

1825-1855 GORE ROAD

LONDON, ON



4.11 to 12.80 Acres
of Industrial Land

FOR SALE

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The Southwestern Ontario Area is one of the most competitive and stable industrial markets across North America. A sub-sector of the industrial asset class is Industrial Outdoor Storage (IOS) which has become one of the most sought-after niches of commercial real estate. The IOS sector has seen explosive growth in rental rates and sales prices since the pandemic, given its rare and limited availability, especially when it comes to smaller parcels that are ideal for local occupiers.

Unlike traditional A-class industrial buildings, one cannot simply create IOS. Municipalities control zoning and there has been a continued move towards urbanization and intensification, where IOS properties are becoming more at-risk for redevelopment and rezoning. Additionally, there is a wide variety of users that require IOS for their business operations which creates strengthened competition for this niche.

Popular IOS Operations

- | | | |
|-------------------------------------|--|-------------------------------|
| + Trucking/Transportation Companies | + Construction and Infrastructure Related Businesses | + Equipment Rental Facilities |
| + Container Yards | | + Raw Material Storage |

INDUSTRIAL OUTDOOR STORAGE OVERVIEW

THE OPPORTUNITY

On behalf of the Seller, CBRE Limited, Brokerage (the "Advisor") is pleased to offer for sale a rare bulk of outdoor storage land at 1825-1855 Gore Road, London, Ontario (the "Property" or "Site") with General Industrial zoning designation which allow for a wide variety of uses that allow for outdoor storage including, but not limited to: automotive uses, repair and service uses, transport depots, and more.

1825-1855 Gore Road is one of the last remaining pieces of greenfield land available to purchase in London, Ontario with direct access to Veterans Memorial Parkway and ± 6 kilometres away from Highway 401. The site is comprised of 1825 Gore Road (4.11 acres) and 1855 Gore Road (8.69 acres) totaling 12.80 acres of usable land.

Holding provision is for ensuring adequate servicing for development of the lands and is only noted on the larger 8.69 acres.

City of London purchasing
0.12 Ac from 1825 Gore Rd

Seller purchasing 0.309 Ac
from the City of London

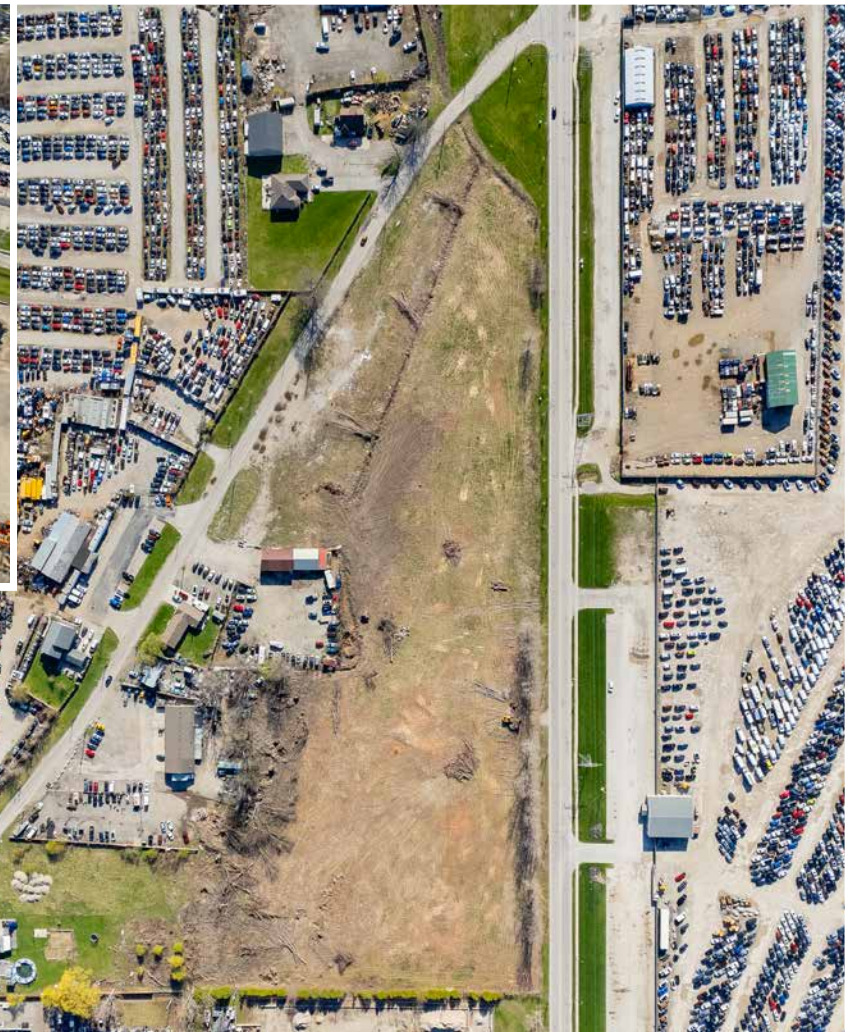
**1825 GORE ROAD**Lot Size **4.11 Acres**Asking Price **\$3,082,495**Property Taxes (2025) **\$4,078.07****1855 GORE ROAD**Lot Size **8.69 Acres**Asking Price **\$6,517,491**Property Taxes (2025) **\$7,050.87****1825-1855 GORE ROAD**Lot Size **12.80 Acres**Asking Price **\$9,599,987**Property Taxes (2025) **\$11,128.94****PROPERTY COMMENTS**

