



Colliers

**For Sale**

**4056-4096 Blakie Road  
London, ON**

**Exceptional Industrial Investment  
Opportunity- Fully Leased to Single Tenant**

# The Property

Presenting a rare opportunity to acquire two well-maintained industrial buildings totaling just over 40,000 sf on 4.5 acres of land in a prime south London location.

- Both properties are 100% leased to a single, established tenant, offering secure and stable income
- Ideally situated just minutes from Highway 401
- Site provides excellent access to regional and national transportation routes
- Site has room for potential expansion
- Contact Listing Agent for Financial Information

## 4056 Blakie Road - 19,450 sf

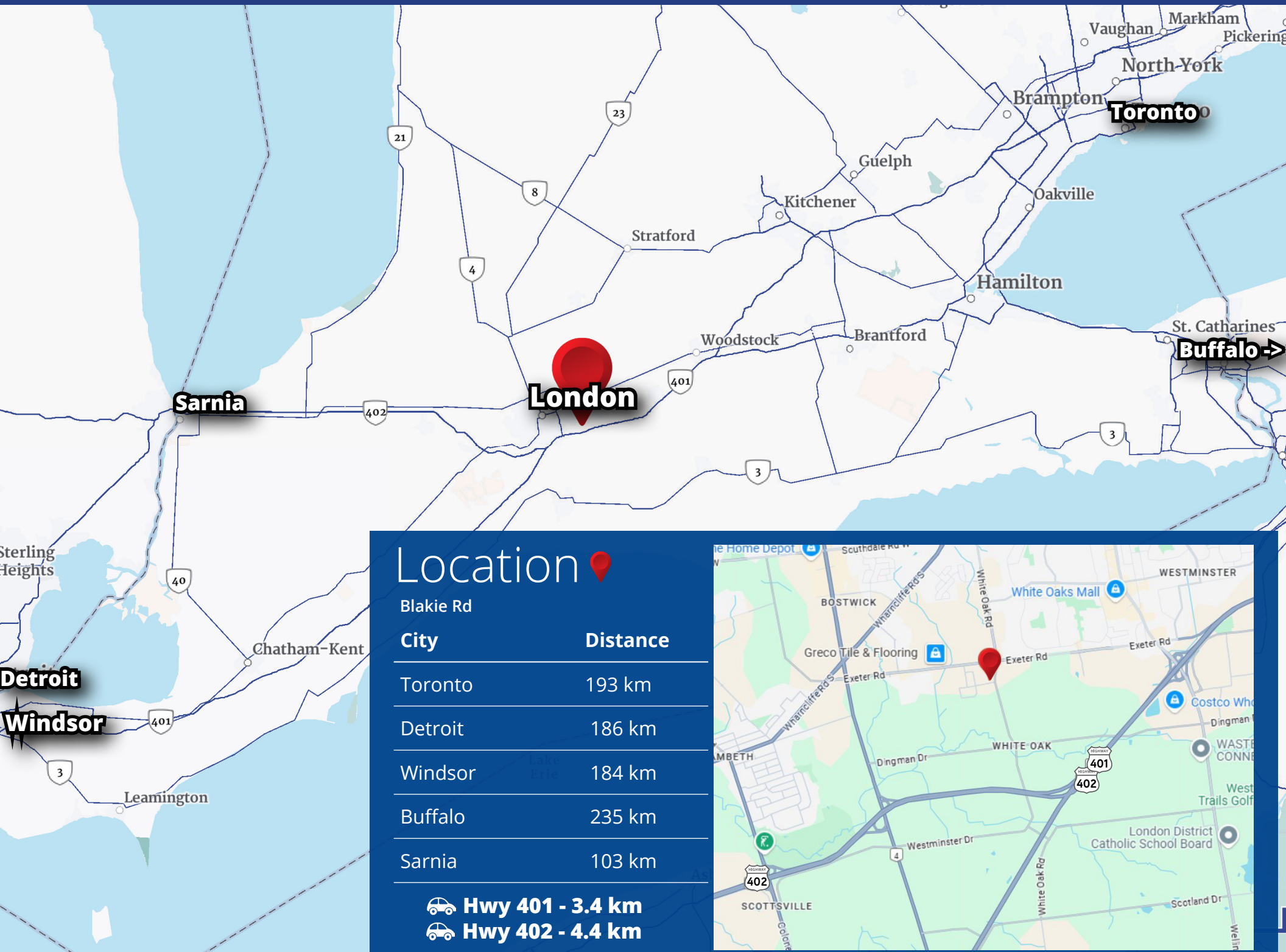
- Fully HVAC'd
- Foyer/reception area
- Private offices and large cubicle area
- 1 meeting room and 2 large board rooms
- Lunchroom
- 347/600 Volt, 400 Amp power
- Very clean production area - currently electronic manufacturing
- Mezzanine in production area with additional production offices and storage
- 1 Grade Door
- Lots of natural light in production area with skylights

