



FOR SALE: CONTACT LISTING AGENT FOR PRICING

# 105 CRUMLIN SIDEROAD

HIGH PROFILE INDUSTRIAL DEVELOPMENT IN LONDON, ON

± 9.47 ACRES WITH GREAT EXPOSURE TO VETERAN'S MEMORIAL PKWY

For more information, please contact

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**CBRE**

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## KEY PROPERTY STATISTICS

High profile light industrial development site consisting of approx. 9.47 acres with great exposure to Veteran's Memorial Parkway. Located approx. 5 minutes north of Highway 401. Zoned Light Industrial 1 & 2, which includes a wide variety of industrial uses.

<b>TOTAL BUILDING SIZE</b>	± 9.47 acres
<b>ZONING</b>	LI1, LI2, h
<b>SERVICES</b>	Municipal services located nearby
<b>PROPERTY TAXES</b>	\$20,577.98 (2025)



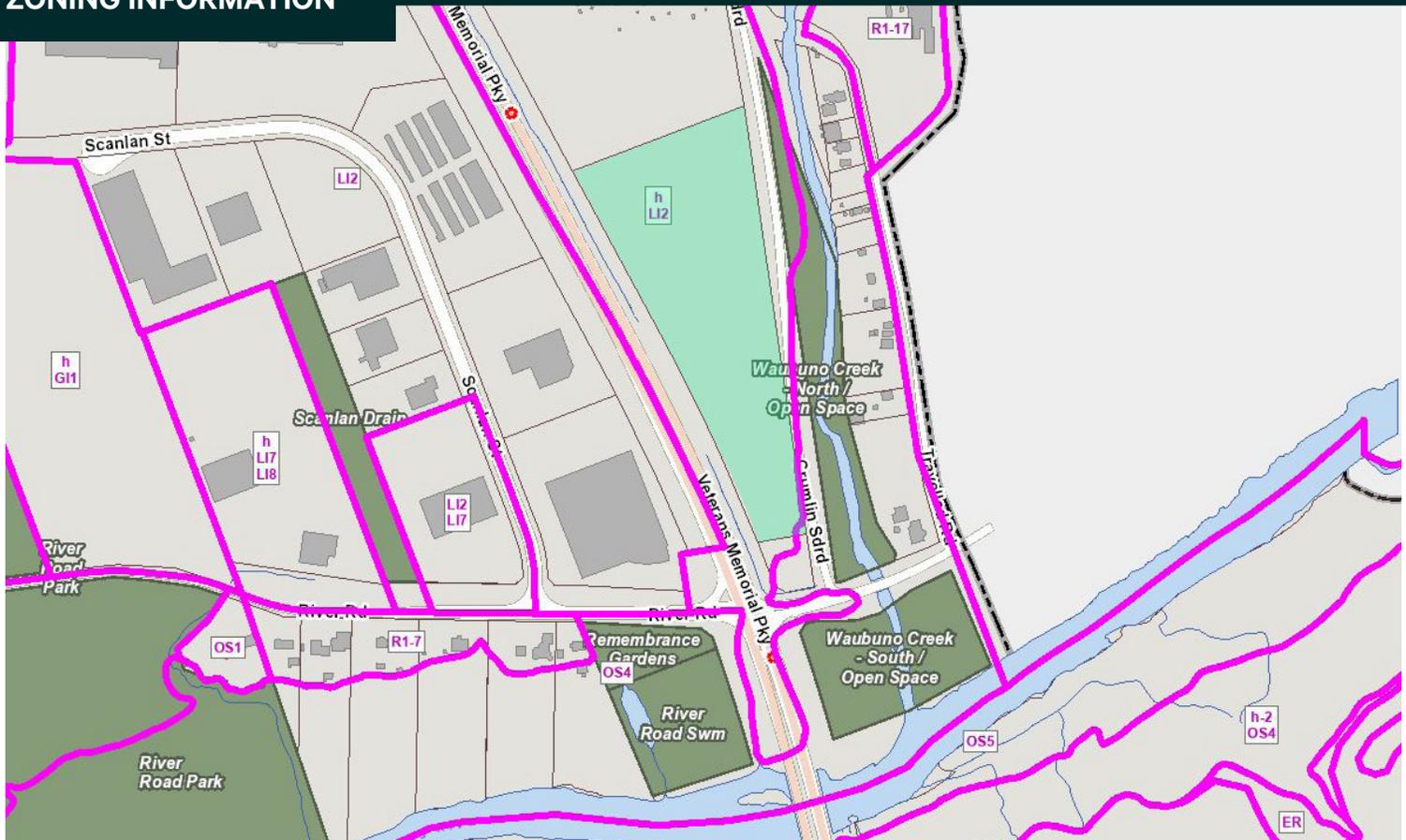
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## ZONING INFORMATION



### LIGHT INDUSTRIAL (LI1, LI2) ZONE

#### PERMITTED USES

- Bakeries;
- Business service establishments;
- Laboratories;
- Manufacturing and assembly industries;
- Offices support;
- Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- Pharmaceutical and medical product industries;
- Printing, reproduction and data processing industries;
- Research and development establishments;
- Warehouse establishments;
- Wholesale establishments;
- Custom workshop;
- Brewing on premises establishments;
- Service Trade;
- Existing Self-storage Establishments;
- Artisan Workshop;
- Craft Brewery;
- Tow Truck Business;
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries excluding meat packaging;
- Leather and fur processing excluding tanning;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Textile processing industries.

