

CBRE



Industrial | For Sale

2479

Bonder Road

London, Ontario

61,009 SF

(37,122 SF Ground Floor
23,887 SF 2nd Floor)

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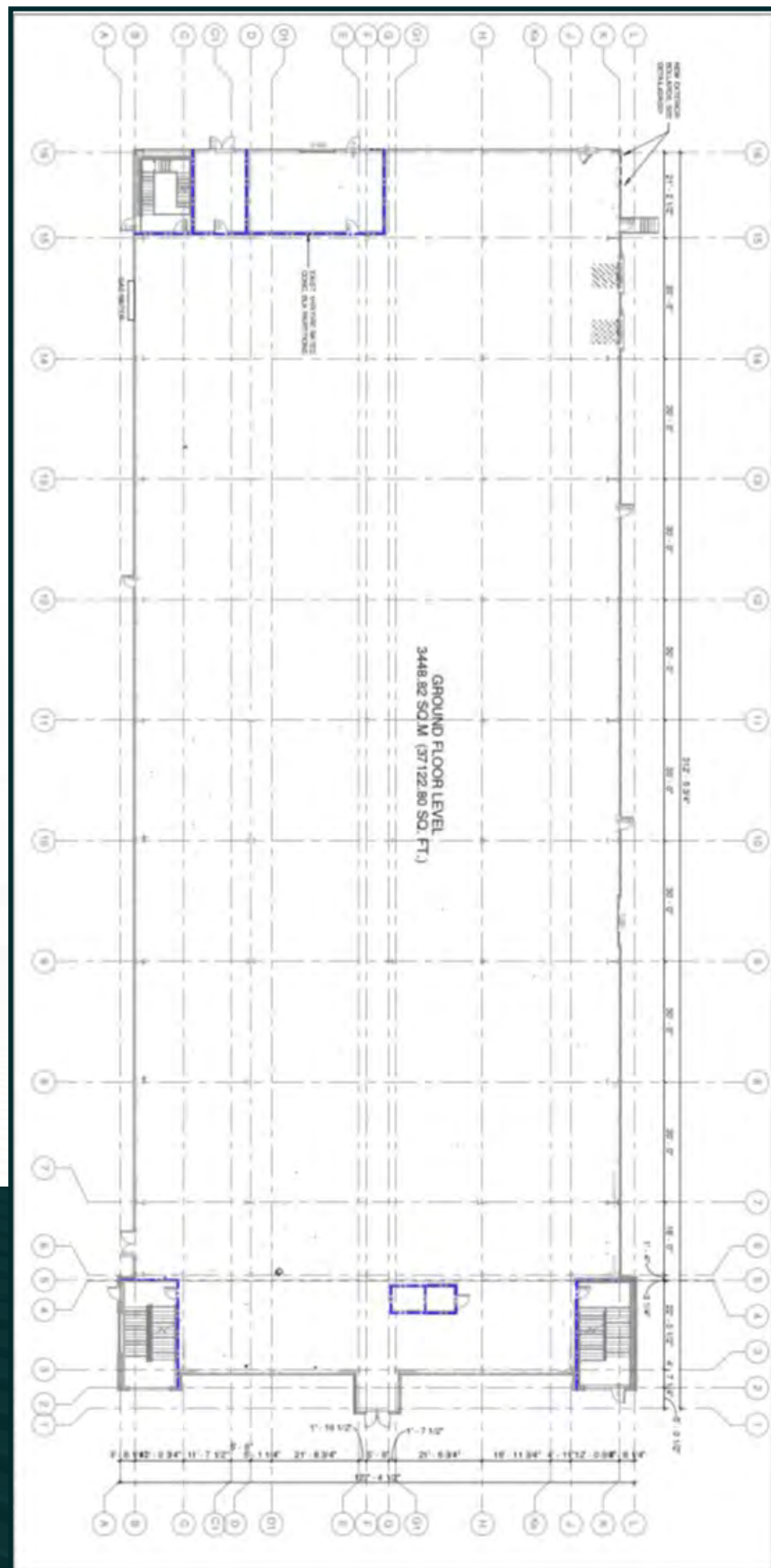


