



# 72,503 sf industrial opportunity

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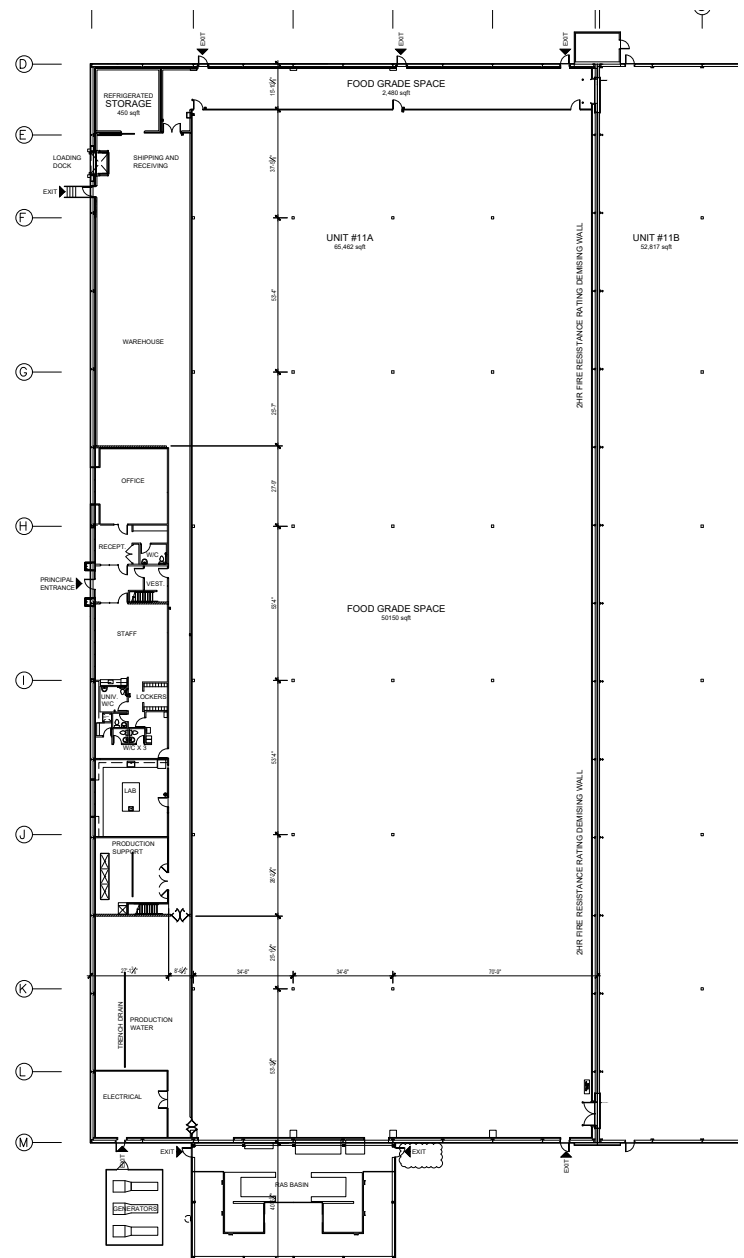
## Property details

Building 11D offers 72,503 sf of built out food grade space with a small freezer and refrigerated space, possible to convert entire space to refrigerated.

Ample power to the unit with 380 AMPS 3 Phase 600V and up to 800 AMPS possible. Located adjacent to six acres of vacant M2-2 zoned-land for potential expansion.

The property is located only 40 minutes outside of London and 20 km from Highway 401. The building offers 24' - 32' clear height and one drive in door and one 1 truck level door. Currently built out with approximately 5% office space which can be expanded.