### HOLDING PROVISIONS (h) ZONE

#### PERMITTED USES

- Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.
- Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law

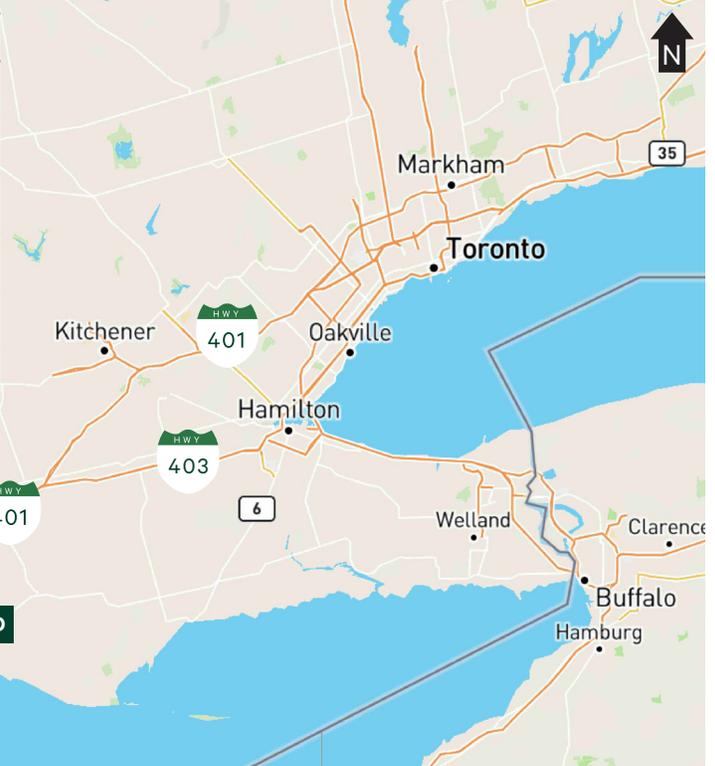
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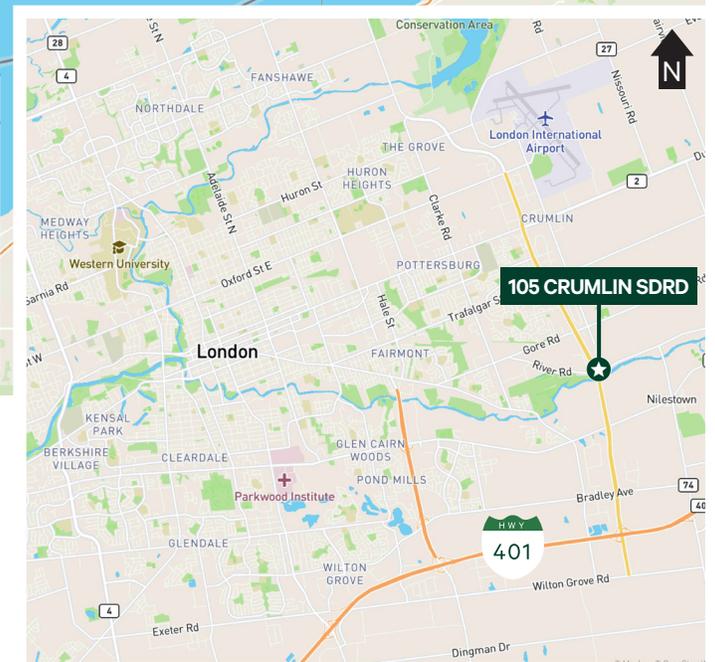
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DRIVE TIMES		
POINT OF INTEREST	DISTANCE	DRIVE TIME
HIGHWAY 401	4.4 KM	5 MINS
HIGHWAY 402	15 KM	10 MINS
LONDON INTERNATIONAL AIRPORT	7 KM	10 MINS
ST. THOMAS	28 KM	28 MINS
TORONTO	185 KM	2 HRS 20 MINS



DRIVE TIMES - US BORDER CROSSINGS		
POINT OF INTEREST	DISTANCE	DRIVE TIME
BLUE WATER BRIDGE SARNIA/PORT HURON	118 KM	1 HR, 10 MINS
AMBASSADOR BRIDGE WINDSOR/DETROIT	198 KM	2 HRS
LEWISTON-QUEENSTON BRIDGE NIAGRA/BUFFALO	192 KM	2 HRS, 20 MINS



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