



For Lease

*Premier Warehouse/Industrial Space
with Immediate Occupancy Available*
1095 Wilton Grove Road, London, Ontario

FOR LEASE:

\$10.75 PSF Net

- 49,659 SF available
- Additional 7,486 sf of main floor showroom/lab/office/industrial space and 11,915 sf of second floor office space also available
- Easy access and minutes from Hwy 401
- 7 dock doors, 2 large grade doors
- Mostly 18' up to 40' clear height
- 11.52 acres with fenced and graveled yard.
- 347/600 Volt, 1,200 Amp power
- Property zoned General and Heavy Industrial 1 which allows for Transport Terminals, manufacturing, warehousing and many other uses. Zoning allows for outside storage and trailer parking
- Sprinklers throughout

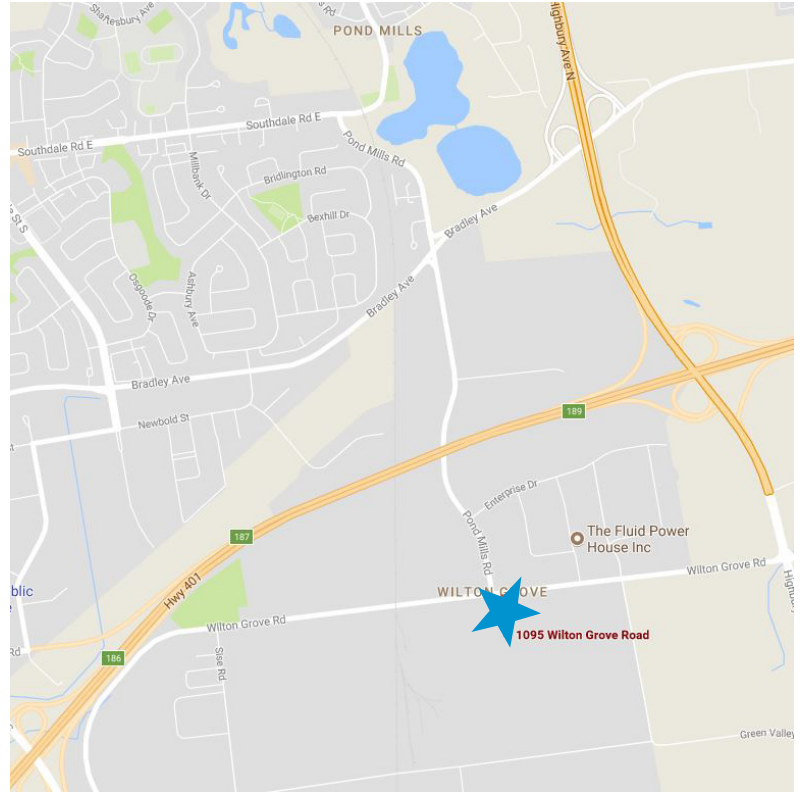
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AVAILABLE > 1095 WILTON GROVE ROAD, LONDON, ON

