

FOR SALE: CONTACT LISTING AGENT FOR PRICING

2049-2055 BRADLEY AVENUE

FUTURE POTENTIAL INDUSTRIAL LAND IN LONDON, ON

**± 44 ACRES WITH GREAT EXPOSURE TO HIGHWAY 401
AND ADJACENT TO THE URBAN GROWTH BOUNDARY**

For more information, please contact

Randy Fisher
Senior Vice President
Broker
519 872 3494
randy.fisher@cbre.com

Larin Shouldice
Vice President
Sales Representative
519 851 7654
larin.shouldice@cbre.com

CBRE

High Profile Potential Industrial Development

2049-2055 Bradley Avenue | London, ON

For Sale

Contact Listing Agent For Pricing

High Profile Potential Industrial Development

2049-2055 Bradley Avenue | London, ON

For Sale

Contact Listing Agent For Pricing



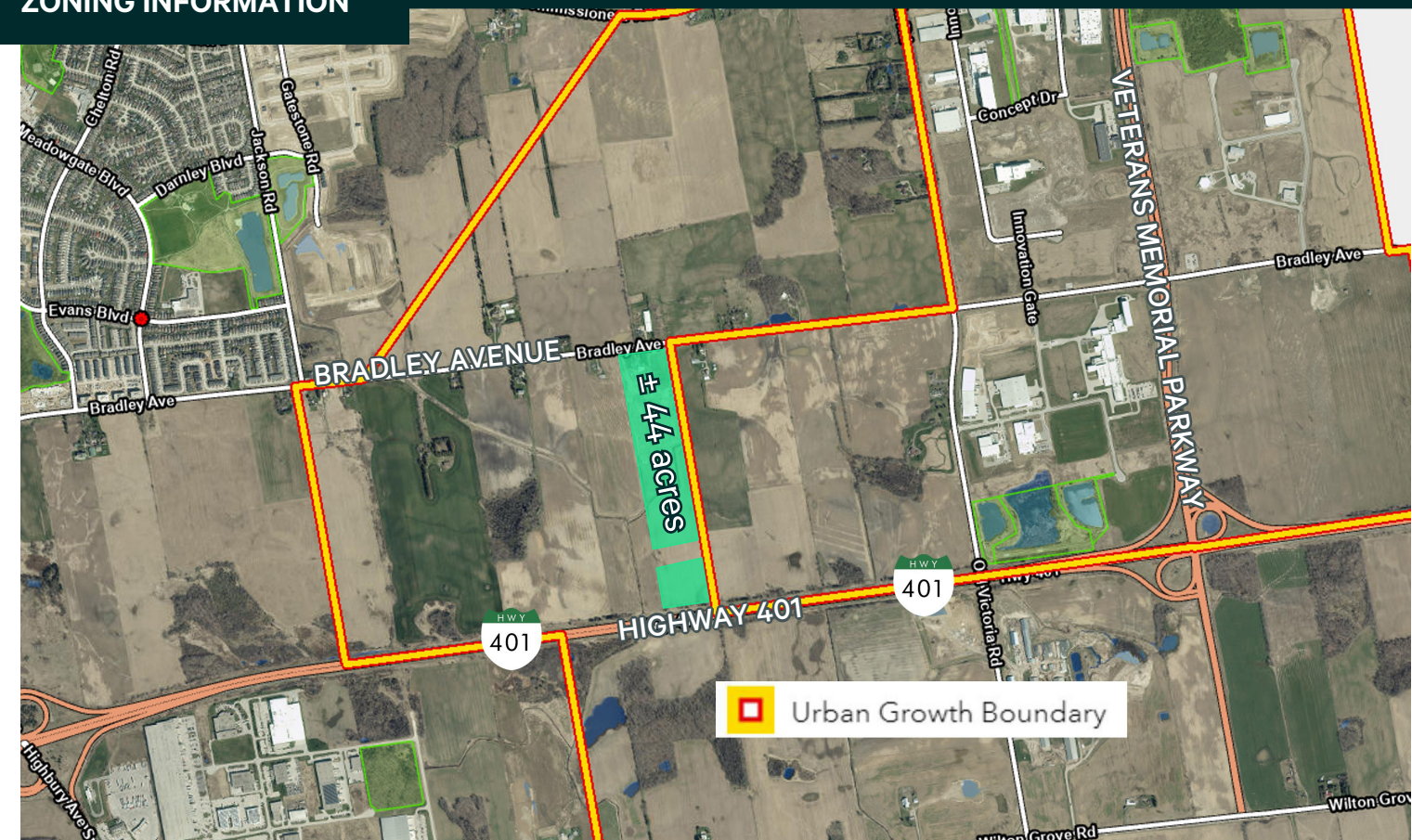
KEY PROPERTY STATISTICS

Escape Toronto to the more affordable City of London with this high profile Highway 401 site that consists of approximately 44 acres. Located in a prime industrial corridor west of Innovation Park between the Highbury Avenue South and Veterans Memorial Parkway interchanges for easy Highway 401 access. Approximately 16 acres of the site has been improved with a hard surface gravel base for truck parking or many other uses. Located adjacent to the Urban Growth Boundary with municipal water along Bradley Avenue. The Property has 2 residences and a shop / service building and the current zoning is Agriculture 1 & 2 and Open Space 4. Some of the many great reason to come to London include recent announcements like the Volkswagen battery gigafactory and Amazon fulfilment center (2,800,000 Sq. Ft.) and Maple Leaf Food Poultry Plant (660,000 Sq. Ft.) and more.

TOTAL LOT SIZE	44.25 acres
ZONING	AG2 (Agricultural Zone), OS4 (Open Space)
SERVICES	Municipal services located nearby
PROPERTY TAXES	\$17,917.94 (2025)



ZONING INFORMATION



AGRICULTURAL ZONE (AG1) ZONE PERMITTED USES

- Agricultural uses