## 4096 Blakie Road - 21,178 sf

- Fully HVAC'd
- Private offices and open cubicle office area
- Lunch room
- 347/600 Volt, 200 Amp power
- Very clean production area - currently electronic manufacturing
- 1 Dock, 2 Grade Doors



<b>Subject Property</b>	4056-4096 BLAKIE RD, LONDON, ON	
<b>Asking</b>	\$7,100,000	
<b>Building Size (SF)</b>	4056 BLAKIE RD 19,450 SF	4096 BLAKIE RD 21,178 SF
<b>Total Building Area</b>	40,628 SF	
<b>Site Area</b>	4.5 Acres	
<b>ARN</b>	393608005112400	
<b>Zoning</b>	LI1, LI7	
<b>Legal Description</b>	PLAN M-177 LOTS 1 TO 4	



# Location

Blakie Rd

**City** **Distance**

Toronto 193 km

Detroit 186 km

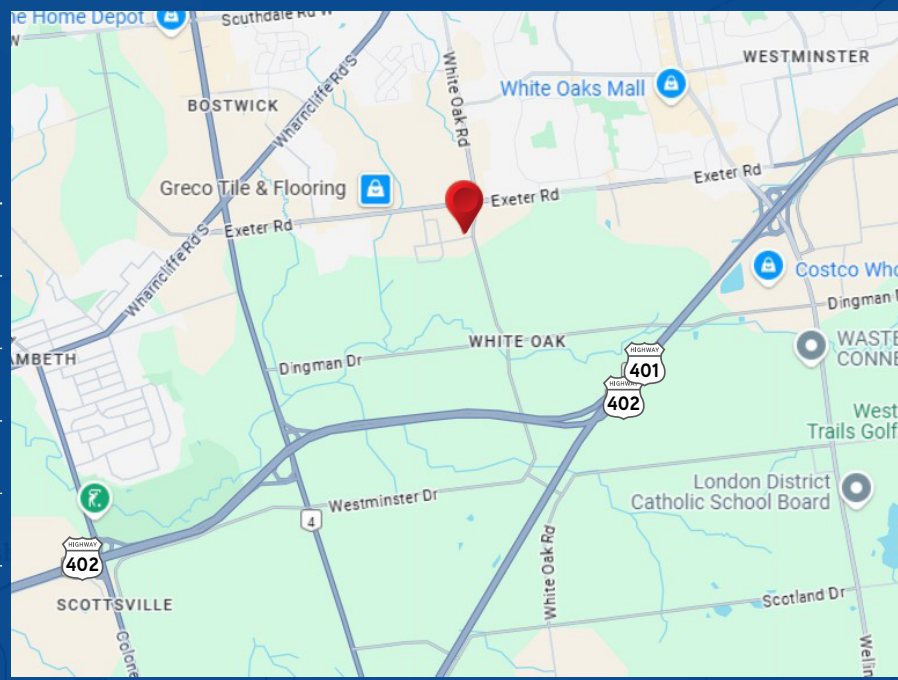
Windsor 184 km

Buffalo 235 km

Sarnia 103 km

 **Hwy 401 - 3.4 km**

 **Hwy 402 - 4.4 km**



# Zoning

## Zoning: LI1, LI7

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### LI1 ZONE

Permitted uses in the

LI1 Zone variation:

- a) Bakeries;
- b) Business service establishments;
- c) Laboratories;
- d) Manufacturing and assembly industries;
- e) Offices support;
- f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- g) Pharmaceutical and medical product industries;
- h) Printing, reproduction and data processing industries;
- i) Research and development establishments;
- j) Warehouse establishments;
- k) Wholesale establishments;
- l) Custom workshop;
- m) Brewing on premises establishments;
- n) Service Trade;
- o) Existing Self-storage Establishments;
- p) Artisan Workshop;
- q) Craft Brewery.