Free Standing Building For Sale

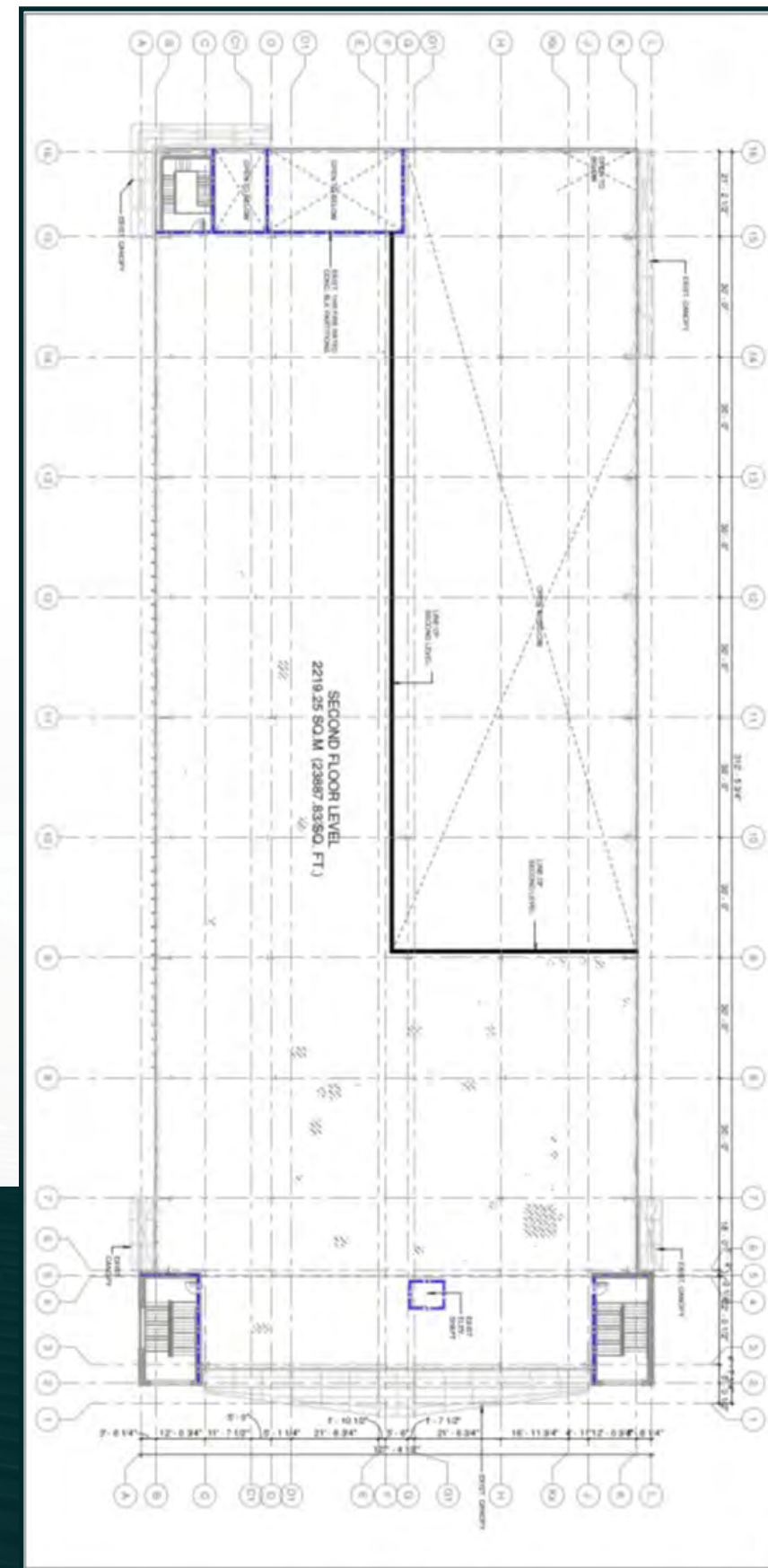
Discover an exceptional chance to acquire a partially constructed industrial property, ideal for pharmaceutical or advanced manufacturing research and development, in London's Innovation Park. This building offers a base footprint of 37,122 square feet with an additional 23,887 square feet in mezzanine space. The structure's shell is largely complete, with remaining work required for windows, electrical services, HVAC, lighting, entry and loading doors, siding, and finishing touches. Engineered with robust columns and beams for increased strength and load-bearing capacity, this facility is designed to support future expansion. Note that flooring has yet to be poured, allowing customization to your specific needs.