LOCATION MAPPING



SUBJECT PROPERTY > SW ONTARIO LOCATION

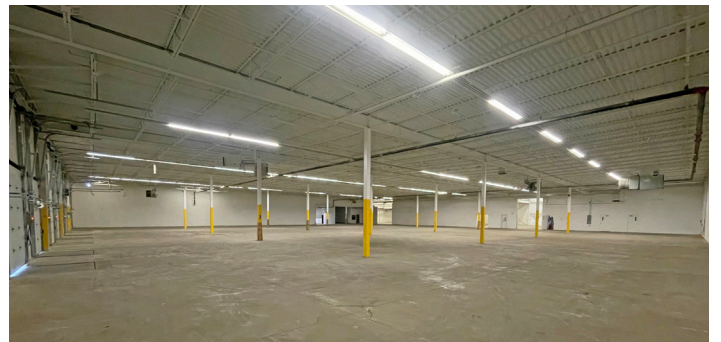
Distances to Major Centres

Kitchener-Waterloo	101 km
Toronto	185 km
Detroit	190 km
Buffalo	223 km

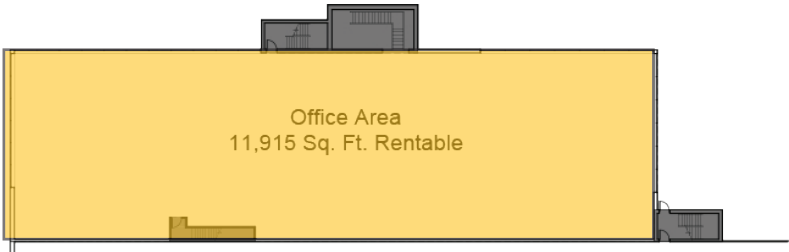


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PROPERTY PHOTOS

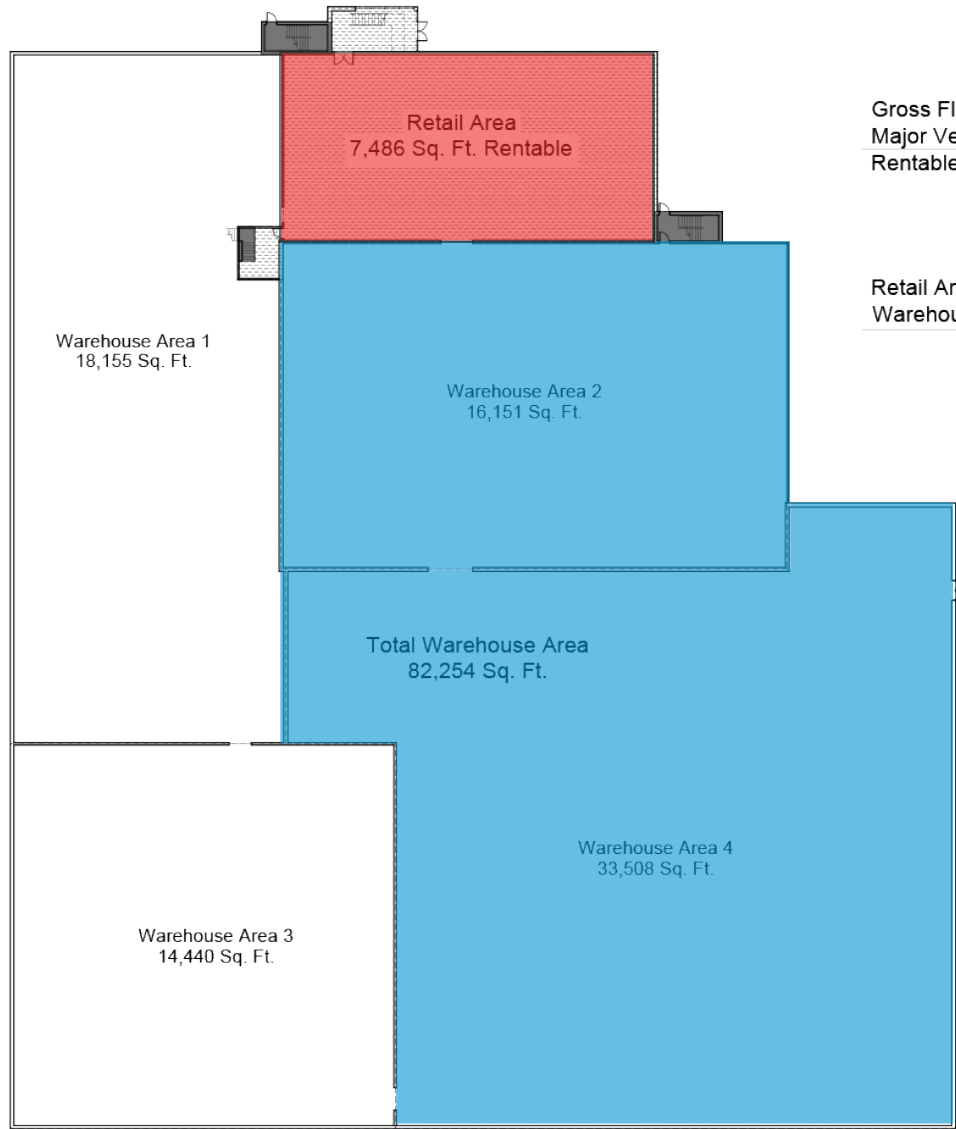


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Gross Floor Area;	12,914.5 Sq. Ft.
Major Vertical Penetrations;	- 999.4 Sq. Ft.
Rentable Area;	11,915.1 Sq. Ft.

Second Floor



Gross Floor Area;	90,241.4 Sq. Ft.
Major Vertical Penetrations;	- 501.7 Sq. Ft.
Rentable Area;	89,739.7 Sq. Ft.

Retail Area;	7,485.7 Sq. Ft.
Warehouse Area	82,254.0 Sq. Ft.
	89,739.7 Sq. Ft.



