

Investment/Development Opportunity | For Sale

552

CLARKE ROAD, LONDON, ON

REDUCED ASKING PRICE | \$21,900,000



±172,190 Sq. Ft. Future Development

Property Details

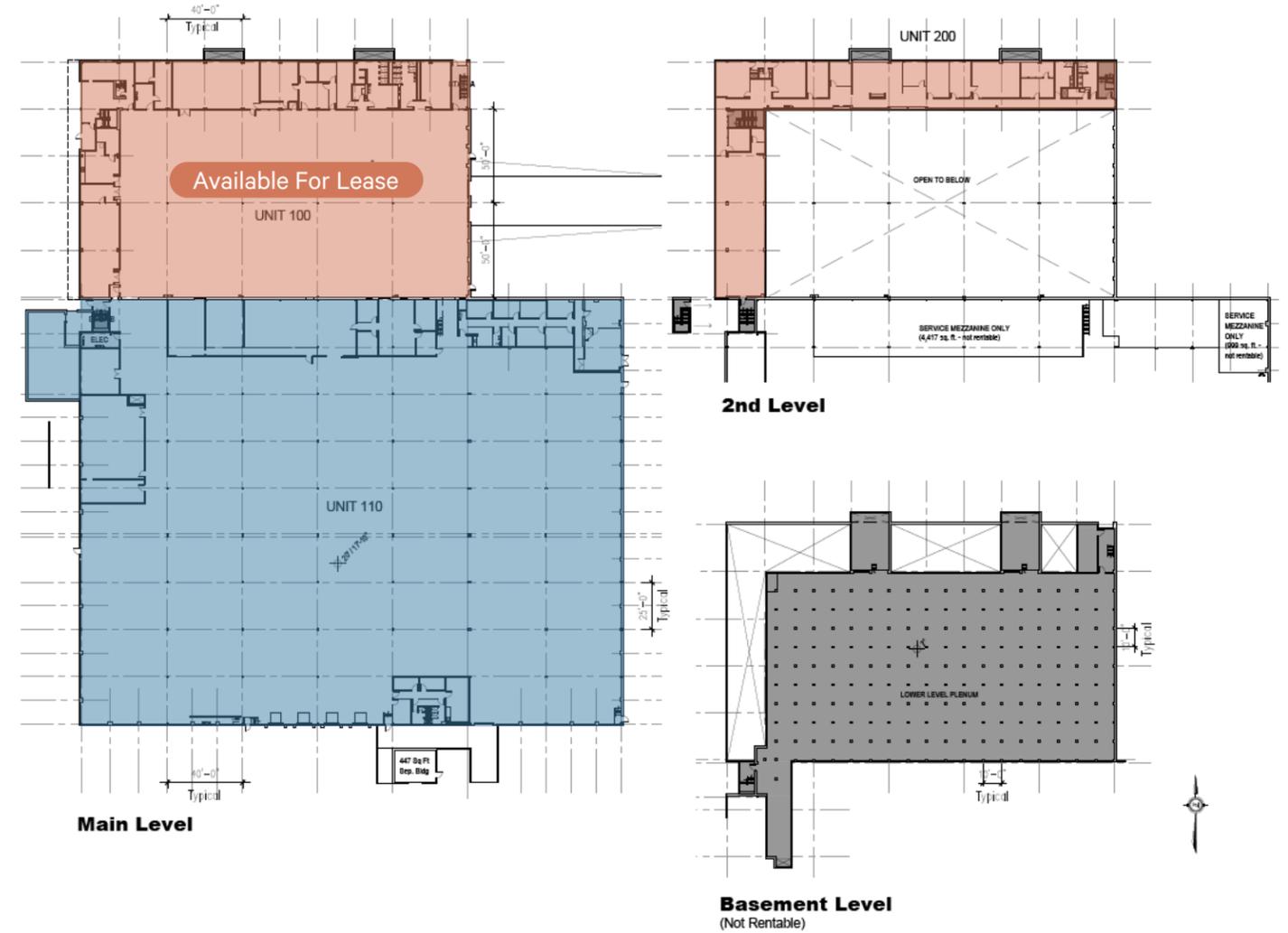
LOCATION	Clarke Rd & Oxford St E
TOTAL BUILDING SIZE	100,722 Sq. Ft.
LOT SIZE	± 15.68 Acres
EXCESS LAND	± 9.90 Acres
OCCUPANCY	100%
CLEAR HEIGHT	± 17 ft.
SHIPPING	6 Truck Level Doors 2 Drive-In Doors
ZONING	L11 (light industrial)
POSSESSION	Contact Listing Agents
ASKING PRICE	\$21,900,000
TAXES (2024)	\$87,332.24

ADDITIONAL HIGHLIGHTS

-  Immediate rent upside on existing building
-  Full roof replacement completed in 2022
-  Close to many amenities with great access to public transit
-  Easy access to Highway 401 via Veterans Memorial Parkway



