

# 546 ADMIRAL DRIVE

**FOR SALE | FREESTANDING INDUSTRIAL BUILDING**  
LONDON, ONTARIO

**J. Peter Whatmore,** <sup>SIOR</sup>

Senior Vice President, Broker  
Chairman Southwestern Ontario  
+1 519 286 2000  
peter.whatmore@cbre.com

**Greg Harris** <sup>SIOR, CCIM</sup>

Vice President, Broker  
+1 519 286 2011  
greg.harris@cbre.com

**Walter Raithby**

Sales Representative  
+1 519 286 2033  
walter.raithby@cbre.com

# PROPERTY *Information*

546 Admiral Drive presents a rare opportunity to acquire a well-appointed, freestanding industrial building strategically located for optimal business operations. This 13,000 sq. ft. facility, set on a 1.0-acre fenced lot, offers a compelling combination of functional design, amenities, logistical advantages, ideal for manufacturing, distribution, or warehousing needs. The warehouse component spans 11,000 sq. ft., featuring 18-foot clear height, two dock level doors and two large drive-in doors, capable of accommodating full tractor-trailers. Three radiant heaters in the warehouse space offer efficient and targeted heating and The entire building is fully sprinklered. 2,000 sq. ft. of office space in the front of the building which includes three washrooms, a functional kitchen, a open office area and four private offices. Roof replaced and sprinklers installed in 2016.

## PROPERTY DETAILS

Asking Price	\$2,950,000
Building Size	Warehouse: ±11,000 Sq. Ft. Office: ±2,000 Sq. Ft. Total: ±13,000 Sq. Ft.
Lot Size	±1.0 Acres
Zoning	LI2, LI7 – Light Industrial
Clear Height	18 Ft.
Doors	2 Dock Level Doors 2 Drive-in Doors
Sprinklers	Fully Sprinklered
Property Taxes	\$27,210



# \$2.95M

ASKING PRICE

# ±13,000

BUILDING SIZE (SQ. FT.)