- Live stock facilities provided that such facilities are located at least 300 metres from the City's Urban Growth boundary; or in accordance with the MDS regulations, whichever is greater;
- Farm dwelling;
- Forestry uses;
- Kennels;
- Conservation lands;
- Wayside pits;
- Nursery;
- Passive recreation use;
- Farm market. (Z-1-051390 appealed to OMB)(Zone variation added by Z.-1-061585)
- Small Wind Energy Conversion System (Z.-1-071621)
- Greenhouse Farm (Z.-1-152403)

OPEN SPACE (OS4) ZONE PERMITTED USES

- Conservation lands;
- Conservation works (Z-1-051390)
- Golf courses without structures;
- Private parks without structures;
- Public parks without structures;
- Recreational golf courses without structures;

AGRICULTURAL ZONE (AG2) ZONE PERMITTED USES

- Livestock facilities;
- deleted, Z.-1-081772
- deleted by Z.-1-152403
- Compost facility;
- Aquaculture;
- Agricultural research station;
- Manure storage facility;
- Mushroom Farm (Z.-1-172556)

- deleted by Z-1-051390
- Cultivation or use of land for agricultural/horticultural purposes; (Z-1-051390)
- Sports fields without structures (Z-1-051390)

High Profile Potential Industrial Development

2049-2055 Bradley Avenue | London, ON

For Sale

Contact Listing Agent For Pricing

DRIVE TIMES		
POINT OF INTEREST	DISTANCE	DRIVE TIME
HIGHWAY 401	4.0 KM	5 MINS
HIGHWAY 402	9.6 KM	8 MINS
LONDON INTERNATIONAL AIRPORT	11.4 KM	13 MINS
ST. THOMAS	23 KM	21 MINS
TORONTO	180 KM	2 HRS 9 MINS

DRIVE TIMES - US BORDER CROSSINGS		
POINT OF INTEREST	DISTANCE	DRIVE TIME
BLUE WATER BRIDGE SARNIA/PORT HURON	114 KM	1 HR
AMBASSADOR BRIDGE WINDSOR/DETROIT	194 KM	2 HRS
LEWISTON-QUEENSTON BRIDGE NIAGRA/BUFFALO	189 KM	2 HRS

For more information, please contact

Randy Fisher
Senior Vice President
Broker
519 872 3494
randy.fisher@cbre.com

Larin Shouldice
Vice President
Sales Representative
519 851 7654
larin.shouldice@cbre.com

CBRE Limited, Real Estate Brokerage | 380 Wellington Street, Suite 30 | London, ON | N6A 5B5 | 519 673 6444

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.