

WELL MAINTAINED INDUSTRIAL BUILDING—FOR SALE OR LEASE



439 SOVEREIGN ROAD, LONDON

- 77,877 sq. ft. (approx.) of Industrial Space
- 5.61 acres (approx.) 275 ft. Frontage
- 22' Clear Height with New Roof '07
- Fenced Compound
- Seven (7) Docks and Three (3) Grade Loading Doors
- Excellent Exposure on Airport Rd. with Easy Access to Hwy #401

Sale Price: \$4,700,000 Lease Rate: \$4.95 per sq. ft.

For more information contact:

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ROYAL LePAGE TRILAND REALTY,
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COMMERCIAL GROUP



ROYAL LePAGE



TRILAND REALTY

REAL ESTATE BROKERAGE

334 WELLINGTON ROAD SOUTH
LONDON, ONTARIO
N6C 4P6

Independently Owned & Operated

ROYAL LePAGE COMMERCIAL GROUP

LOCATION:

On Sovereign Road near Veterans Memorial Parkway (formerly Airport Road) with easy access to Hwy #401

LEGAL DESC:

Plan conc B Pt Lot 1 RP33R3716 Part 3

BUILDING:

Warehouse: 72,371 SF
Office: 5,506 SF
Total: 77,877 SF

ZONING:

LI 1 & 2

LOT SIZE:

5.61 Acres (approx.)

TAXES (2007):

\$165,091

POWER:

600 Amp
600 Volt

PRICE:

\$4,700,000 Sale
\$4.95 per sq. ft. Lease



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