



For Lease

## Premier Warehouse/Industrial Space Available

1095 Wilton Grove Road, London, Ontario

**FOR LEASE:**

**\$10.75** PSF Net

- 49,659 SF available
- Additional 7,486 sf of main floor showroom/lab/office/industrial space and 11,915 sf of second floor office space also available
- Easy access and minutes from Hwy 401
- 7 dock doors, 2 large grade doors
- Mostly 18' up to 40' clear height
- 11.52 acres with fenced and graveled yard.
- 347/600 Volt, 1,200 Amp power
- Property zoned General and Heavy Industrial 1 which allows for Transport Terminals, manufacturing, warehousing and many other uses. Zoning allows for outside storage and trailer parking
- Sprinklers throughout

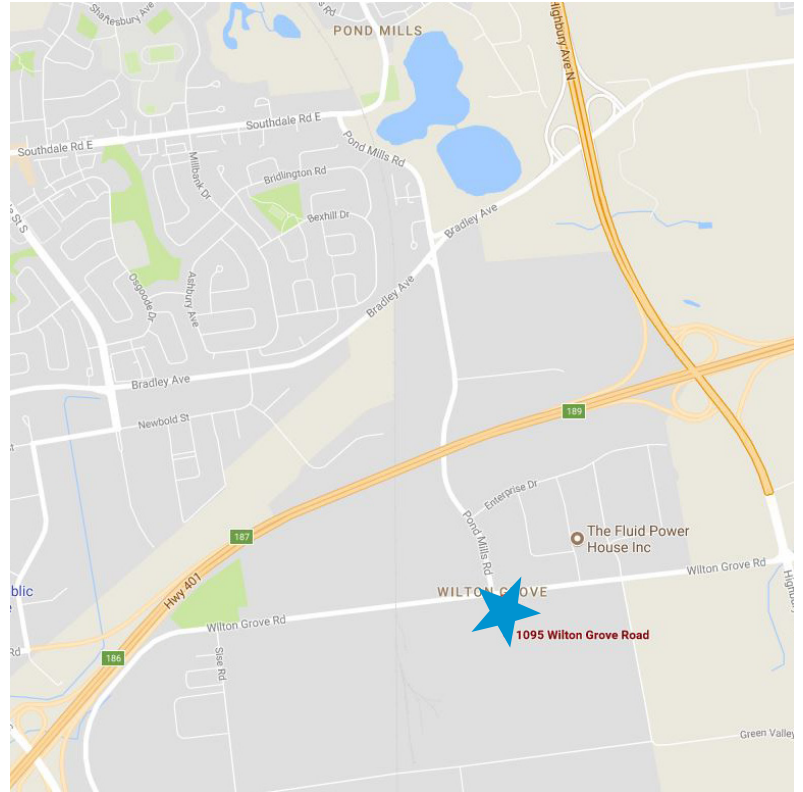
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# AVAILABLE > 1095 WILTON GROVE ROAD, LONDON, ON

## LOCATION MAPPING



## SUBJECT PROPERTY > SW ONTARIO LOCATION

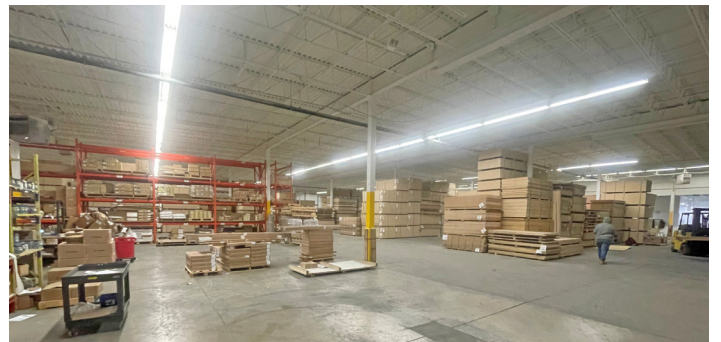
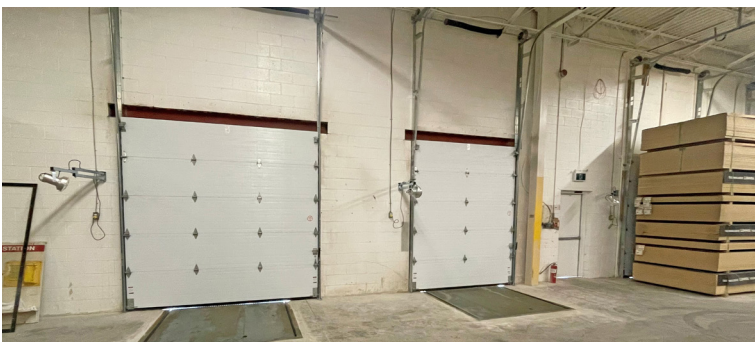
### Distances to Major Centres