- > Available Area
- > Retail Area
- > Office Area

Ground Floor

1095 Wilton Grove Road, London, ON Area Certification

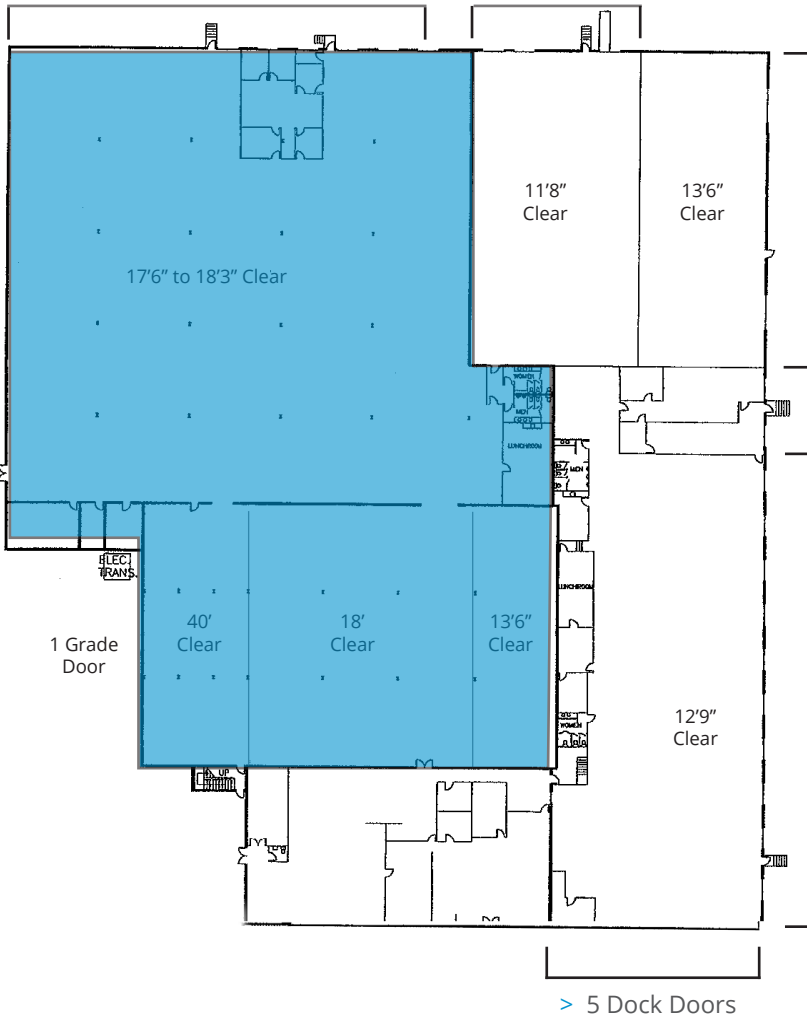
Main and 2nd Floors
Scale: Not to Scale

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GROUND FLOOR PLAN

> 7 Dock Doors/1 Grade

> 3 Dock Doors

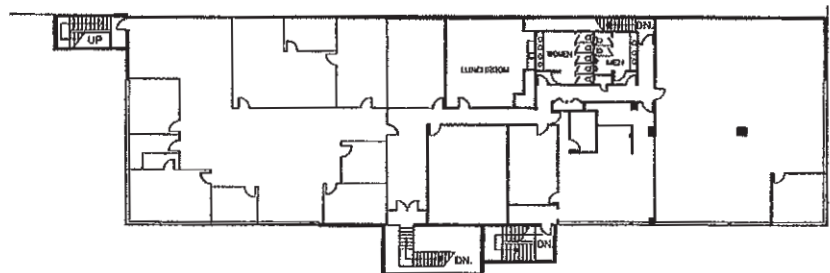


> Available Area

> 2 Grade Doors

> 10 Dock Doors

> 5 Dock Doors



SECOND FLOOR PLAN

ZONING: GENERAL INDUSTRIAL (GI1) HEAVY INDUSTRIAL (HI1)

GI1

The following are permitted uses in the GI1 Zone variation:

- Auction establishments;
- Automobile body shop;
- Automobile repair garages;
- Building or contracting establishments;
- (commercial recreations establishment deleted by Z.-1-142287)
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries;
- Manufacturing and assembly industries;
- Printing, reproduction and data processing industries;
- (Private Clubs deleted by Z.-1-1422087)
- Processed goods industries;
- Repair and rental establishments;
- Research and development establishments;
- Service and repair establishments;
- Service trades;
- Storage depots;
- Terminal centres;
- Transport terminals;
- Truck sales and service establishments; (Z.-1-051390)
- Warehouse establishments;
- Wholesale establishments.

HI1

The following are permitted uses in the HI1 Zone variation:

- Armaments, munitions and explosive manufacturing industries;
- Manufacturing and assembly industries;
- Processed goods industries;
- Raw materials processing industries;
- Storage depots;
- Terminal centres;
- Transport terminals;
- Warehouse establishments;
- Waste treatment facilities;
- Residential and other source recycling facility;(Z.-1-031144)
- Specialized recycling facility;(Z.-1-031144)
- In-Vessel composting facility; and (Z.-1-031144)
- Channel composting facility;(Z.-1-031144)



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