Floor Plan

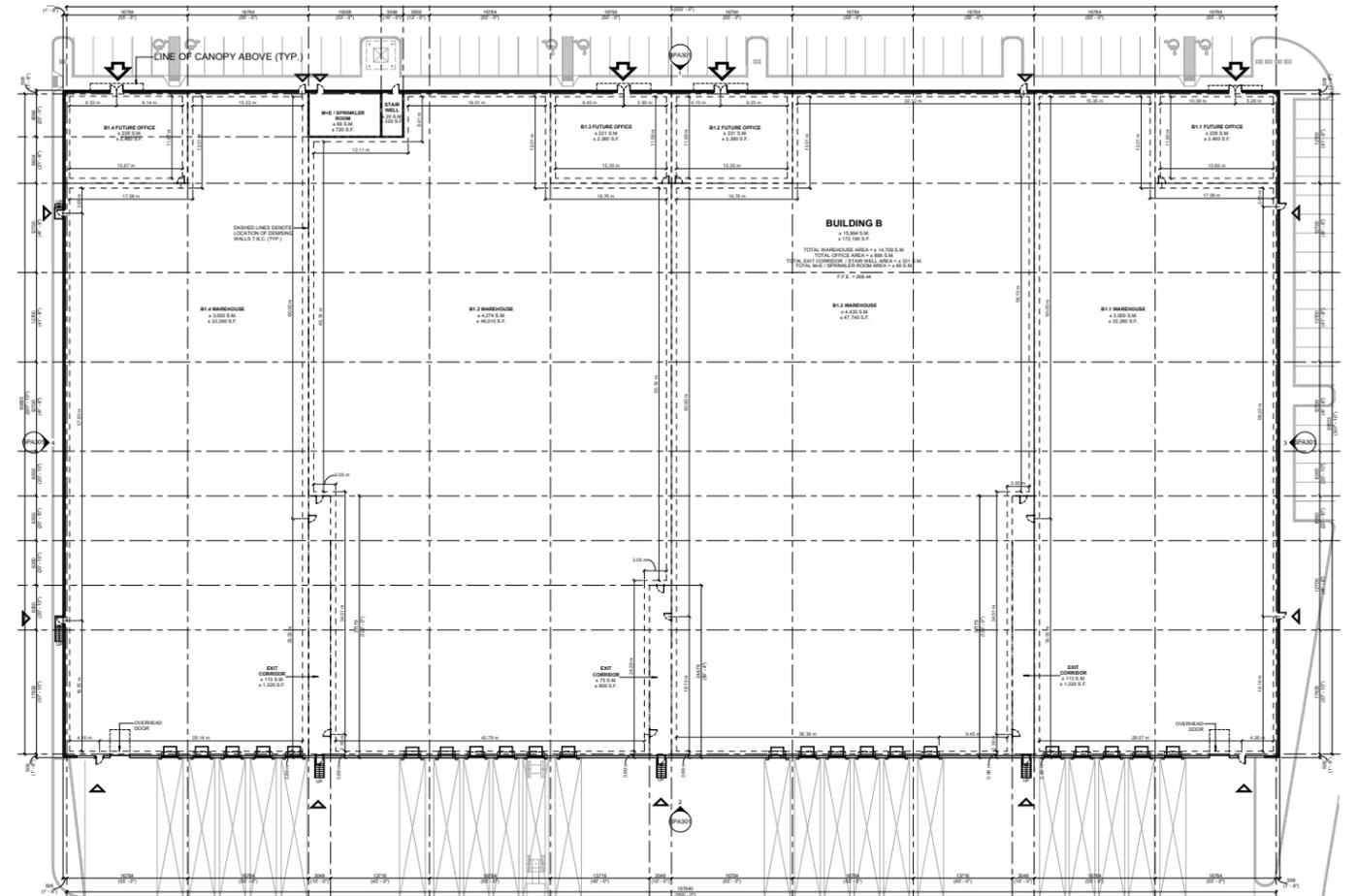


Unit	Tenant	Leased Area	Lease Expiry	Renewal Option
100	ZucoraHome	34,394 Sq. Ft.	December 2028	One option of 5 years at Fair Market Rent
110	HCL Logistics	65,500 Sq. Ft.	July 2027	One option of 5 years at Fair Market Rent

Note: Contact Listing Agents for more details regarding the potential for vacant possession

