

INDUSTRIAL UNIT FOR LEASE



270
ADELAIDE STREET SOUTH
UNIT 1, LONDON, ONTARIO, CA

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THE OFFERING

Approximately 11,680 square feet of functional industrial space available at 270 Adelaide Street South, ideally positioned in prime South London. This well-configured unit offers 12-foot clear height, two convenient drive-in loading doors, and access to a fully paved lot with generous on-site parking. Suited for warehouse, service commercial, or light manufacturing users, the property benefits from strong arterial exposure and excellent connectivity to Highway 401. Immediate occupancy provides flexibility for businesses seeking efficient and accessible industrial premises.

UNIT SIZE: 11,680 Square Feet

FRONTAGE: 244.52 Feet

SHIPPING: 2 Drive In Doors
+ 1 Double Man

CLEAR HEIGHT: 12 feet

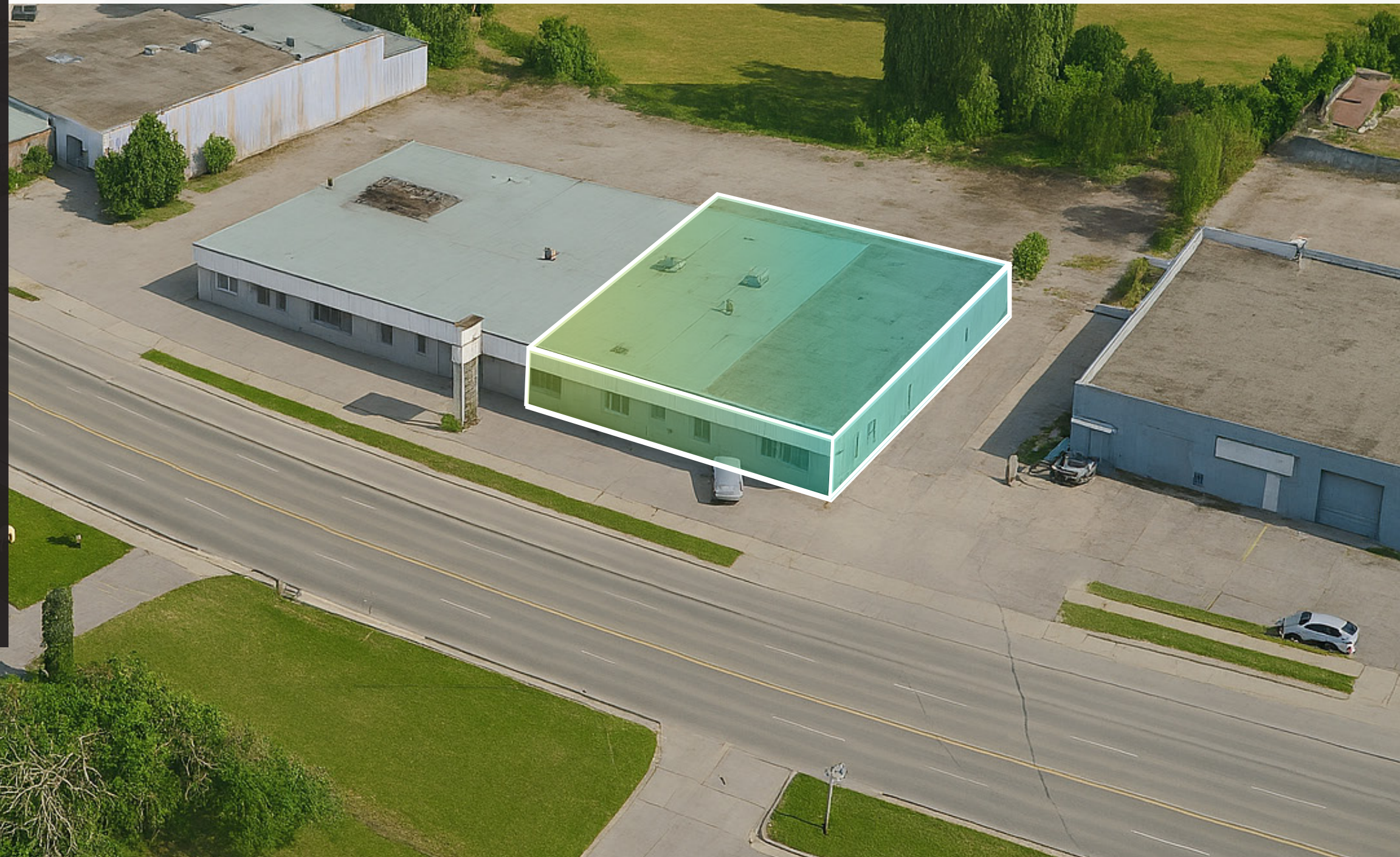
ZONING: RSC2/RSC3

TERM: 60 Months