### LI7 ZONE

Permitted uses in the

LI7 Zone variation:

- a) Automobile body shops;
- b) Automobile repair garages;
- c) Building or contracting establishments;
- d) Repair and rental establishments;
- e) Service and repair establishments;
- f) Service trades;
- g) Truck sales and service establishments;
- h) Custom workshops.



# Photos 4056 Blakie Rd

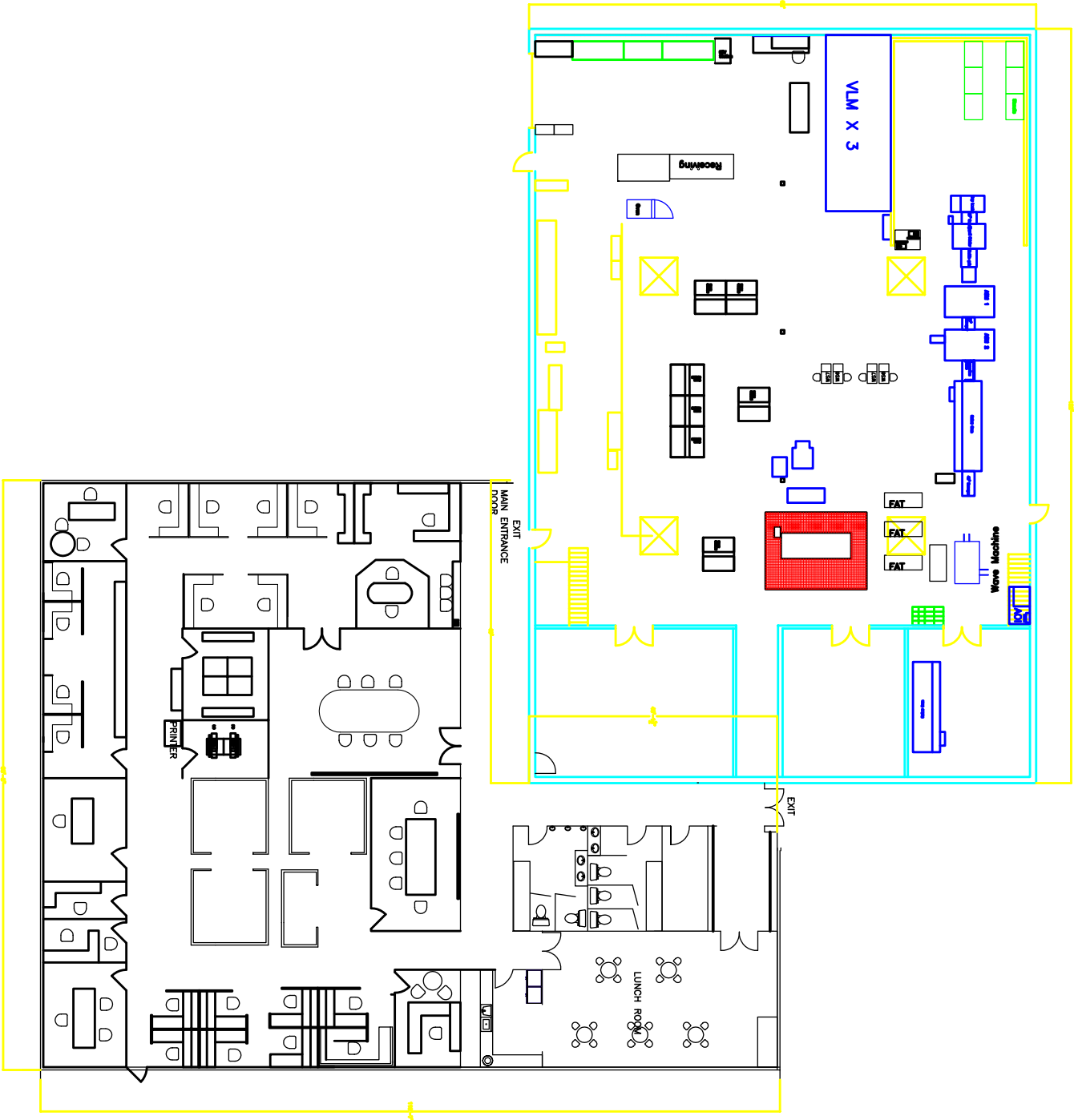
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# Photos 4056 Blakie Rd

