

FOR SALE | Industrial/Warehouse Land

00 James St. S, South Perth | ON

Opportunity to Purchase 3.532 acres of Industrial Land just south of St. Marys. Exposure on James St S (120 A). Plans for a 30,870 sf industrial building available. Minutes from Hwy 7 (Elginfield Road). 30 minutes to London International Airport. Zoning allows for many uses including: manufacturing, warehousing, lumber yard, mini-storage, transportation terminal etc.

Property Features

- 3.532 acres of Industrial Land just south of St. Marys
- Plans for a 30,870 sf industrial building available
- Minutes from Hwy 7 (Elginfield Road)
- 30 minutes to London International Airport
- Zoning allows for many uses including: manufacturing, warehousing, lumber yard, mini-storage, transportation terminal etc.

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Colliers Southwestern Ontario, Brokerage

Asking Price

\$875,000.00

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Zoning Information

ZONING: GENERAL INDUSTRIAL (M2-6)

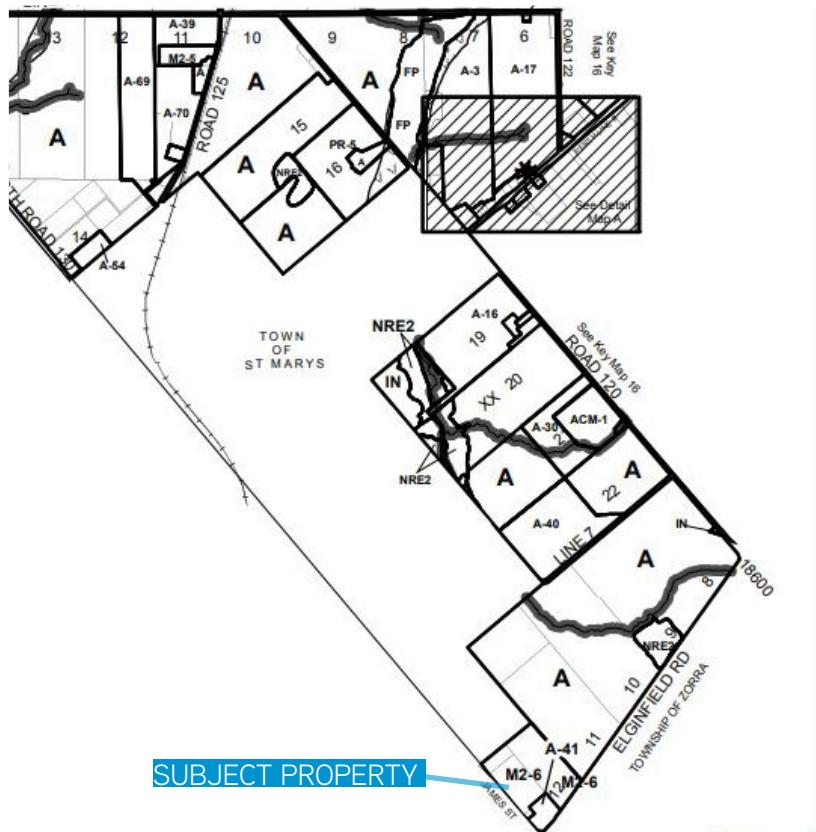
No person shall within any M2-6 zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

Industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing, preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing; an animal clinic; an assembly hall; an auction sales facility, excluding a livestock auction facility; an automobile repair establishment; an automobile repair establishment; a bakery; a catering business; a coal yard; a cold storage plant; a communications facility; a communications facility; a concrete plant or an asphalt plant; a contractor's shop and/or yard; a dairy; a dry cleaning plant; an equipment sales and rental service establishment; a feed mill; a flour mill; a fuel storage and/or supply business; a furniture refinishing, woodworking, and/or upholstery shop; a grain elevator; a laboratory or research facility; a lumber yard and building supply outlet; a machine shop; a parking area; a planing mill or saw mill; a public works yard, garage, warehouse, or storage yard; a recycling depot; a salvage or wrecking yard; a service shop; a steel supply business; a transportation terminal; a welding shop; a wholesale business; a warehousing business, including mini-storage facilities.

March 01, 2020 - Consolidation

(b) automobile service station;
and automobile gasoline bar.

(c) an existing dwelling, subject to the relevant provisions of Section 7 pertaining to such existing dwelling.



(d) accessory uses, building, and structures, including accessory office and retail outlets, in accordance with Sections 3 and 5, but excluding any accessory residential use.

DELETED BY BY-LAW No. 46-2009

ADDED BY BY-LAW No. 59-2006 and AMENDED BY BY-LAW No. 46-2009

(a) Location: Part Of Lots 12 And 13, South Boundary Concession (Blanshard Ward)

(b) In addition to the uses, buildings and structures permitted in Section 12.1 of By-law No. 4-1999, the following uses are permitted on the lands within the "M2-6" zone as shown on Key Maps 20 and 21 of Schedule "A" ;to this By-law:

(i) the uses permitted by Section 10 (Agricultural Commercial/Industrial Zone (ACM)) of By-law No. 4-1999, and subject to the requirements of Section 10.2 of By-law No.4-1999;

(ii) garden nurseries; commercial greenhouses; garden display areas and accessory uses (including a cafe and a craft shop), but excluding any residential use. The uses in this clause are subject to the provisions of Section 6.9.41 (c) and (d) of By-law No. 4-1999 (as amended by By-law No. 46-2003); and

(iii) automobile sales and service establishment; and recreational vehicle sales and service establishments (including snowmobiles, watercraft, motor homes, travel trailers, trailers, or motorcycles), subject to the requirements of Section 12.3 of By-law No. 4-1999.

(c) All other provisions of this By-law, as amended, shall apply.

Mapping



Legend and Amenities

 1	South Perth Memorial Hospital	 1	South Perth Cement Plant	 1	Access Storage
 2	Riverside South Perth (B&B)	 2	Saputo Warehouse	 2	Subway Subs
 3	The Stayover	 3	Trouw Nutrition/Shur-Gain	 3	McDonald's
 4	Westover Inn	 4	Easy Lift Doors	 4	Joe's Diner
 5	Serendip B&B	 5	Caledon Tubing A division of Martinea Intl	 5	Tim Horton's

Location

SUBJECT PROPERTY > SW ONTARIO LOCATION



TRAVEL DISTANCES

To London International Airport	34 km / 27 min
To Kitchener-Waterloo	66.6 km / 58 min
To Hamilton	131 km / 1 hr 27 min
To Toronto	168 km / 2 hr 9 min
To Sarnia	290 km / 3 hr 10 min
To Windsor (downtown)	109 km / 1 hr 26 min
To Niagara Falls	299 km / 2 hr 54 min
To Goderich	123 km / 1 hr 32 min

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