# ±1.0

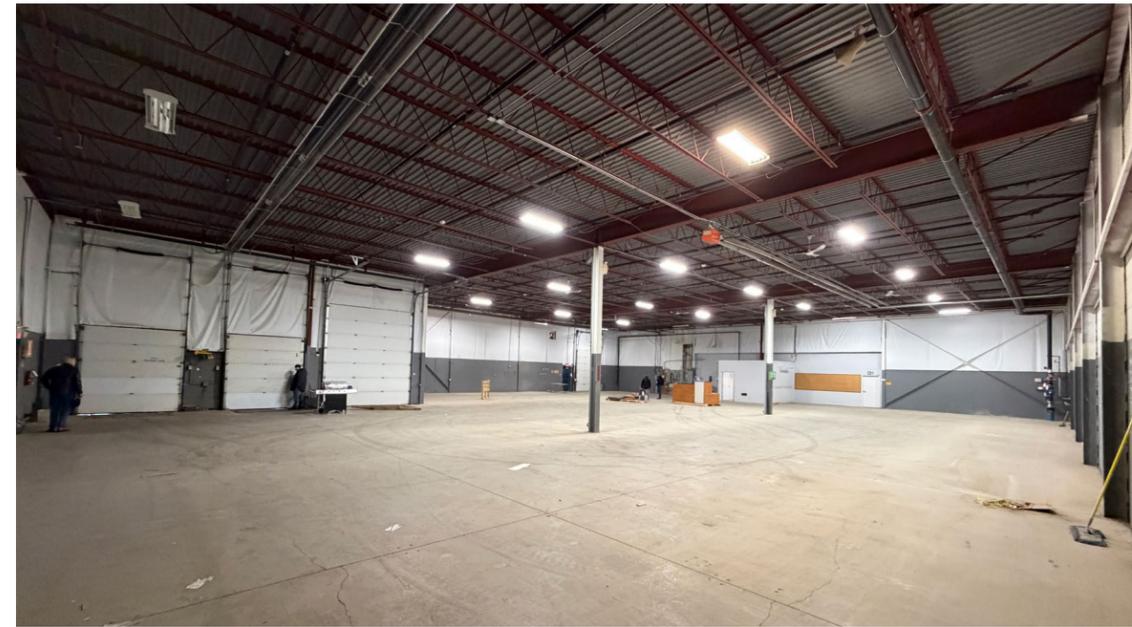
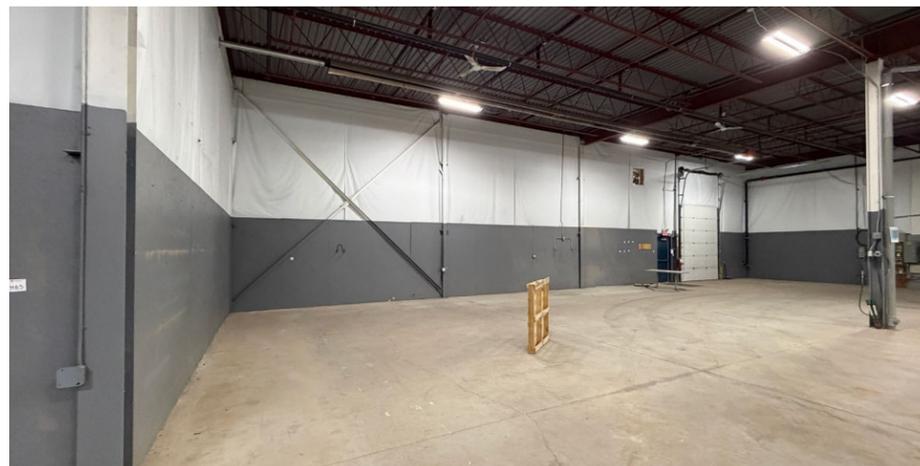
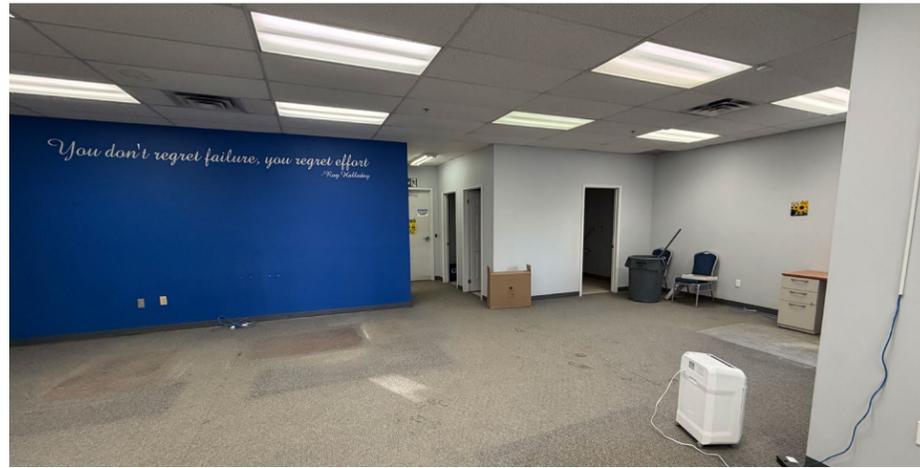
LOT SIZE (ACRES)

