

\$7,983,000 - 2479 Bonder Road, London South (south U)

MLS® #X12328598

\$7,983,000

0 Bedroom, 0.00 Bathroom, 60,820 sqft
Industrial on 5.00 Acres

South U, London South (south U), Ontario

Rare opportunity offering of a special-purpose facility ideal for R&D, pharmaceutical, biotech, or advanced manufacturing in Innovation Park. Site specific zoning LI2(23) currently does not permit light industrial and warehousing. Featuring a 37,240 SF footprint plus a substantial 23,580 SF structural mezzanine. Constructed with oversized columns and beams for enhanced structural integrity and heavy load-bearing capacity, the design allows for seamless future expansion. This building provides the flexibility to be completed to your exact specifications. Envelope is mostly complete; minus some exterior components, H-VAC, electrical & mechanical systems. Interior floors remain unpoured, giving occupants full flexibility for a specialized build-out for or GMP-compliant environment. Other key property features include clear heights ranging from 15'8" - 30' feet, 2 truck-level doors, and 1 drive-in door. Expansive 5 acre site supports further building growth with immediate access to Hwys 401 & 402 and close to London International Airport. This is a rare opportunity to finish constructing a world-class facility tailored exactly to your high-tech operational needs, located in one of London's most dynamic innovation corridors among global leaders like Medicom, Sodecia, Hanwha and Western University's research hubs. (id:6289)



Essential Information

Listing #	X12328598
Price	\$7,983,000
Bathrooms	0.00
Square Footage	60,820
Acres	5.00
Type	Industrial

Community Information

Address	2479 Bonder Road
Subdivision	South U
City	London South (south U)
Province	Ontario
Postal Code	N6M0E7

Amenities

Amenities	Highway
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Listing Details

Listing Office	RIGHT AT HOME REALTY
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