

Colliers



For Sale | 680 Industrial Rd, London, ON N5V 1V1

# Well Maintained, Two-Floor, Suburban Office Building For Sale

- 4,443 SF (MPAC) - 2-floor suburban office building.
- Administration area, large open office area, kitchen, board room, 7 private offices.
- Ample onsite staff parking.
- Minutes from many major London employers such as: Fanshawe College, General Dynamics, HCL Logistics and London Airport.

Asking Price:

\$999,000

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**Matt Chambers**

Vice President

Sales Representative

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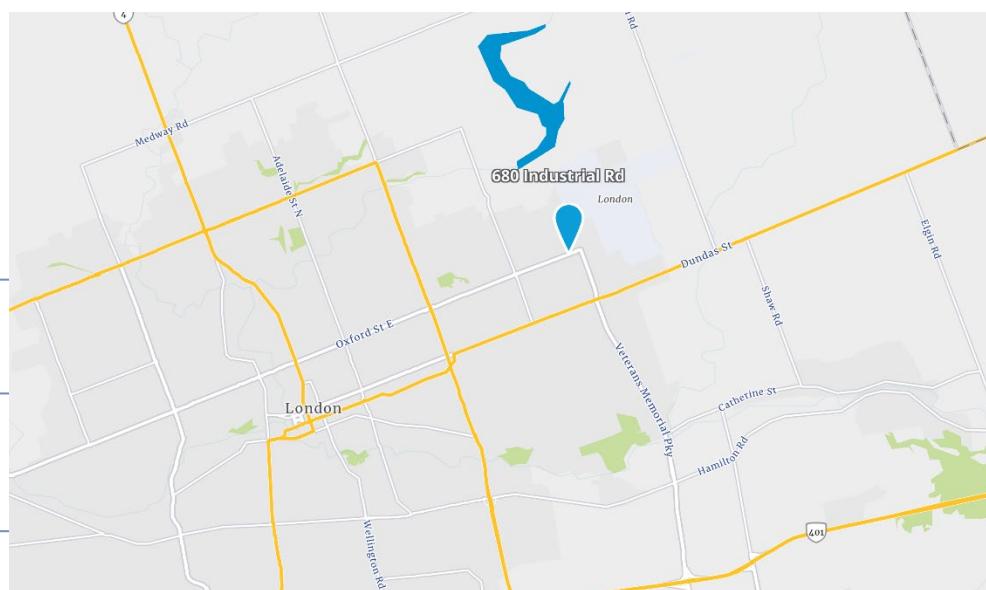


### Travel Distances

Highway 401      9.5 km | 11 Mins

Downtown London      9.3 km | 14-24 Mins

London International Airport      1.7 km | 4 Mins





## Zoning: LI6(2)

**GENERAL PURPOSE OF THE LI ZONE** This Zone provides for and regulates a range of industrial and associated secondary uses. In addition to the uses permitted in the LI1 Zone variation, an expanded range of industrial and complementary uses may be permitted, at appropriate locations, through other zone variations.

### PERMITTED USES:

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:

**1) 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)

**2) 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.

**3) LI6 - The following are permitted uses in the LI6 Zone variation:**

- a) Any use permitted in the LI1 Zone variation;
- b) Any use permitted in the LI2 Zone variation;
- c) Building or contracting establishments;
- d) Storage depots;
- e) Terminal centres;
- f) Transport terminals.

**4) LI6 Zone Variation - LI6(2)**

- a) Additional Permitted Use:  
Business offices. (Z.-1-99674)

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