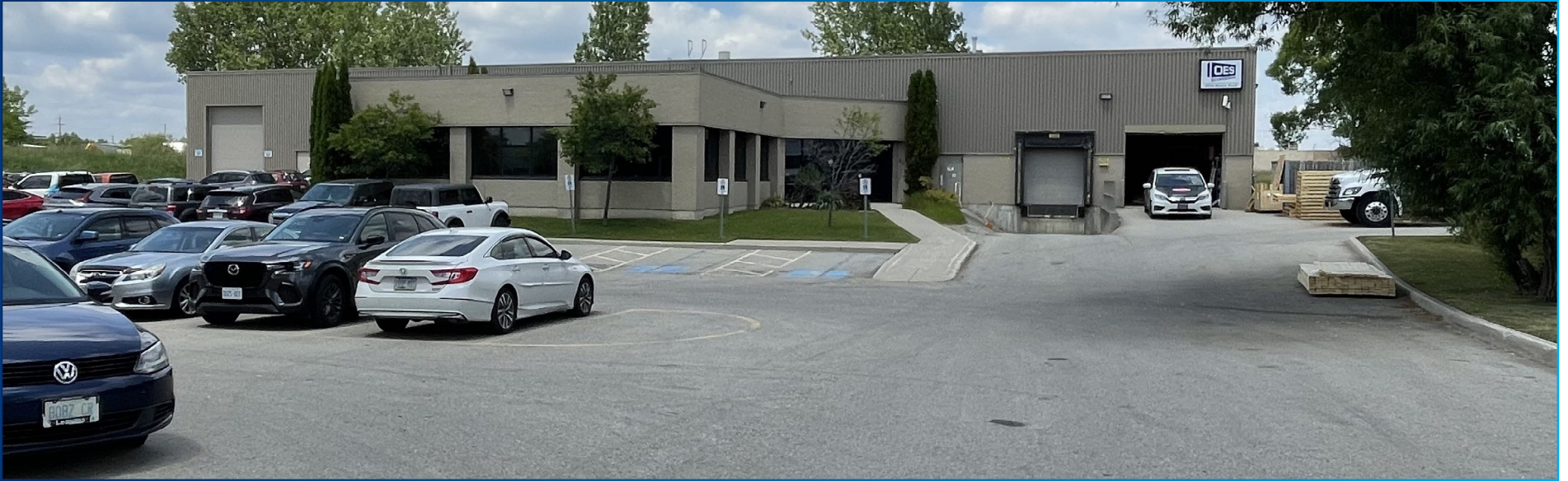


# Floor Plan 4056 Blakie Rd



# Photos 4096 Blakie Rd

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# Photos 4096 Blakie Rd

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# LONDON, ON

## Strategically Positioned for Industrial Growth

Located in the heart of Southwestern Ontario, London is a thriving industrial hub offering exceptional access to national and international markets. With direct connections to Highway 401 and 402, close proximity to the U.S. border, and rail service by both CN and CP, London ensures seamless logistics and distribution capabilities for businesses of all sizes. The city also boasts a regional airport with cargo capabilities and is just two hours from the Greater Toronto Area and Detroit, Michigan.

London is home to a diverse industrial base, including advanced manufacturing, food processing, logistics, and technology sectors. It offers a highly skilled workforce supported by world-class institutions like Western University and Fanshawe College. Businesses benefit from competitive development charges, a supportive municipal government, and access to modern infrastructure and utilities.

This available industrial land is ideally situated to meet the needs of manufacturers, logistics providers, and investors looking for growth opportunities in one of Canada's most accessible and business-friendly cities. Whether you're expanding operations or launching a new facility, London delivers the connectivity, talent, and infrastructure to support long-term success.

## Demographics

Blakie Road, London On

3 km radius



Total Population

36,505



Average Household Income

\$103,227



Total Households

12,669



Labour Employment Rate

89.7%

# RECO Information Guide

View listing on [Collierscanada.com](https://www.collierscanada.com)



For more information about this property please contact:



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