



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**1464 CRUMLIN SIDEROAD**

*London, ON*



## FULLY LEASED INDUSTRIAL INVESTMENT OPPORTUNITY

**ASKING PRICE**

**\$2,789,000**

**BUILDING AREA**

**14,179 SF**

**SITE AREA**

**3.473 ACRES**

**ANDREW JOHNSON**

*Sales Representative*

519 438 8639

[andrew.johnson@cushwakeswo.com](mailto:andrew.johnson@cushwakeswo.com)

**GEORGE KERHOULAS**

*Real Estate Agent*

519 933 7678

[george.kerhoulas@cushwakeswo.com](mailto:george.kerhoulas@cushwakeswo.com)

**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)

©2026 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

# ABOUT THE PROPERTY

Fully leased industrial investment opportunity with near-term owner-occupancy potential. This well-maintained industrial facility offers ample power capacity and an excellent location adjacent to London International Airport with convenient access to Veterans Memorial Parkway. Generating stable net income of approximately \$229,000 per year, the property presents strong investment security with the flexibility to accommodate future owner-users.

- **Building Area:** 14,179 SF Total
  - » Office Area: 5,354 SF
  - » Industrial Area: 8,825 SF
- **Zoning:** h-108\*LI1
- **Clear Height:** 17'2"
- **Taxes:** \$28,119.45 (2025)
- **Grade Level Doors:** 3
  - » 2 (12'x12')
  - » 1 (10'x10')
- **Dock Level Doors:** 1
  - » 1 (9'x8')
- Contact Listing Agents for the full listing package



**ANDREW JOHNSON**  
Sales Representative  
519 438 8639

[andrew.johnson@cushwakeswo.com](mailto:andrew.johnson@cushwakeswo.com)

**GEORGE KERHOULAS**  
Real Estate Agent  
519 933 7678

[george.kerhoulas@cushwakeswo.com](mailto:george.kerhoulas@cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
SOUTHWESTERN ONTARIO  
850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6  
[www.cushwakeswo.com](http://www.cushwakeswo.com)



**CUSHMAN & WAKEFIELD**

Southwestern Ontario