

390  
HUDSON DRIVE  
DORCHESTER, ONTARIO



# Brand New Industrial Facility For Lease

Annual Sqft Net (warehouse, shop and parking)

**\$16.00** 33,500 SF

Annual Sqft Net (warehouse building only)

**\$14.00** 29,500 SF

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# Warehouse, Shop & Parking

This brand-new facility is designed for transportation and logistics operations. It is located 7 mins from Highway 401 and 13 mins from the Hwy 401 and Hwy 402 junction. The fully fenced site features a gated asphalt lot, a backup generator, and ample parking for trailers and employees. The warehouse boasts 36.75' clear heights, a 25,000 SF warehouse area with approximately 4,000 SF of office space, eight truck-level doors, equipped with hydraulic dock levelers and two grade-level doors. It is fully sprinklered, with a complete HVAC system and HVLS fans for optimal climate control. The 4,000 SF repair shop accommodates two tractor-trailers and two additional tractors, with 23'+ clear heights, a mechanic pit, office space of 350-500 SF, a lounge, and a washroom with shower facilities. This highly functional property, which includes 18 trailer parking spots with plug ins, is move-in ready for businesses seeking a secure and versatile operational hub. Contact us today for more details or to schedule a viewing!

Clear Height	36.75 FT
Additional Rent	TBD
Zoning	M2 Rural Industrial
Lot	3.27 acres
Industrial Area	25,000 SF
Office Area	4,000 SF
Repair Shop/lounge Area	4,500 SF/Clear Height 23'+
Shipping Doors	4 Drive-In doors 8 Truck Level
Features	Climate controlled warehouse Security fenced Mechanic pit shop
Parking	18 Trailer parking spots with plug-ins
Asking Price	\$16.00 Annual Sqft Net for 33,500 SF
Taxes & Insurance	est. \$3



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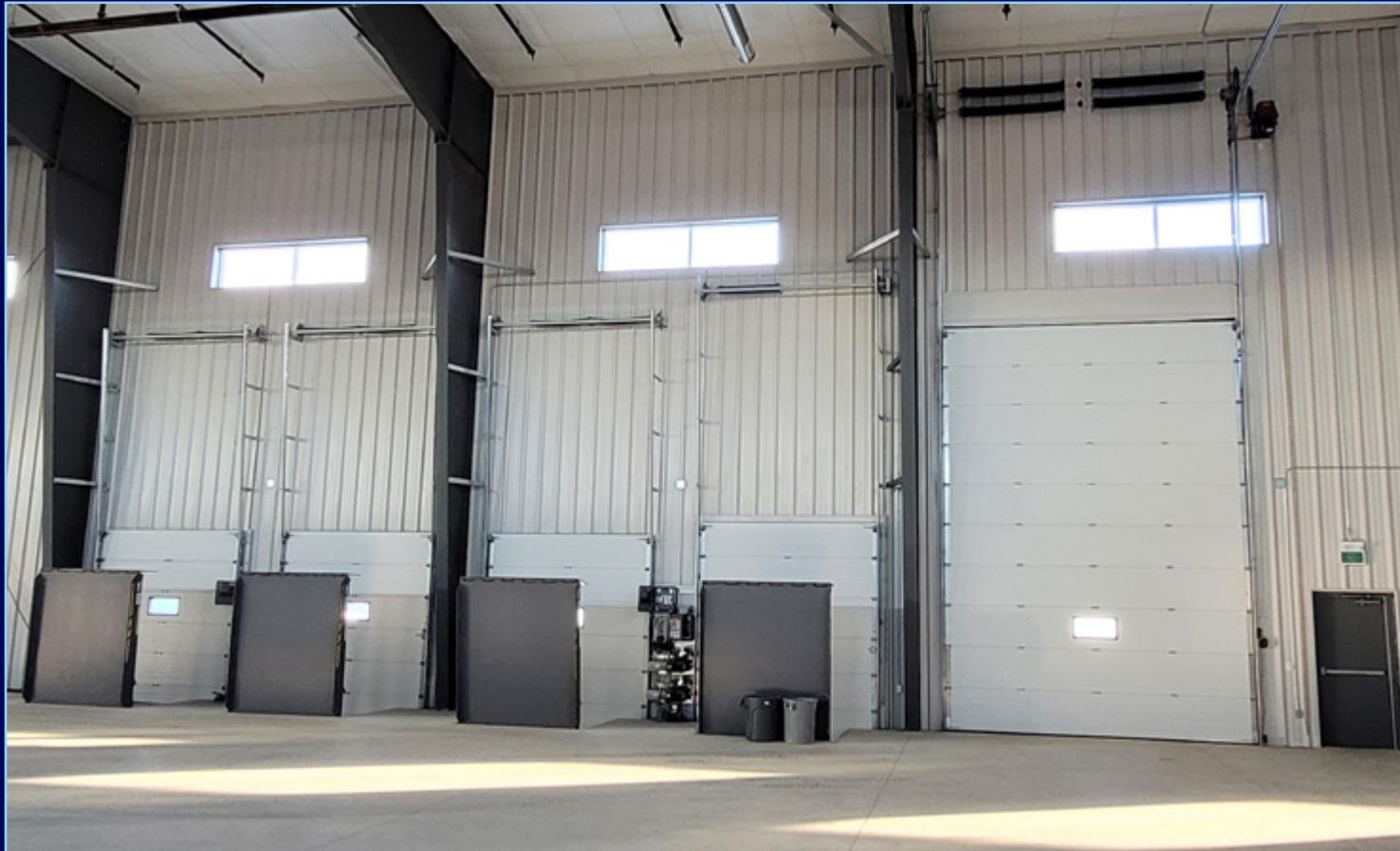
# Warehouse Building Only



