

400 SOUTH EDGEWARE ROAD

ST. THOMAS, ON

INDUSTRIAL OPPORTUNITY



KEVIN MACDOUGALL**
Broker
Associate Vice President

+1 519 286 2013
kevin.macdougall@cbre.com

ERIC HEIZER*
Sales Representative

+1 519 286 2022
eric.heizer@cbre.com

MEG MCCALLUM*
Real Estate Services
Coordinator

+1 519 286 2016
meg.mccallum@cbre.com

JACKIE HARRISON*
Real Estate Services
Coordinator

+1 519 286 2024
jackie.harrison@cbre.com

CBRE

**Broker, *Sales Representative



SOUGHT AFTER ASSET DEMAND

Industrial product is in high demand and is experiencing historically low vacancy and availability rates across Southwestern Ontario. The Property features desirable manufacturing assets, including high clear height, reasonable highway access, and rail spurs.



DESIRABLE LOCATION

The Property is located in north St. Thomas, offering proximity to a major arterial road that provides access to Highway 401 and Highway 3. Highway 401 is reachable in approximately a 15 minute drive. The location offers access to a large number of skilled workers in the St. Thomas and London markets.



USER OR INVESTMENT OPPORTUNITY

The Property is an ideal location for a Purchaser to establish their business in, occupy part of the building and lease out the remainder, or invest in the Property for either a single or multi-tenant facility.

Opportunity to acquire an approximately 146,000 Sq. Ft. industrial facility on over 16 acres of land, in the Southwestern Ontario Market.

PROPERTY SIZE ±16.56 Acres

FRONTAGE ±1,093 Ft.

BUILDING SIZE ±146,000 Sq. Ft.

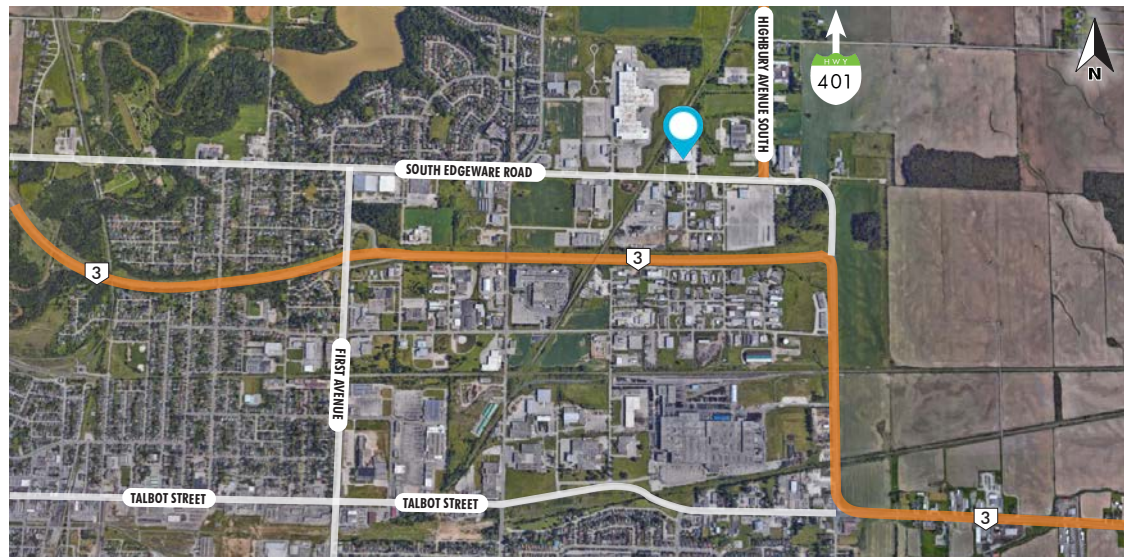
CLEAR HEIGHT 20' - 32.5'

SHIPPING 7 Truck level doors, 3 Drive-in doors

POWER 480 Volts / 4,000 Amps

ZONING Employment Land (EL)

ASKING PRICE \$6,300,000



Confidential Information Memorandum Available Upon Request



Property is being sold "As-Is, Where Is" by the Receiver, and excludes machinery and equipment. All sizes and measurements are approximate and to be confirmed by the Buyer. Receiver's Schedule B must be attached to all Offers and the Sale is subject to court approval and by Vesting Order.



**EXCELLENT
SHIPPING**



**HIGH
CLEAR HEIGHT**



**CONVENIENT
LOCATION**

CBRE Limited, Real Estate Brokerage | 380 Wellington Street, Suite 30 | London, ON | N6A 5B5 | www.cbre.ca

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