Size	61,009 SF Total (37,122 SF Ground Floor 23,887 SF 2nd Floor)
Site	5.03 acres site with room to expand building
Asking Price	\$10,500,000
Possession Date	Flexible
Utilities	Available
Truck Level Shipping Doors	2
Drive-in Level Shipping Doors	1
Garage Type	Outside/Surface
Parking	Yes
Sewers	Sanitary + Storm
Clear Height	18' (under mezzanine) to 30'
Heat Type	Ability to Customize
Zoning	Laboratories, research, and development, pharmaceutical, and medical product, data processing, advanced manufacturing industrial and education uses, high tech industries, production studios. (does not permit light industrial or warehousing.)

Floor Plans

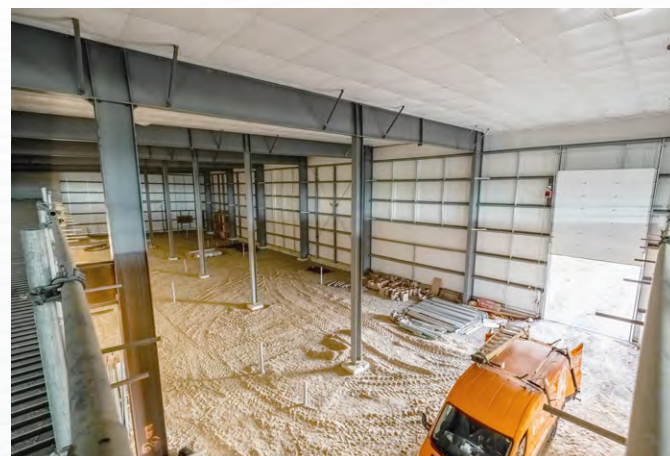
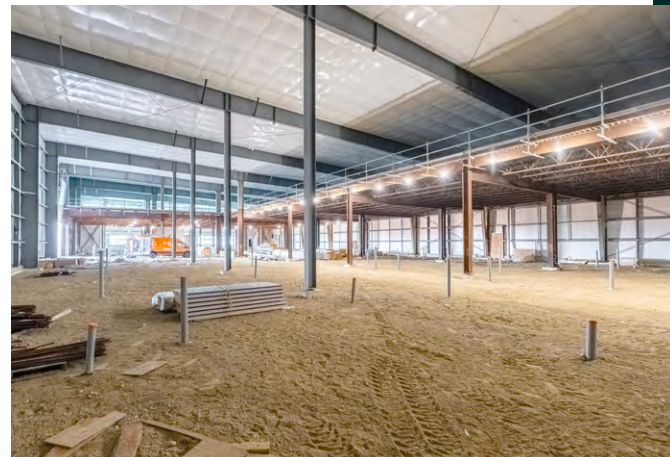