This brand-new, state-of-the-art facility is ideal for warehousing, transportation, logistics, pharmaceutical, life sciences operations and light manufacturing. It has easy access to Highway 401 and is just 20 mins from the City of London. The fully fenced site features a gated asphalt parking lot, backup generator, and ample parking for trailers and employees. The warehouse offers 36.75' clear heights, 8 truck-level doors with hydraulic dock levelers and two grade-level doors. It is fully sprinklered and equipped with an HVAC system and HVLS fans for optimal climate control. With 18 trailer parking spots, this move-in-ready property provides a secure and versatile operational hub. Contact us today for more details or to schedule a viewing!

Clear Height	36.75 FT
Additional Rent	TBD
Zoning	M2 Rural Industrial
Lot	3.27 acres
Warehouse Area	25,000 SF
Office Area	4,000 SF
Shipping Doors	8 Truck Level 2 Grade Level
Features	Climate controlled warehouse
Asking Price	\$14.00 Annual Sqft Net for 29,000 SF
Taxes & Insurance	est. \$3

# Property Photos



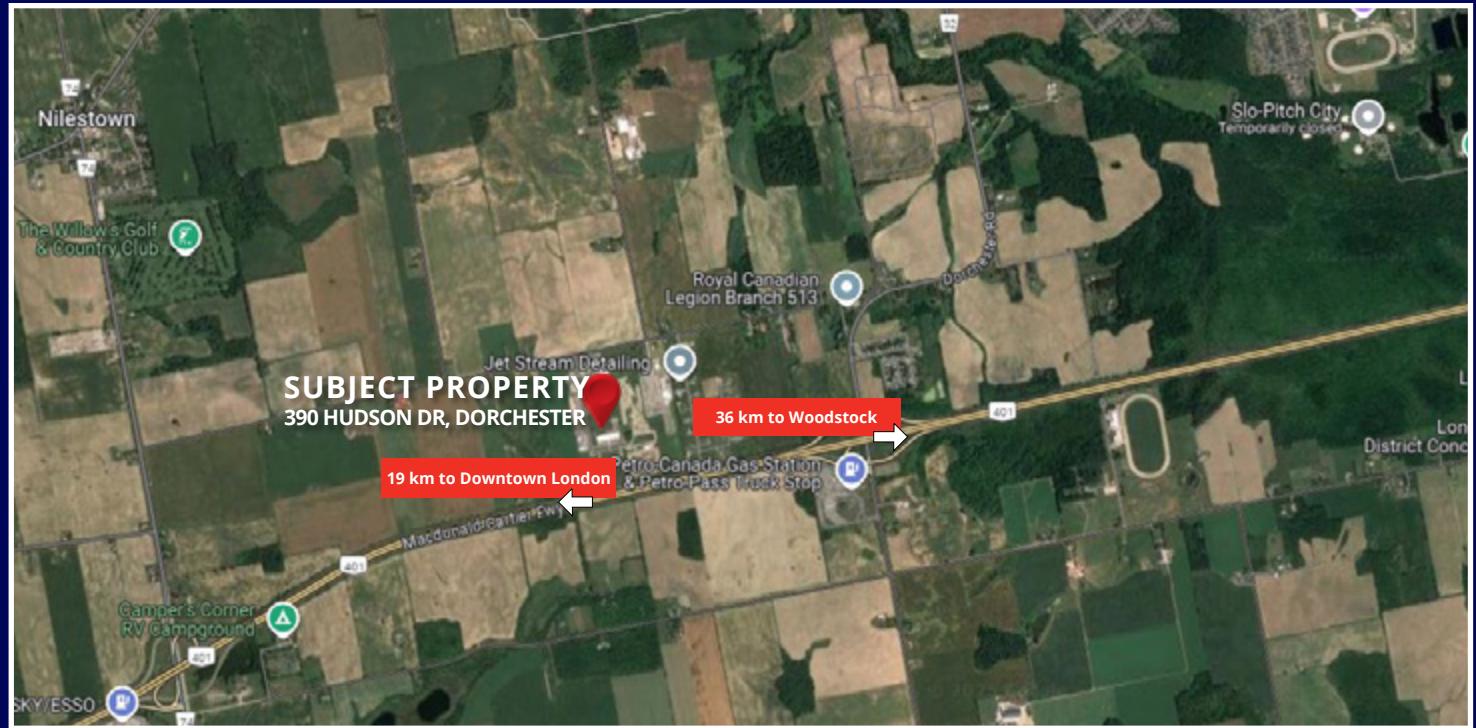
# Property Zoning

**No person shall within any Rural Industrial (M2) Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following M2 Zone uses, namely:**

- Abattoir
- Agricultural service and supply establishment
- Bulk sales establishment
- Contractor's yard or shop
- Factory outlet
- Feed mill
- Flour mill
- Food processing plant
- Industrial use
- Office, support
- Processed goods industry
- Propane transfer facility
- Raw material processing industry
- Sawmill
- Service shop
- Tradesman's shop
- Tradesman's shop
- Truck terminal
- Vehicle repair garage
- Vehicle service shop
- Warehouse
- Warehouse, public self-storage



# Property Location



Dorchester, Ontario, part of Thames Centre, is a burgeoning hub for industrial real estate. Strategically located just east of London and with excellent access to Highway 401, it offers a prime location for businesses seeking logistical and distribution advantages. Dorchester boasts a thriving community with supportive local government and economic initiatives that promote business growth. The area is known for its friendly atmosphere and strong sense of community, making it an appealing place for employees to live and work. With available industrial spaces and a growing population, Dorchester is an ideal spot for businesses looking to expand or relocate. The town's blend of small-town charm and industrial potential makes it a hidden gem for industrial real estate investment. Discover the opportunities in Dorchester, where business meets community in a supportive and strategic environment.

## For more information about this property please contact:

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