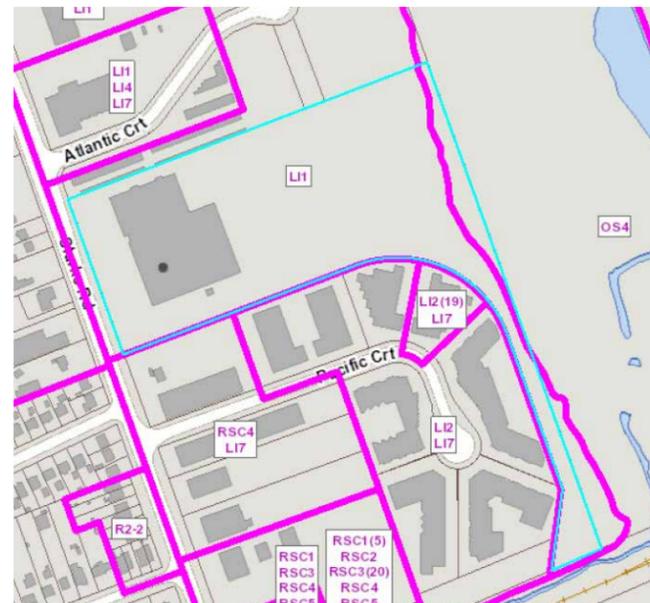
Future Development Plan

Floor Plan



MORE DETAILS

- The development is subject to site plan approval and building permits
- Multiple size options for proposed Building B available from 153,450 - 170,000 sq. ft.
- The owner has a magnitude of understanding on the new building cost per sq. ft. inclusive of reconfiguring the parking area
- Tenants requirements can be incorporated

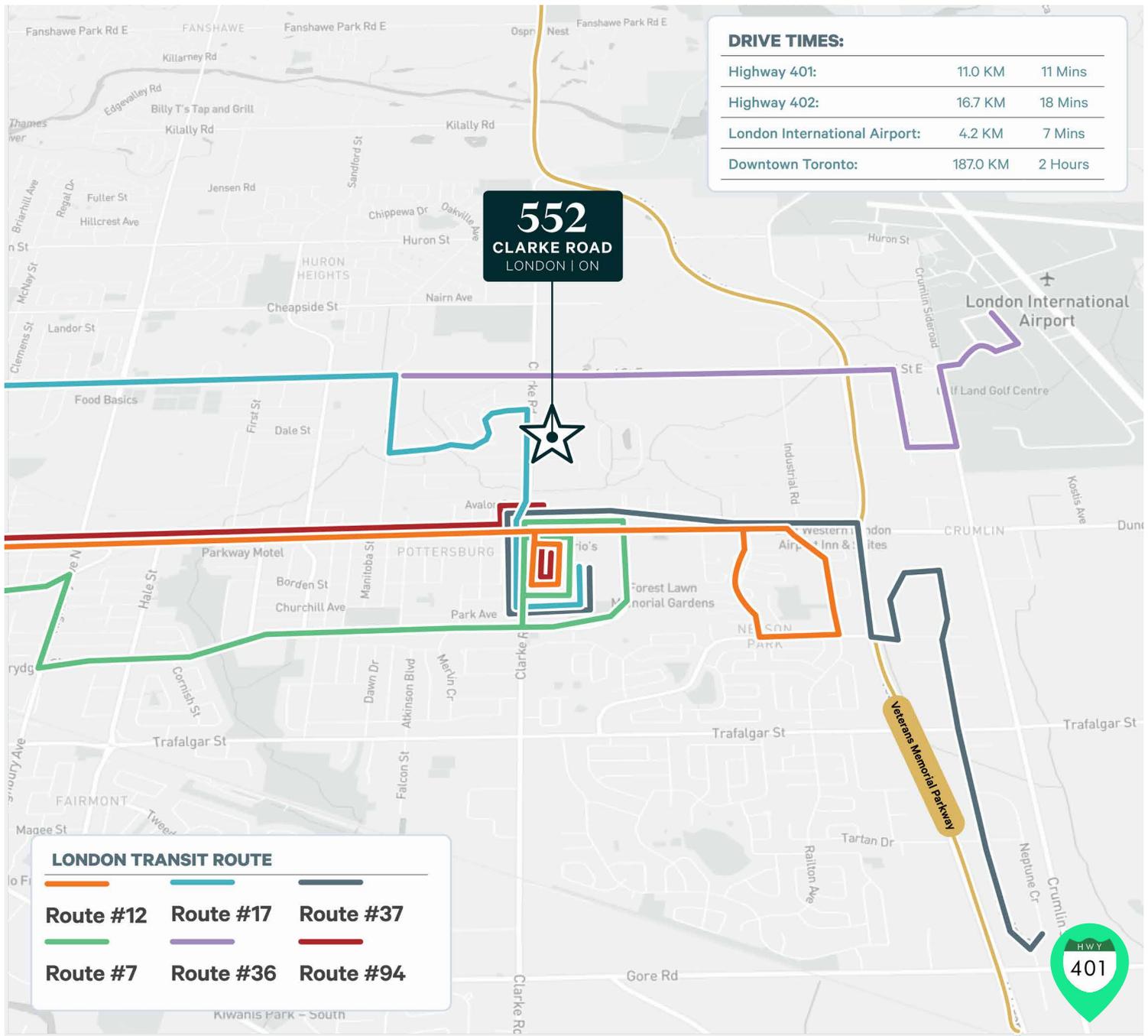


PROPERTY DETAILS

TOTAL SIZE	± 172,190 Sq. Ft. <i>Divisible to ± 32,290 Sq. Ft.</i>
OFFICE SIZE	Build-to-Suit
LOT SIZE	10.28 Acres
SHIPPING	22 Truck Level Doors 2 Drive-In Doors
CLEAR HEIGHT	40'
POSSESSION	± 12 months from lease execution

[Click Here for Site Plan](#)

[Click Here for Zoning](#)



For more information, please contact

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