NET RATE: \$13.00 Per Square Foot

T.M.I.: \$4.00 Per Square Foot

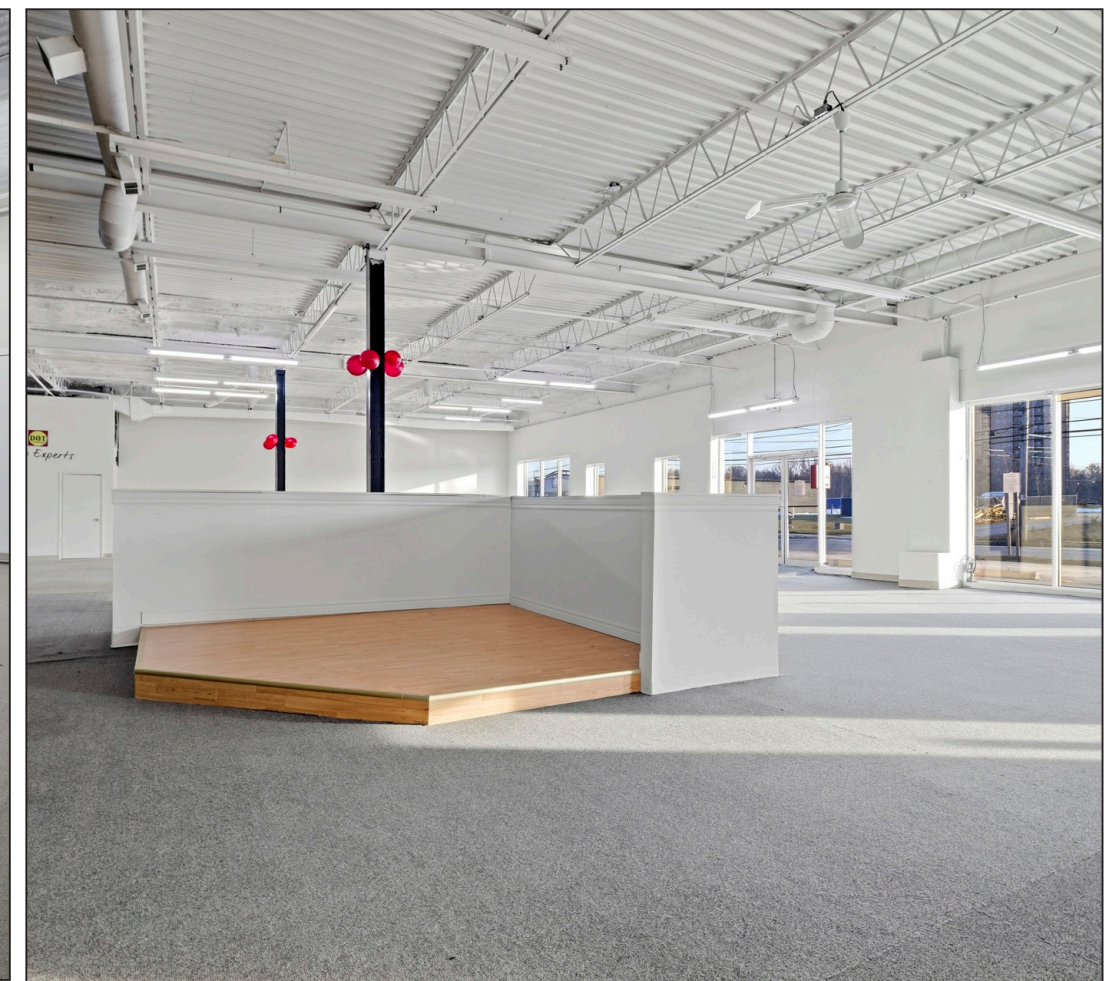
POSSESSION: Immediate



PROPERTY PHOTOS

FOR LEASE

270 ADELAIDE STREET S | UNIT 1





RSC2

PERMITTED USES:

- Animal clinics; (Z-1-051390)
- Automobile rental establishments;
- Automobile repair garages;
- Automobile sales and service establishments;
- Automobile supplt stores;
- Automotive uses, restricted;
- Catalogue stores;
- Duplicating shops;
- (Hardware stores deleted by Z-1-96435)
- Home and auto supply stores;
- Home improvement and furnishing stores;
- Kennels;
- Repair and rental establishments;
- Service and repair establishments;
- Studios;
- Taxi establishments;
- Self-storage Establishments; (Z-1-132230)
- Tow Truck Business; (Z-1-223025)
- Bulk beverage stores;
- Dry cleaning and laundry depots;
- Liquor, beer and wine stores;
- Pharmacies;
- (Retail stores deleted by Z-1-96435)
- (Supermarkets deleted by Z-1-96435)
