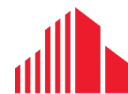
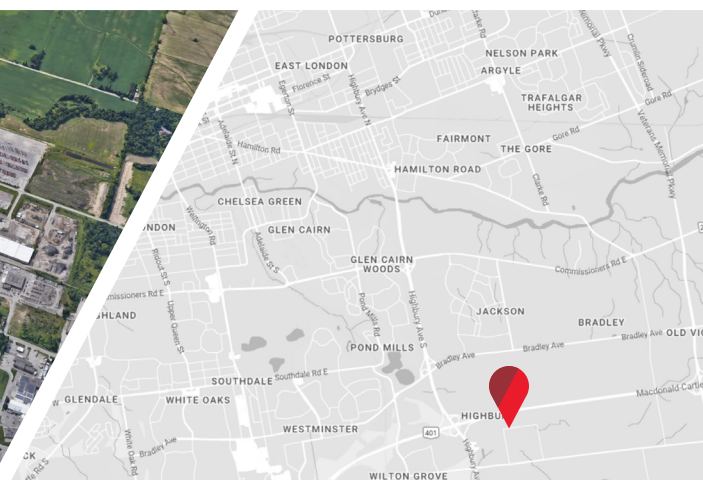




**CLASS A INDUSTRIAL FACILITY
INCLUDING ±20.5 ACRES OF EXCESS LAND
1500 MAX BROSE DRIVE, LONDON, ONTARIO**

Asking Price: \$49,000,000

Building Area: 207,172 SF | Total Site Area: 31.796 Acres



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$49,000,000

PROPERTY DETAILS

Well maintained class A industrial facility for sale with over ±20.5 acres available for a potential expansion. This facility spans over 207,000 SF on 31.796 acres total with a proposed leaseback of approx. 45,000 SF. The property offers excellent exposure and access to Highway 401. A full due diligence package is available upon request.

- **Building Area:** 207,172 SF
- **Total Site Area:** 31.796 Acres
 - * The purchase must include both of the following PINS:
 - » 081990137 (15.969 Acres)
 - » 081990139 (15.827 Acres)
- **Zoning:** Light Industrial (LI1/LI2)
- **Property Taxes:** \$374,763.49 (2023)
- **Clear Height:** 21'8" to 33'9"
- **Dock Level Doors:** 10
- **Grade Level Doors:** 2
- **Electrical:**
 - * 3 Phase
 - * 600 Volts