- + Two (2) storm sewer connections stubbed at the property
- + Sanitary is available along Gore Road
- + Municipal water is available along Gore Road and River Road

1825-1855
GORE ROAD

LONDON, ON

CBRE



DEMOGRAPHICS | CONNECTIVITY



WITHIN 5 KM

Population (Est. 2024)

74,174

Labour Force

62,275

Average Household Income

\$91,906

WITHIN 15 KM

Population (Est. 2024)

476,996

Labour Force

397,802

Average Household Income

\$104,599

WITHIN 25 KM

Population (Est. 2024)

588,507

Labour Force

488,822

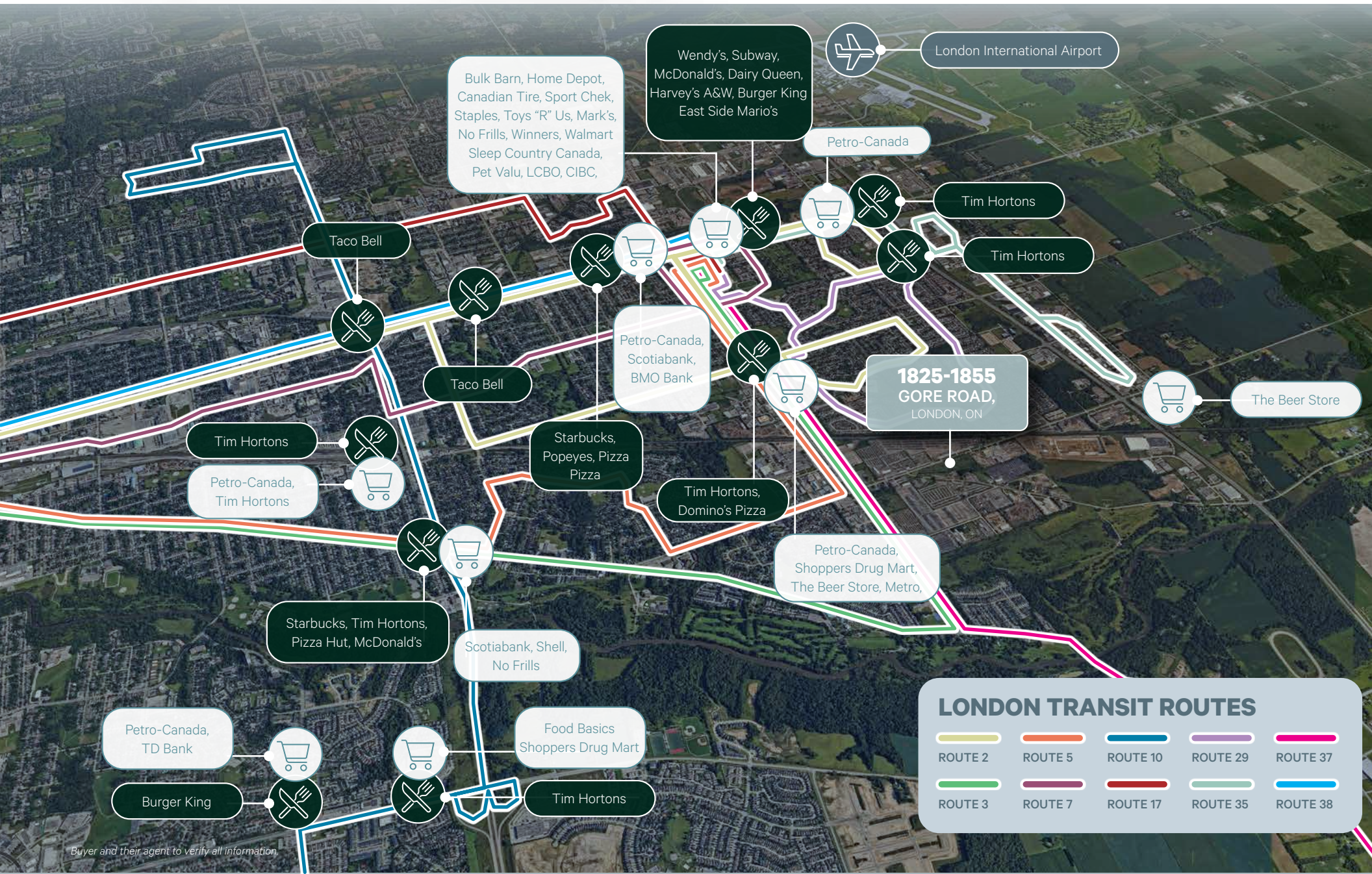
Average Household Income

\$109,265

DRIVE TIMES

	KM	MINS
Highway 401	7.0	6
Highway 402	16.4	11
Highway 403	48.0	28
London Airport	6.6	9