- Bulk sales establishment (Z-1-051390)

RSC3

PERMITTED USES:

- Assembly halls;
- Clinics;
- Commercial recreation establishments
- Emergency care establishments;
- Funeral homes;
- Laboratories;
- Medical/dental offices;
- Private clubs

NEARBY AMENITIES

FOR LEASE

270 ADELAIDE STREET S | UNIT 1

CLOSEST BUS STOPS

16 450 M | 6 MIN WALK

06 1.5 KM | 20 MINS WALK

01 1.8 KM | 25 MINS WALK

TRAIN STATION



5 KM | 11 MINS DRIVE

401

401

STARBUCKS
EARLS
LANDMARK CINEMAS
HOLIDAY INN & SUITES
A&W
MY ROTI PLACE
FARM BOY
LCBO
4-5 KM | 8-10 MINS DRIVE

WHITE OAKS MALL
CANADIAN TIRE
FOUR POINTS BY SHERATON
THE KEG
BEST BUY
WALMART SUPERCENTRE
CHUCKS ROADHOUSE
COSTCO WHOLESALE
4-5 KM | 8-10 MINS DRIVE

MCDONALDS
PUR & SIMPLE
TD CANADA TRUST
STARBUCKS
METRO
DOLLARAMA
SHELL
CANADA POST
2 KM | 5 MINS DRIVE

TIM HORTONS
SERVICE ONTARIO
ANYTIME FITNESS
STAPLES
VICTORIA HOSPITAL
DOLLAR TREE
STAYWELL INN & SUITES
NOFRILLS
0.5-2 KM | 3 MINS DRIVE