Ground Floor
37,122 SF



2nd Floor
23,887 SF

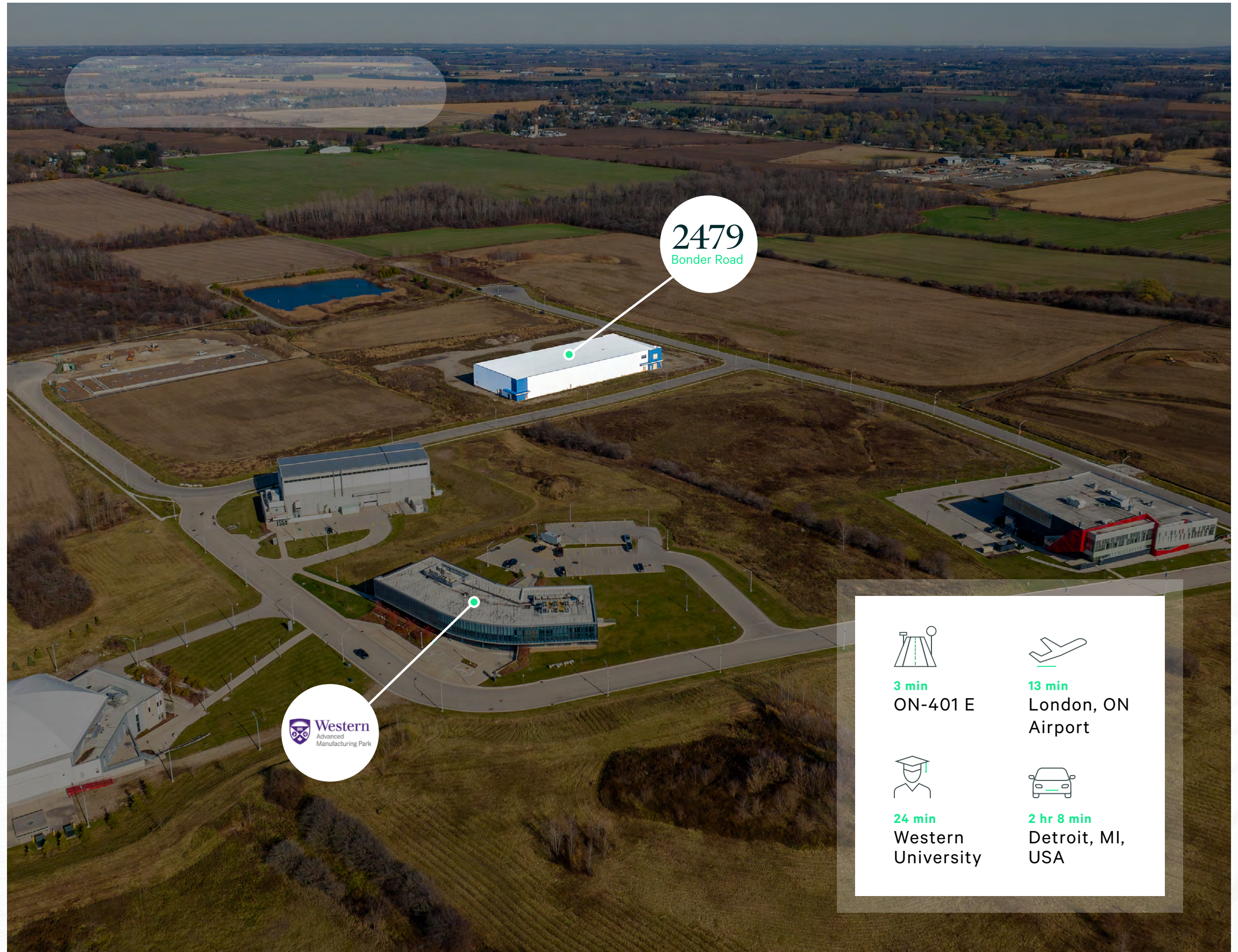
Ground Floor



2nd Floor







Aerial Views



2479
Bonder Road



 3 min ON-401 E	 13 min London, ON Airport
 24 min Western University	 2 hr 8 min Detroit, MI, USA



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For More Details Contact:

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