±20.5 ACRES OF EXCESS LAND

Conveniently offering 304 spaces



CLASS A INDUSTRIAL FACILITY

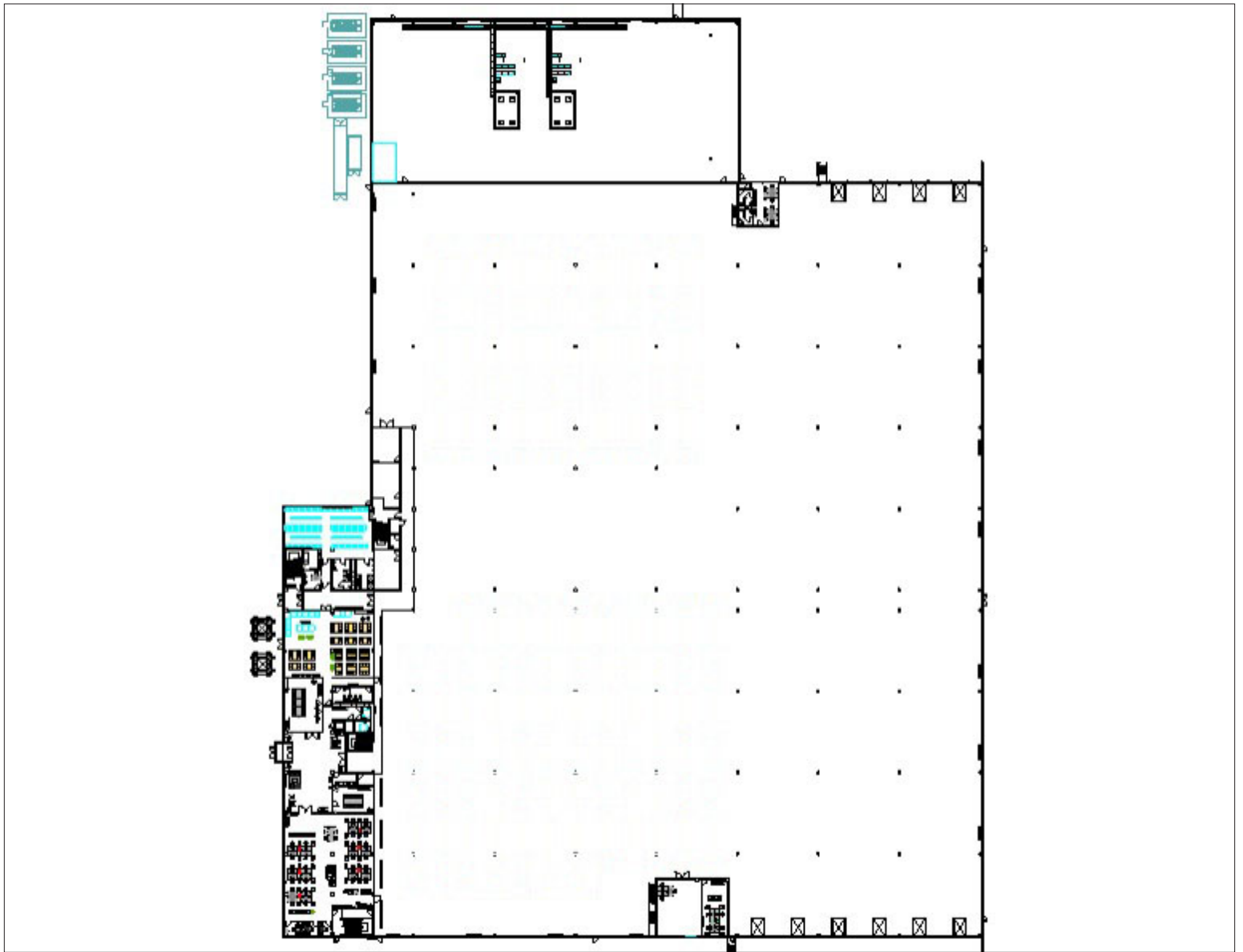
Well maintained spanning over 207,000 SF



