

# 2130

OXFORD STREET EAST  
LONDON, ONTARIO



## For Sale

Offering price

### \$31,500,000

Based on design build, the appearance can be altered to suit the client's needs and preferences.

**INCENTIVES!! Broker Bonus of \$2,500 Visa Gift Card for Deals Done by July 31, 2026**



**DANCOR**  
CLICK TO VIEW AERIAL VIDEO



## 150,000 SF New To-Be-Built Pristine Industrial Building

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OXFORD STREET EAST  
LONDON, ONTARIO

**INCENTIVES!!**  
**Broker Bonus of \$2,500**  
**Visa Gift Card for Deals**  
**Done by July 31, 2026**

Offering price

**\$31,500,000.00**

## Key Features

The site is strategically positioned offering excellent profile and visibility on Veterans Memorial Parkway, with close proximity to London International Airport, and easy access to HWY 401. Light Industrial zoning offers a wide variety of permitted uses. This is the last building available in a broader mixed industrial and office development.



- *Excellent exposure on Oxford Street East and/or Veterans Memorial Parkway*
- *Build to suit buildings available up to 150,000 SF*
- *Clear Height: 28'*
- *Power: 1,200 Amp/600 volts*
- *Shipping: 1door/10,000 SF*
- *Precast exterior construction*
- *Easy access to Highway 401 via Veteran's Memorial Parkway*
- *Zoned to include Office, Retail, Commercial, Industrial and Warehouse*
- *Located close to London International Airport, along Bus Transit Route*

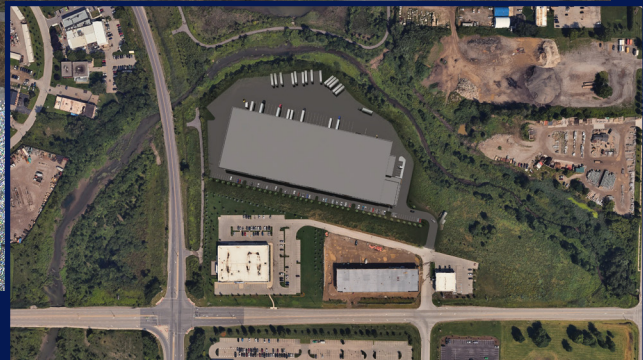
**\*Build time is 8 months from execution of Agreement.**



# Property Renderings



# Property Photos



# Zoning LI1, LI2, LI4, LI5



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:

## 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)

## 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.

## LI4

The following are permitted uses in the LI4 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Automotive uses, restricted;
- c) Clinics;
- d) Convenience service establishments;
- e) Convenience stores;
- f) Day care centres;
- g) Financial institutions;
- h) Medical/dental offices;
- i) Personal service establishments;
- j) Restaurants.

## LI5

The following are permitted uses in the LI5 Zone variation:

- a) Hotels;
- b) Motels

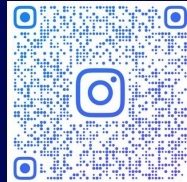
**h-199 Purpose:** To ensure that the works required to implement the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project are completed prior to any development on the site, the "h-199" symbol shall not be deleted until the "as-built" drawings for the required works are submitted and accepted to the satisfaction of the Upper Thames River Conservation Authority and City Engineer. (Z.-1-152430)

**h-200 Purpose:** To ensure that urban design is addressed at site plan, a development agreement shall be entered into that incorporates high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks. The "h-200" symbol shall not be deleted until building elevations and site plan have been submitted that recognizes the prominent gateway location of the site, to the satisfaction of the City Planner. (Z.-1-152430)

# Property Location



View on [Collierscanada.com](https://collierscanada.com)



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