIPPING	4 Truck Level Docks	7 Truck Level Docks
CLEAR HEIGHT	±22 ft.	
ZONING	LI2, LI7 (Light Industrial)	
SERVICES	Municipal water, sanitary sewers	
LEASE RATE	\$15.00 Per Sq. Ft. Gross	\$10.50 Per Sq. Ft. Net

Rare opportunity to sublease approximately 20,000 sq. ft. or the full 57,263 sq. ft. of clean, functional warehouse space.

The property features a 22-foot clear height and offers up to seven (7) dedicated truck-level loading docks within a fenced compound, making it ideal for a range of industrial users.

Strategically located with convenient access to Highway 401 via Veterans Memorial Parkway, this site provides excellent connectivity for logistics and distribution operations.

Flexible possession is available, with a sublease term extending to March 31, 2029.

LIGHT INDUSTRIAL (LI1) ZONE PERMITTED USES

- Bakery
- Business Service Establishments
- Laboratory
- Manufacturing and Assembly Industry
- Office
- Paper and Allied Products Industries Excluding Pulp and Paper Asphalt Roofing Industry
- Pharmaceutical and Medical Product Industry
- Printing, Reproduction and

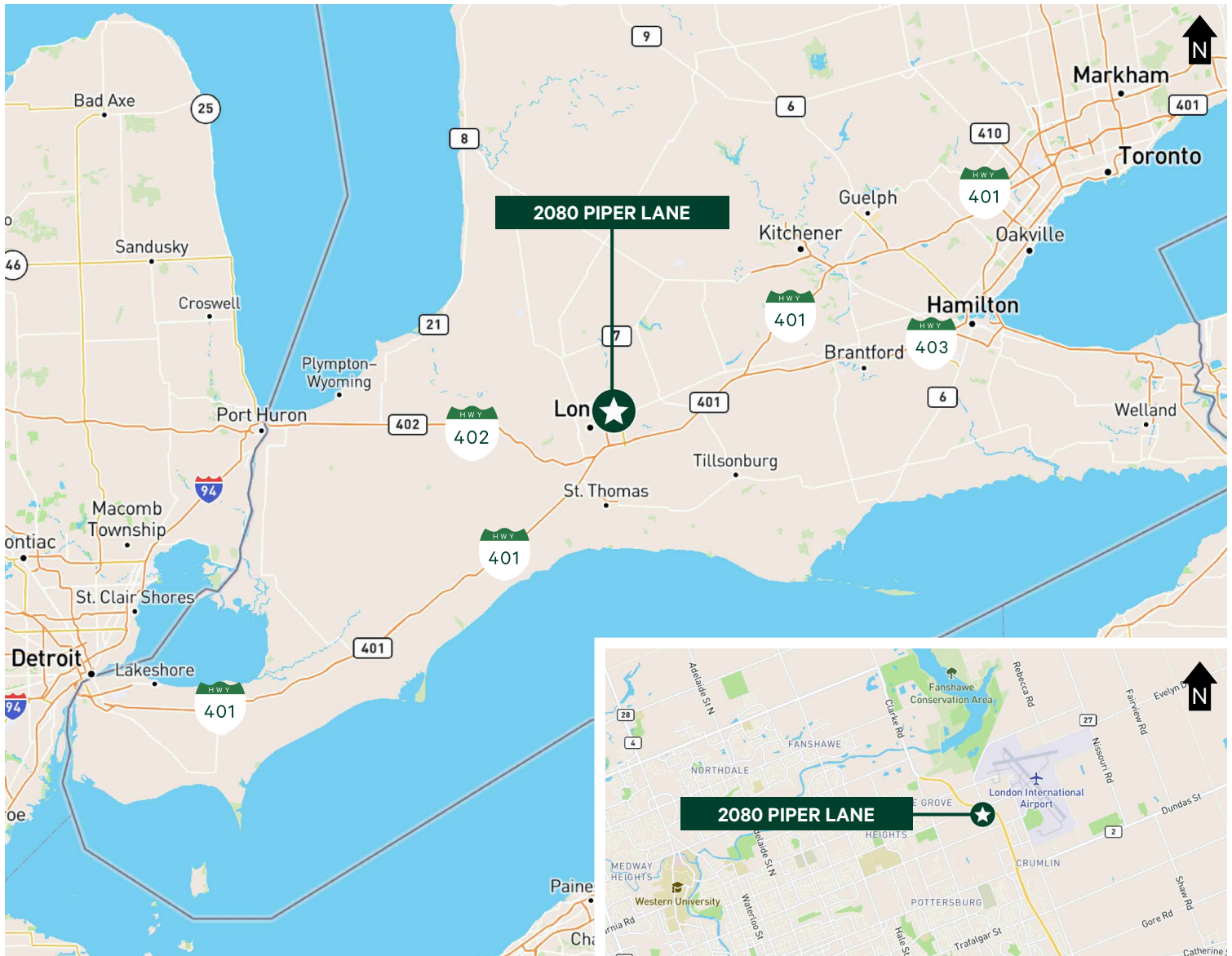
- Data Processing Industries
- Research and Development
- Warehouse Establishments
- Wholesale Establishments
- Custom Workshop
- Brewing on Premises Establishments
- Service Trade
- Existing Self-Storage Establishments
- Artisan Workshop
- Craft Brewery
- Tow Truck Business

LIGHT INDUSTRIAL (LI2) ZONE PERMITTED USES

- 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

LIGHT INDUSTRIAL (LI7) ZONE PERMITTED USES

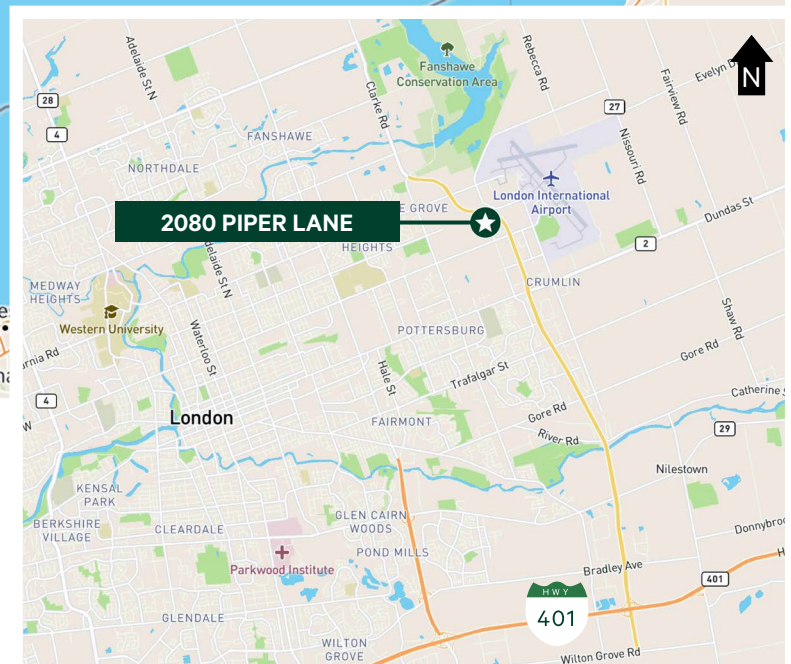
- Automobile body shops
- Automobile repair garages
- Building or contracting establishments
- Repair and rental establishments
- Service and repair establishments
- Service trades
- Truck sales and service establishments
- Custom workshops
- Tow Truck Business



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