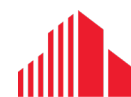




LIGHT INDUSTRIAL/OFFICE BUILD-TO-SUIT OPPORTUNITY | **FOR LEASE**

84 BESSEMER ROAD

London, ON N6E 1R1



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Bessemer Road Business Park light industrial/warehouse/office build-to-suit opportunity in South London

Available Space	Asking Rent	Additional Rent
14,122 SF	\$16.00 PSF Net*	\$6.00 PSF**
*Pricing is estimated to be determined upon review of build cost		
**Inclusive of building Insurance, common area maintenance and taxes		

- Build to suit industrial space in fully developed area of South London
- Potential for single tenant and multi tenant options starting at 4,500 SF or larger
- **Zoning: LI2/LI7** – permitted uses include: Bakeries, Labs, Manufacturing & Assembly, Offices, Warehouse, Wholesale, Repair & Rental, Automotive and many more
- Immediate proximity to highway 401 interchange



● WINNERS

● HOMESENSE

● THE KEG STEAKHOUSE + BAR

● CANADIAN TIRE

● WHITE OAKS MALL

DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

CUSHMAN & WAKEFIELD
 SOUTHWESTERN ONTARIO
 850 Medway Park Dr, Suite 201
 London, Ontario N6G 5C6
 www.cushwakeswo.com

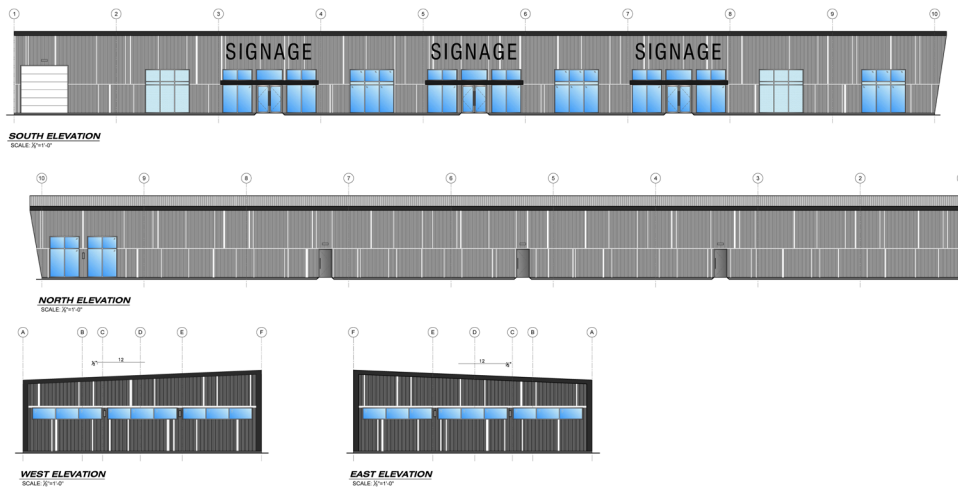
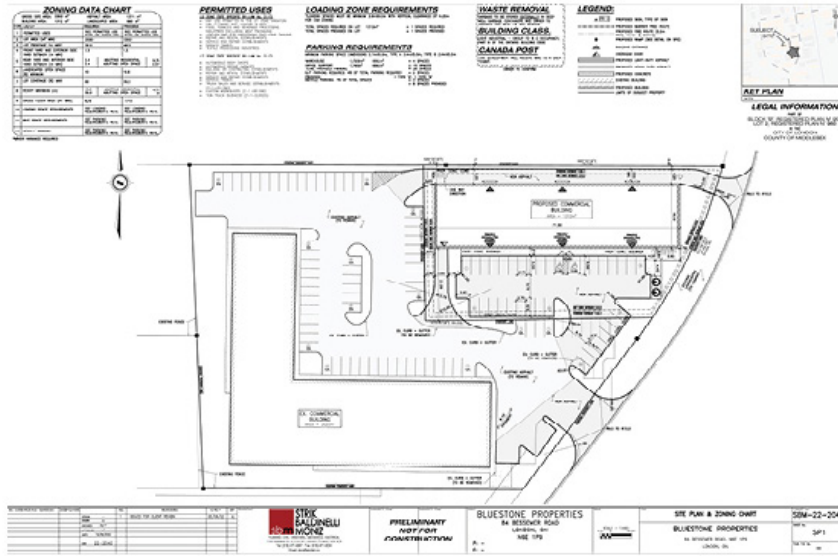


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SITE PLAN & ELEVATIONS



STRIK BALDINELLI MONIZ
 1000 Highway 5, Suite 101, London, Ontario, N6G 1K4
 Tel: (519) 474-4827 Fax: (519) 474-0234
 Email: info@sbm.ca

**84 BESSEMER ROAD
 LONDON ON,
 NBE 1P9**

MATERIAL LEGEND

MARK	DESCRIPTION	COLOR	PATCH
(C1)	METAL SHEET	BLACK	[Symbol]
(C2)	PRE-FINISHED METAL CAP FLANGES	DAKE GREY	[Symbol]
(C3)	LIGHT FINISH	100 #1 COOL	[Symbol]
(C4)	LIGHT FINISH	100 #1 COOL	[Symbol]
(C5)	ROLLER METAL GARAGE DOOR	PAVING & STN	[Symbol]
(C6)	ROLLER METAL DOOR	PAVING & STN	[Symbol]
(C7)	VERTICAL METAL SCANS	DAKE GREY	[Symbol]
(C8)	PRE-FINISHED ROUGHED METAL SHEET	100 #1 COOL	[Symbol]
(C9)	EXTERIOR GLASS ALUMINUM FRAME SECTION	CLAR	[Symbol]
(C10)	SPANDREL PANEL	METAL GLAZING	[Symbol]

STRIK BALDINELLI MONIZ
 sbm

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PERMITTED USES

LIGHT INDUSTRIAL - LI2 ZONE

Bakeries	Brewing on premises establishments
Business service establishments	Service Trade
Laboratories	Existing Self-storage Establishments
Manufacturing and assembly industries	Artisan Workshop
Offices support	Craft Brewery
Paper and allied products industries excluding pulp and paper and asphalt roofing industries	Dry cleaning and laundry plants
Pharmaceutical and medical product industries;	Food, tobacco and beverage processing industries excluding meat packaging
Printing, reproduction and data processing industries	Leather and fur processing excluding tanning
Research and development establishments	Repair and rental establishments
Warehouse establishments	Service and repair establishments
Wholesale establishments	Service trades
Custom workshop	Textile processing industries

LIGHT INDUSTRIAL - LI7 ZONE

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

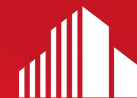
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