Available area	72,503 sf
Office area	6,940 sf
Lot size	50 acres
Frontage	2,679 feet
Clear height	24' - 32'
Power	600V / 380A
Shipping	One truck level
Zoning	M2-2
Parking	Onsite
Asking net rate	\$12 psf
Additional rent	\$1.50 psf



# Industrial For Lease

516 John Street N, Aylmer





**84,180**

Population within 20km



**74,547**

Daytime population



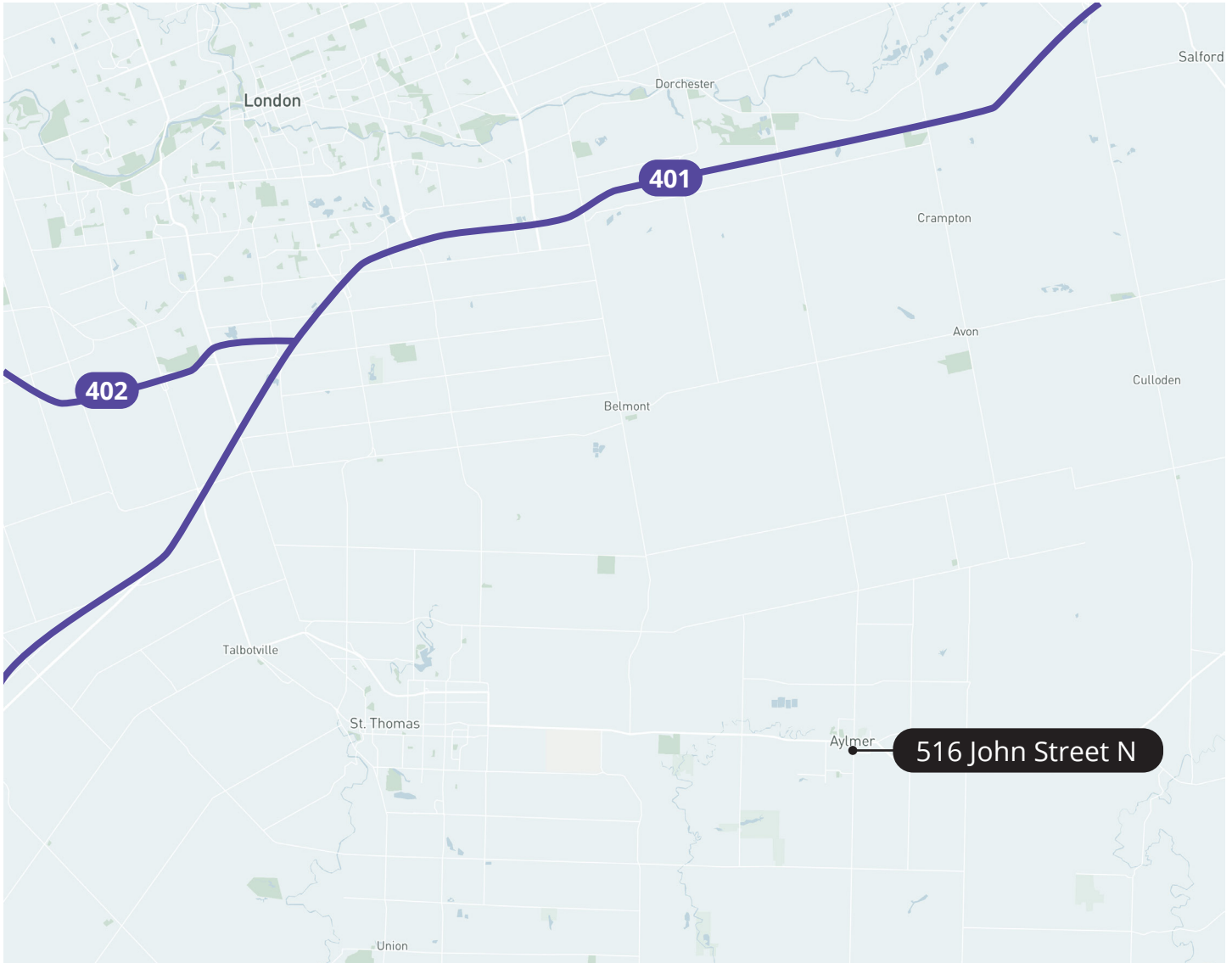
**\$77,749**

Median hshld income



**41**

Median age



## Get more information

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