|                    |        |
|--------------------|--------|
| Kitchener-Waterloo | 101 km |
| Toronto            | 185 km |
| Detroit            | 190 km |
| Buffalo            | 223 km |

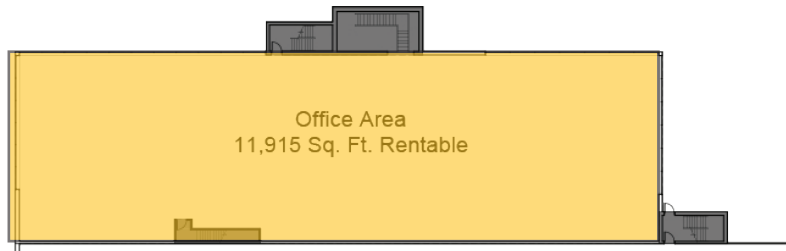


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PROPERTY PHOTOS

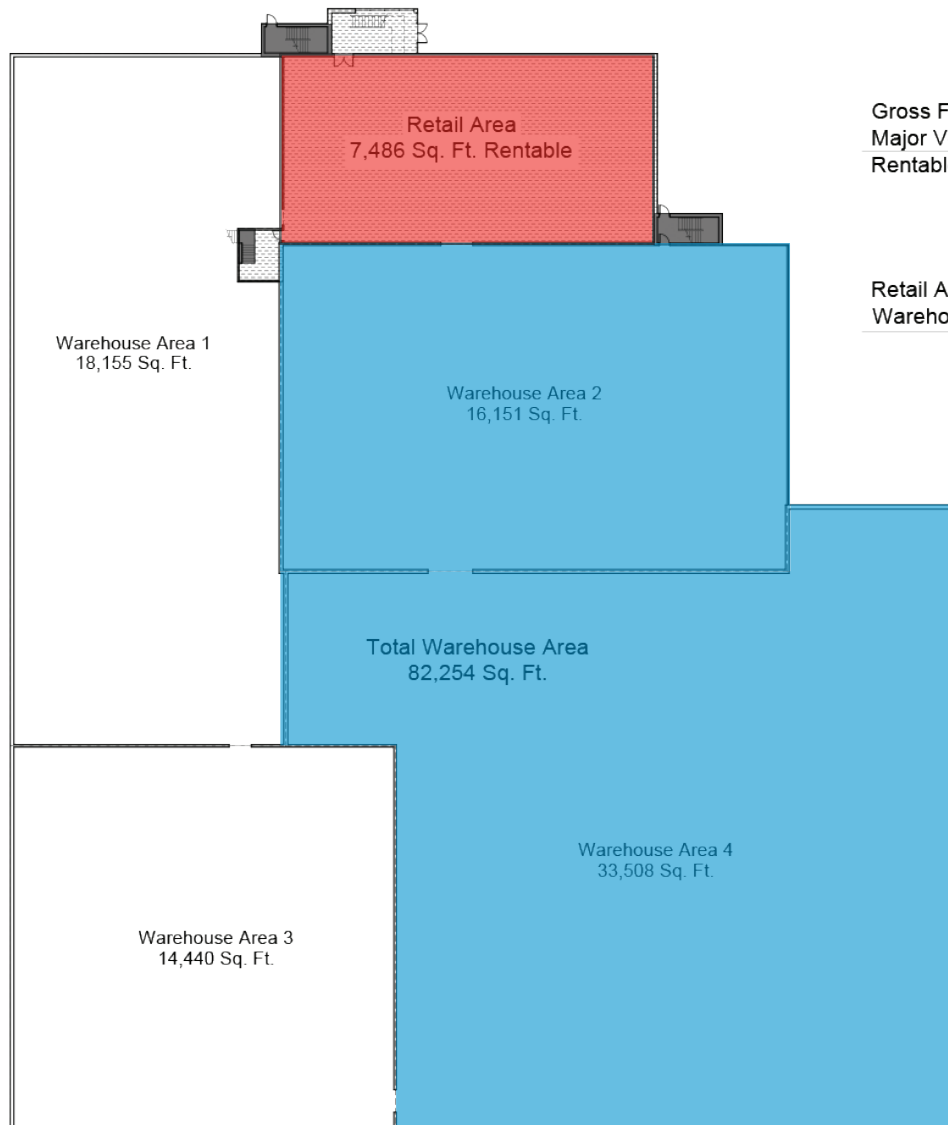


# AVAILABLE > 1095 WILTON GROVE ROAD, LONDON, ON



|                              |                  |
|------------------------------|------------------|
| Gross Floor Area;            | 12,914.5 Sq. Ft. |
| Major Vertical Penetrations; | - 999.4 Sq. Ft.  |
| Rentable Area;               | 11,915.1 Sq. Ft. |

## Second Floor



|                              |                  |
|------------------------------|------------------|
| Gross Floor Area;            | 90,241.4 Sq. Ft. |
| Major Vertical Penetrations; | - 501.7 Sq. Ft.  |
| Rentable Area;               | 89,739.7 Sq. Ft. |

|                |                  |
|----------------|------------------|
| Retail Area;   | 7,485.7 Sq. Ft.  |
| Warehouse Area | 82,254.0 Sq. Ft. |
|                | 89,739.7 Sq. Ft. |



- > Available Area
- > Retail Area
- > Office Area

## Ground Floor

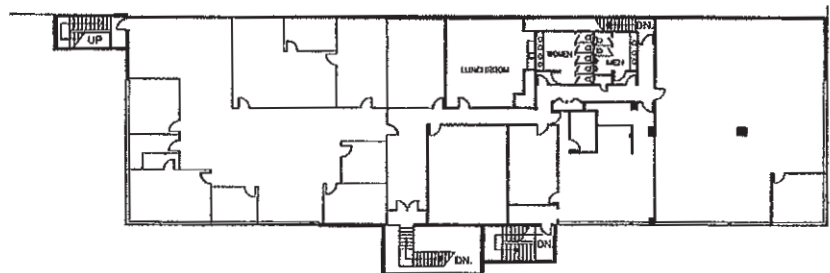
### 1095 Wilton Grove Road, London, ON

#### Area Certification

Main and 2nd Floors

Scale: Not to Scale