PRIME LOCATION & EXPOSURE

Excellent access to Highway 401

FLOOR PLAN | GROUND FLOOR



ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

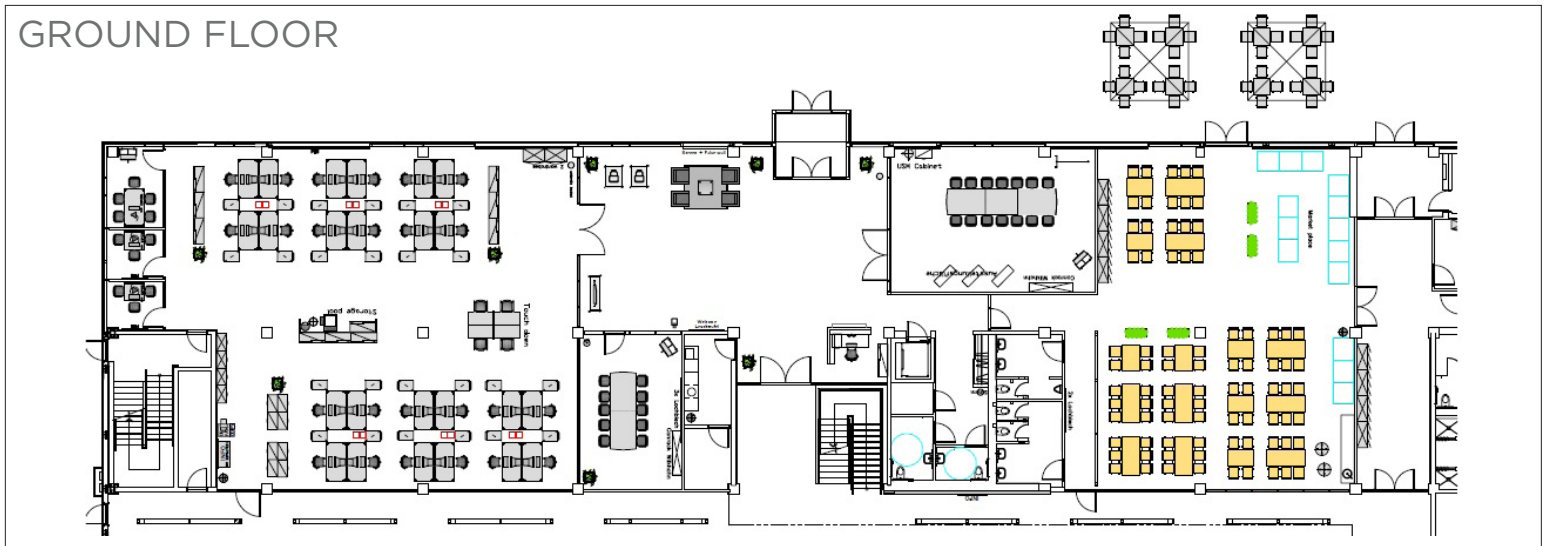


CUSHMAN & WAKEFIELD

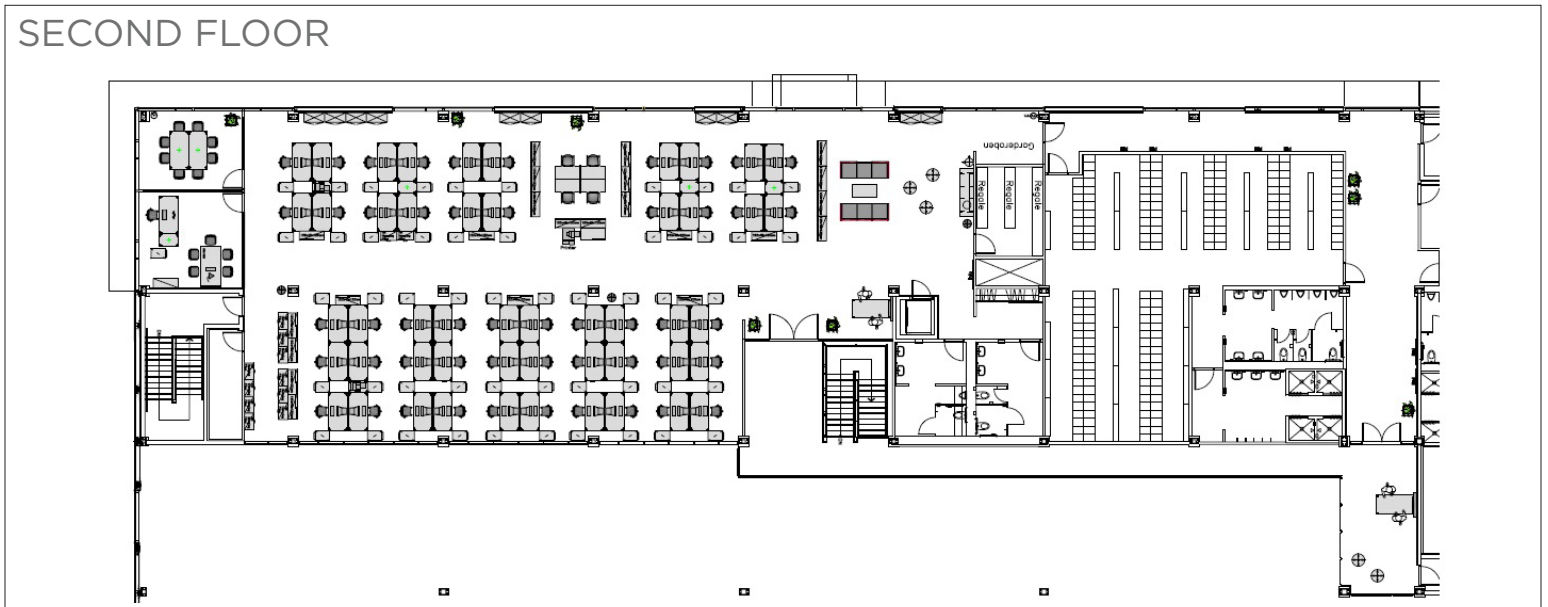
Southwestern Ontario

FLOOR PLANS | OFFICE AREAS

GROUND FLOOR



SECOND FLOOR



ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

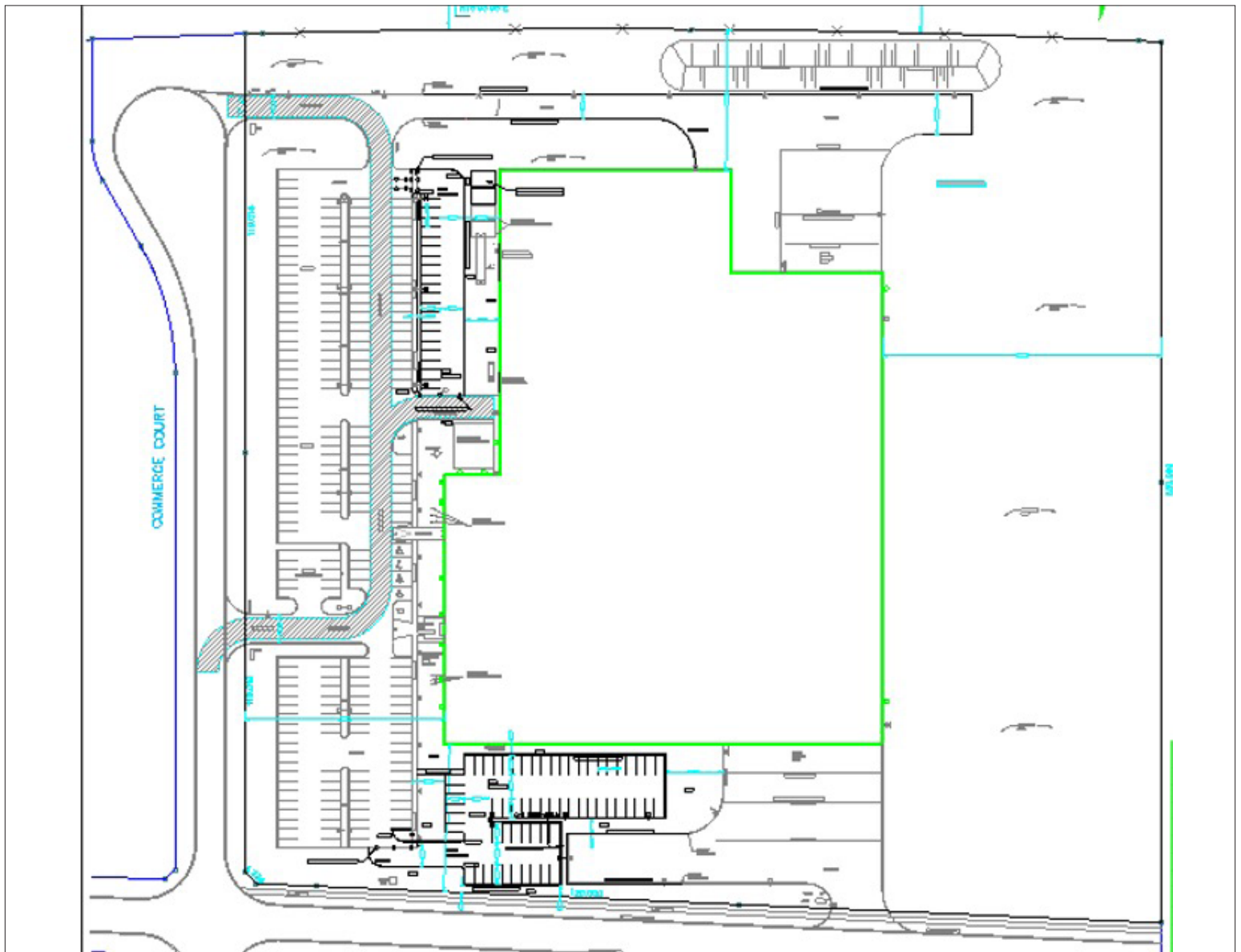
brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
 850 Meadow Park Dr, Suite 201
 London, Ontario N6G 5G6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
 Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

