



Colliers



1011 Hubrey Rd, London, ON N6N 1B4

Asking Price:

\$9.95

PSF Net

[View Online Listing](#)

Warehouse Space For Lease

- 8,811 SF warehouse available for lease
- 19' clear height
- Grade door, with shared dock loading
- Located just south of Hwy 401 with easy access via Highbury Avenue S

Colliers Southwestern Ontario, Brokerage

649 Colborne St., Ste. 200
London, ON N6A 3Z2
+1 519 438 4300

DYLAN HUGHES ^{MBA}
Sales Representative
+1 519 438 4300 X214
dylan.hughes@colliers.com

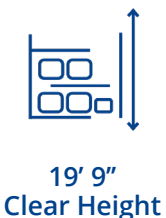
LISA HANDA ^{P.ENG}
Associate Vice President
Sales Representative
+1 519 438 4300 X206
lisa.handa@colliers.com

Property Overview

Welcome to 1011 Hubrey Road, London, an exceptional industrial / warehouse property offering a prime location just south of Highway 401. This versatile property features approximately 8,800 SF of industrial space with an impressive 19'9" clear height. The property is equipped with a security system, offers surface parking, and is easily accessible via public transit. Situated on a 1.76 acre lot, the site benefits from LI2 and LI3 zoning, accommodating a wide range of industrial uses. With its strategic location in London's industrial hub, this property is an ideal opportunity for businesses looking to establish or expand their operations. Tenant pays utilities and proportionate share of TMI.



Property Features Highlight:



Utilities



Municipal
Water



One Grade Level
Shipping Door



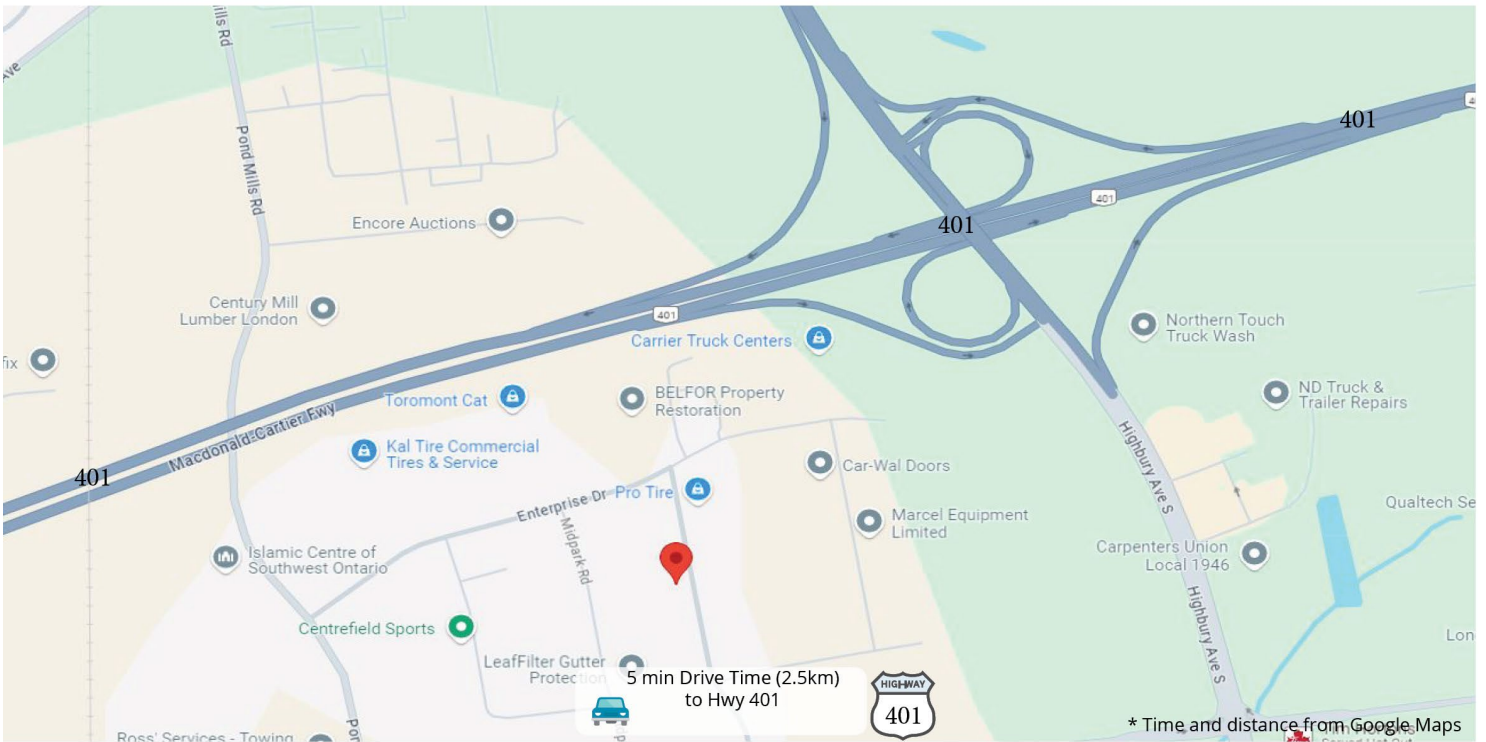
LI2, LI3
Zoning



Outside
/Surface

Property Location & Surrounding Area

LOCATION MAPPING



SUBJECT PROPERTY > SW ONTARIO LOCATION



Property Photos



- Versatile property features approximately 8,800 SF of industrial space with an impressive 19'9" clear height.

8,811 SF
available



Zoning: LI2, LI3

Light Industrial 2, 3

Permitted Uses

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation for any use other than the following uses:

1) 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)
- r) Tow Truck Business (Z.-1-223025)

2) 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;
- g) Service trades;
- h) Textile processing industries.

3) LI3: The following are permitted uses in the LI3 Zone variation:

- a) Assembly halls;
- b) Commercial recreation establishments;
- c) Day care centres;
- d) Private clubs;
- e) Private parks



Colliers Southwestern Ontario, Brokerage

649 Colborne St., Ste. 200
London, ON N6A 3Z2
+1 519 438 4300

449 Talbot St., St. Thomas | ON N5P 1C1

Dylan Hughes ^{MBA}

Sales Representative

+1 519 438 4300 X214

dylan.hughes@colliers.com

LISA HANDA ^{P.ENG}

Associate Vice President
Sales Representative

+1 519 438 4300 X206

lisa.handa@colliers.com



We're Social, Follow Us on
Facebook [@ColliersSouthwesternOntario](#)
Instagram [@colliers.london.canada](#)

[View Online Listing](#)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Southwestern Ontario, Brokerage