

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.

Matt Chambers

Vice President,
Sales Representative
+1 519 438 4300 EXT 203
matt.chambers@colliers.com



COLLIERS | LONDON
649 Colborne Street, Ste. 200
London, ON N6A 3Z2
+1 519 438 4300
www.collierscanada.com

Colliers Southwestern Ontario, Brokerage

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.

Asking Price

\$875,000.00

Click to view ONLINE
www.collierscanada.com



Accelerating success.

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:

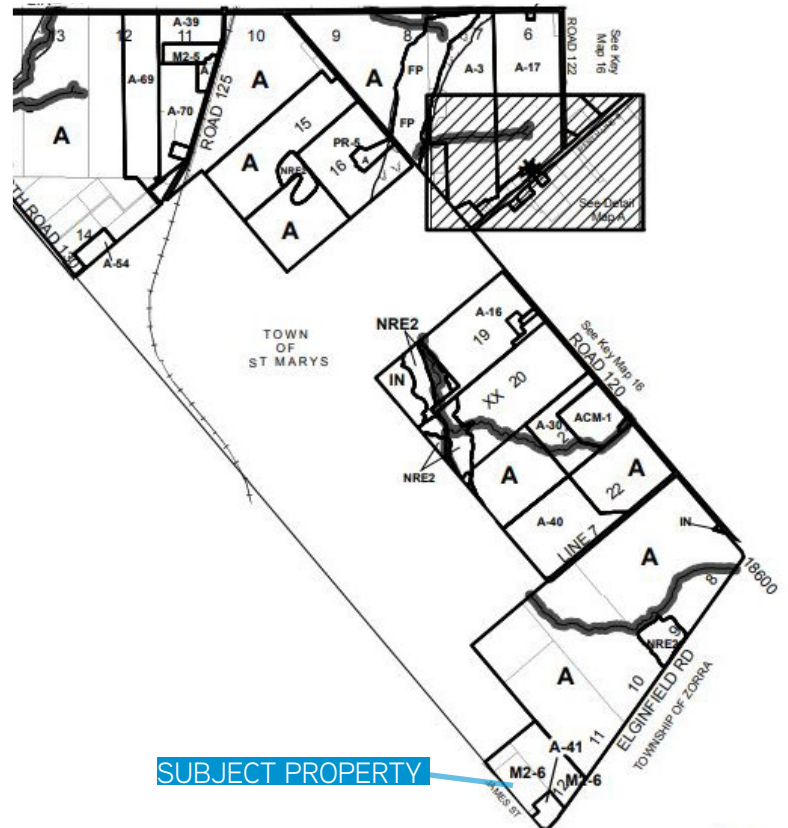
Industrial uses which are primarily involved in manufacturing, assembling, processing, constructing, printing preparing, finishing, treating, repairing, shipping, wholesaling, storing, or warehousing;

- 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:

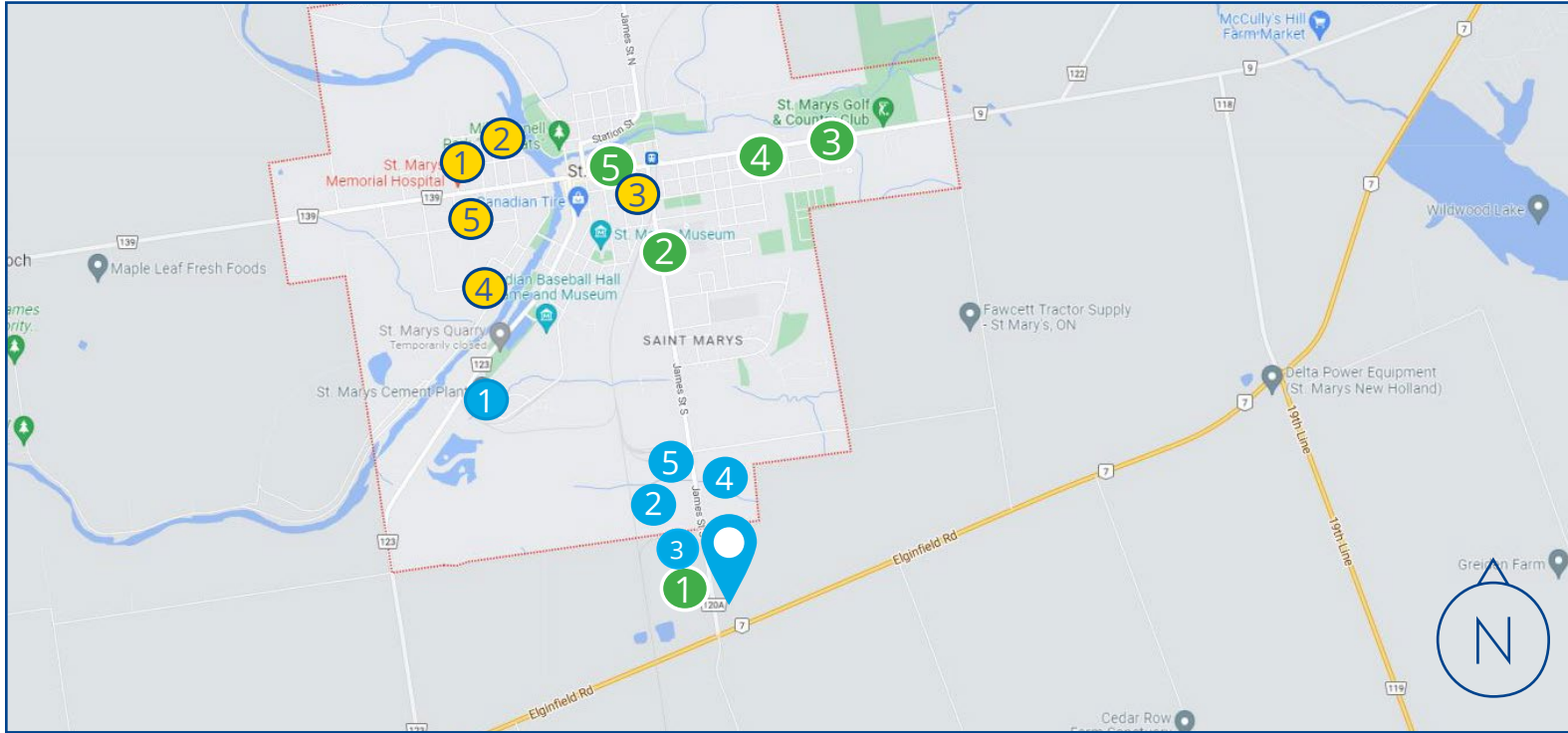
(i) the uses permitted by Section 10 (Agricultural Commercial/ Industrial Zone (ACM)) of By-law No. 4-1999, and subject to the requirements of Section 10.2 of By-law No.4-1999;

(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
- ② Riverside South Perth (B&B)
- ③ The Stayover
- ④ Westover Inn
- ⑤ Serendip B&B

- ① South Perth Cement Plant
- ② Saputo Warehouse
- ③ Trouw Nutrition/Shur-Gain
- ④ Easy Lift Doors
- ⑤ Caledon Tubing A division of Martinea Intl

Subject Property

- ① Access Storage
- ② Subway Subs
- ③ McDonald's
- ④ Joe's Diner
- 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



Contact us



Matt Chambers
Vice President
Sales Representative
+1 519 438 4300 EXT 203
matt.chambers@colliers.com

collierscanada.com

Colliers Canada | London

Colliers Southwestern Ontario, Brokerage
649 Colborne Street, Ste. 200
London, ON N6A 3Z2
+1 519 438 4300

Colliers Canada | Collingwood

393 First St., Ste. 307
Collingwood ON
+1 705 532-1175

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.
Colliers Southwestern Ontario, Brokerage.