Downtown Toronto		2 Hrs
Toronto Pearson Airport	167.0	1 Hr 38 Mins

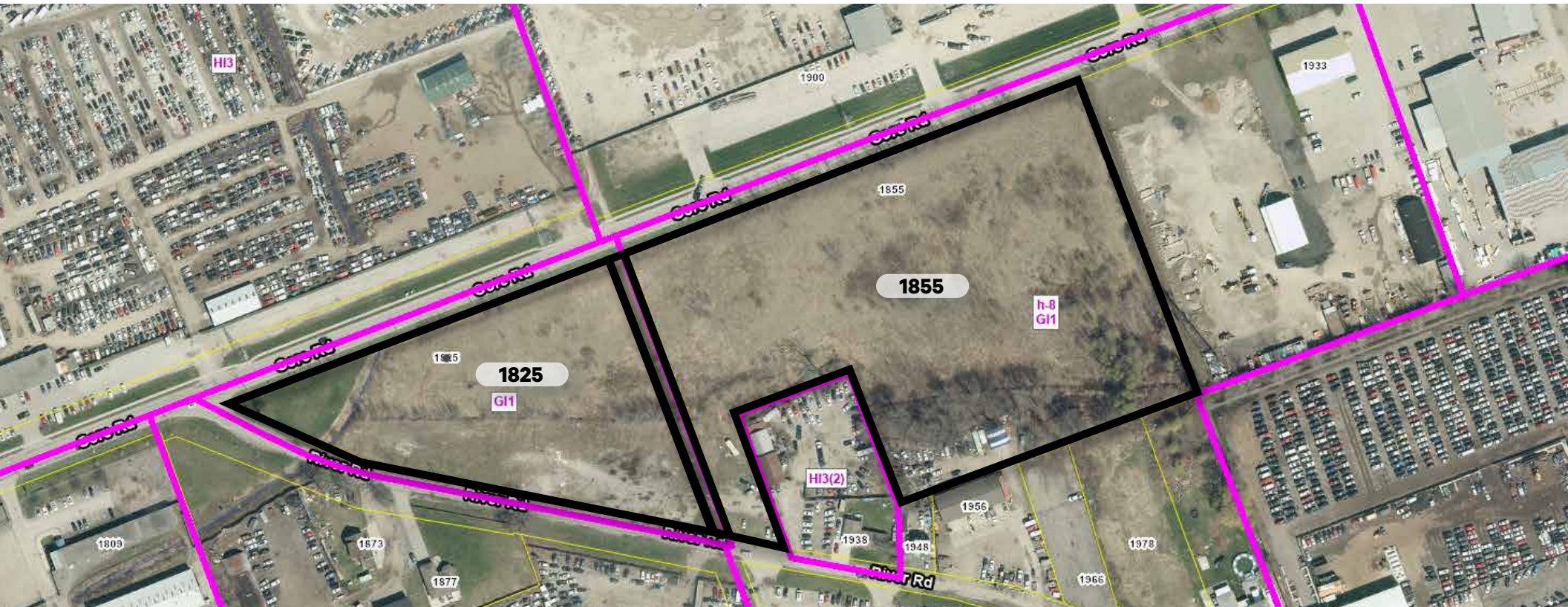
AMENITIES | TRANSIT



ZONING

GI1 h-8

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NOTABLE PERMITTED USES

- + Automobile body shop
- + Automobile repair garages
- + Building or contracting establishments
- + Manufacturing and assembly industries
- + Processed goods industries
- + Repair and rental establishments
- + Service and repair establishments
- + Storage depots
- + Terminal centres
- + Transport terminals
- + Truck sales and service establishments
- + Tow truck business
- + Impounding yard
- + Warehouse establishments

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