WELLINGTON RD

CITY OF LONDON

330 KM

OF NATURAL TRAILS
THROUGHOUT THE CITY

18

COMMUNITY CENTRES
OPEN TO THE PUBLIC

16,000+

OPERATING BUSINESS
ESTABLISHMENTS

LOCATION & ACCESS

FOR LEASE

270 ADELAIDE STREET S | UNIT 1

HIGHWAY & AIRPORT



6.1 KM | 13 MIN



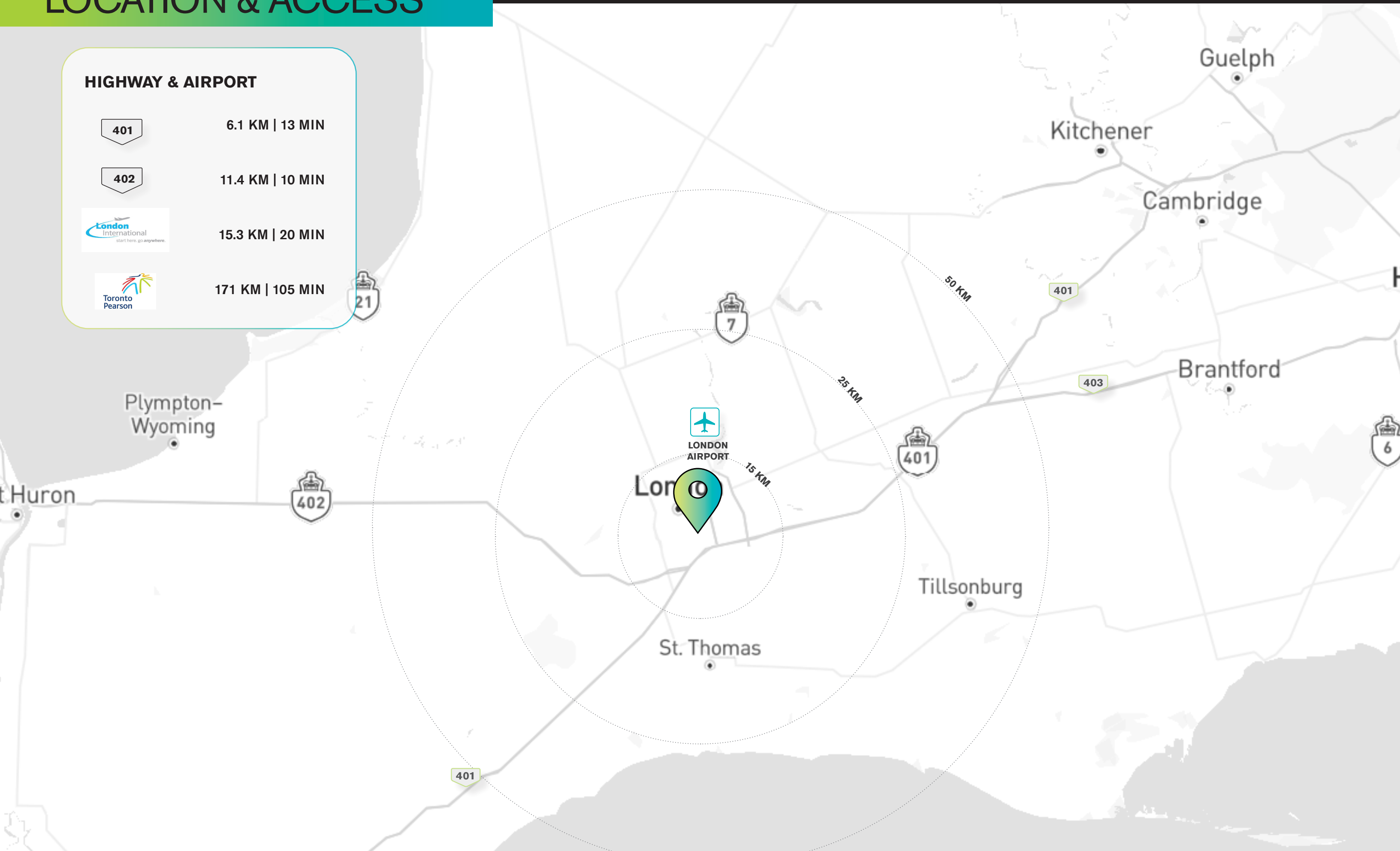
11.4 KM | 10 MIN



15.3 KM | 20 MIN



171 KM | 105 MIN



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