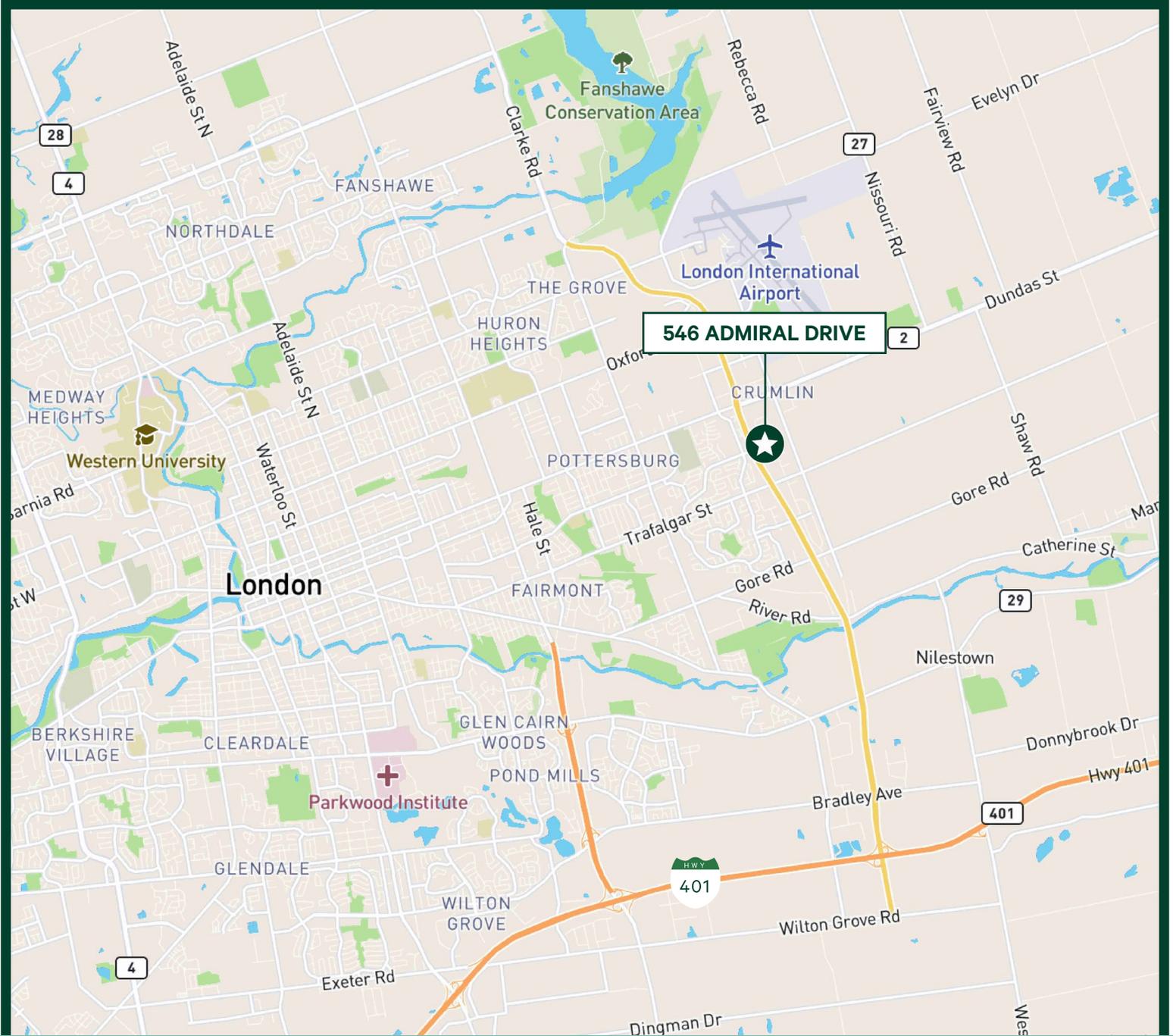


# EXTERIOR *Photos*



# INTERIOR *Photos*





# Contact Us

**J. Peter Whatmore,** <sup>SIOR</sup>

Senior Vice President, Broker  
 Chairman Southwestern Ontario  
 +1 519 286 2000  
 peter.whatmore@cbre.com

**Greg Harris** <sup>SIOR, CCIM</sup>

Vice President, Broker  
 +1 519 286 2011  
 greg.harris@cbre.com

**Walter Raithby**

Sales Representative  
 +1 519 286 2033  
 walter.raithby@cbre.com

CBRE Limited, Brokerage | 380 Wellington Street | Suite 30 | London, ON N6A 5B5 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, EnviroNics Analytics, Google Earth

# CBRE