SITE PLAN



ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com



CUSHMAN & WAKEFIELD

Southwestern Ontario

PROPERTY IMAGES



ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

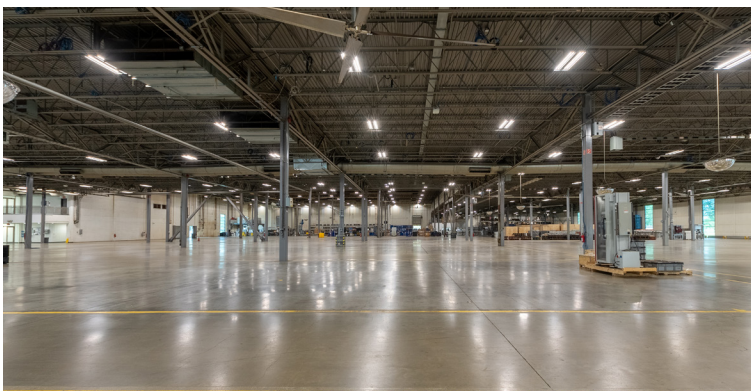
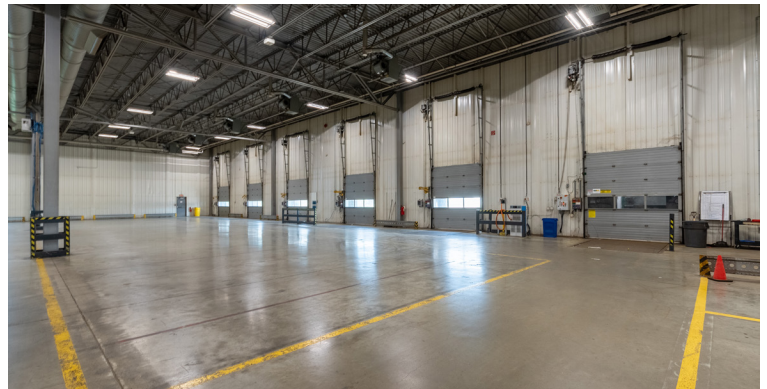
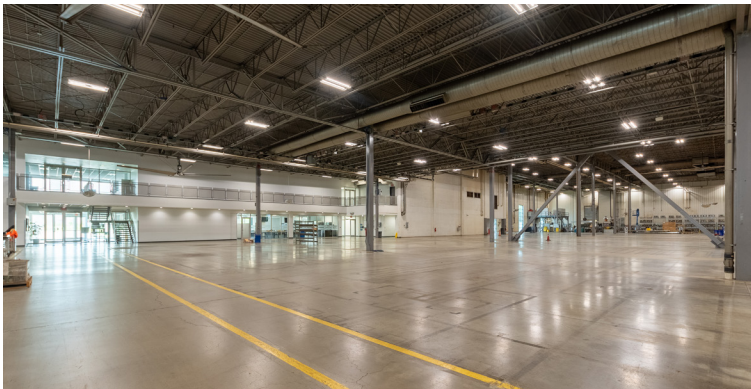


CUSHMAN & WAKEFIELD

Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY IMAGES



ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com



CUSHMAN & WAKEFIELD

Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.