## GROUND FLOOR PLAN



## SECOND FLOOR PLAN

# ZONING: GENERAL INDUSTRIAL (GI1) HEAVY INDUSTRIAL (HI1)

## GI1

The following are permitted uses in the GI1 Zone variation:

- Auction establishments;
- Automobile body shop;
- Automobile repair garages;
- Building or contracting establishments;
- (commercial recreations establishment deleted by Z.-1-142287)
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries;
- Manufacturing and assembly industries;
- Printing, reproduction and data processing industries;
- (Private Clubs deleted by Z.-1-1422087)
- Processed goods industries;
- Repair and rental establishments;
- Research and development establishments;
- Service and repair establishments;
- Service trades;
- Storage depots;
- Terminal centres;
- Transport terminals;
- Truck sales and service establishments;  
(Z-1-051390)
- Warehouse establishments;
- Wholesale establishments.

## HI1

The following are permitted uses in the HI1 Zone variation:

- Armaments, munitions and explosive manufacturing industries;
- Manufacturing and assembly industries;
- Processed goods industries;
- Raw materials processing industries;
- Storage depots;
- Terminal centres;
- Transport terminals;
- Warehouse establishments;
- Waste treatment facilities;
- Residential and other source recycling facility;(Z.-1-031144)
- Specialized recycling facility;(Z.-1-031144)
- In-Vessel composting facility; and (Z.-1-031144)
- Channel composting facility.(Z.-1-031144)



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