

FOR SALE

**385
SOUTH
EDGEWARE
ROAD**
ST. THOMAS, ONTARIO

CLEAN INDUSTRIAL BUILDING



SALE PRICE: \$4,100,000 :: \$56.07 PSF

FOR MORE INFORMATION PLEASE CONTACT

RANDY FISHER

Broker
Senior Vice President
D 519.286.2009
C 519.872.3494
randy.fisher@cbre.com

LARIN SHOULDICE, SIOR

Sales Representative
Associate Vice President
D 519.286.2019
C 519.851.7654
larin.shouldice@cbre.com

CBRE

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PROPERTY FEATURES

TOTAL SQUARE FOOTAGE:	Warehouse:	67,590 SF ±
	Office:	3,233 SF ±
	Cafeteria/Washrooms:	2,301 SF ±
	Total:	73,124 SF ±

LOT SIZE: 4.87 acres

YEAR BUILT: 1979

CLEAR HEIGHT: 18 ft. ±

SHIPPING: 10 truck level docks | 4 drive-in doors

ZONING: EL (Employment Lands)

POWER: 1,000 amps | 480 volts

PROPERTY TAXES: \$64,577.06 (2018)

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ADDITIONAL FEATURES



+ Fenced-in compound



+ 5 ton crane (negotiable)



+ New LED lighting
installed in 2017



+ New roof completed in
2018 (tar & gravel)



+ Air make-up systems
above 2 drive-in doors



+ Seller to Leaseback for
5 years following closing

ZONING PERMITTED USES

EMPLOYMENT LANDS (EL) ZONE

- + adult entertainment parlour;
- + agriculture;
- + animal clinic;
- + auction sales;
- + automotive body shop;
- + automotive service business;
- + automotive trade;
- + builders depot;
- + bulk storage;
- + business of leasing vehicles & equipment;
- + car rental business;
- + construction trade;
- + industrial repair shop;
- + machine shop;
- + manufacturing;
- + non-retail service commercial uses;
- + pharmaceutical & medical product industry;
- + private recreation facilities;
- + railway;
- + self storage business;
- + scientific & technology development;
- + transport trucking terminal;
- + warehousing;
- + wholesale establishment; and
- + uses accessory to the foregoing.



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AIR MAKE-UP SYSTEM

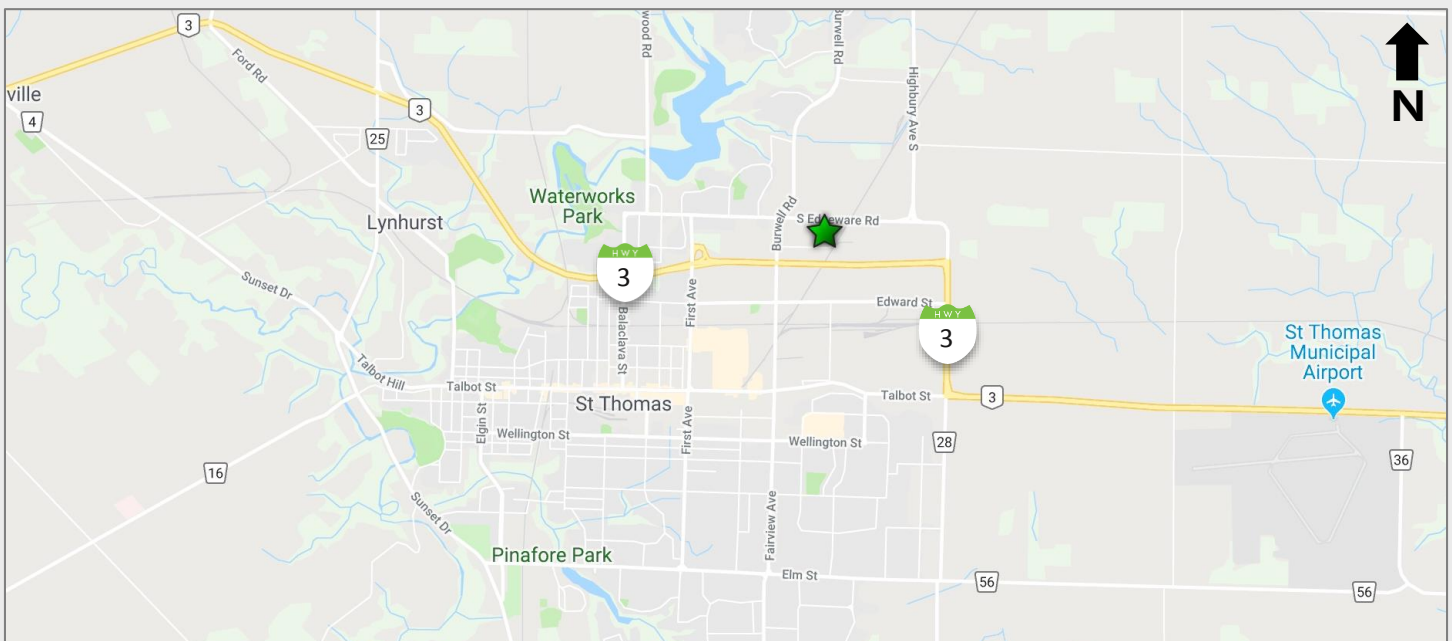


5 TON CRANE



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CBRE Limited | 380 Wellington Street | Suite 30 | London, Ontario N6A 5B5

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Mapping Sources: Google Earth

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