

For Sale

2728 Dundas Street /
1425 Creamery Road

GLEED



2728 Dundas Street & 1425 Creamery Road, London, Ontario

- Re-locating - Currently set up as high tech plastic manufacturer
- Impeccably maintained 55,000 sq ft building
- Free span structured steel building which includes 10,000 sq ft of office
- Office and manufacturing plant are fully climate controlled
- Includes all of the infrastructure needed to support buyer with similar use: 1,600 amp power, 5 tonne crane, epoxy flooring, etc.
- Property includes a 7,200 sq ft warehouse for equipment storage, etc. and a total of 70 acres on rail siding
- Ideal for owners/users in the plastic manufacturing or logistics firms requiring outside storage, rail and close proximity to Veterans Memorial Parkway and the 401 corridor
- 20' Clear Height, dock and grade loading
- Zoned LI1, h-17, permitted uses include: Manufacturing and assembly industries, Pharmaceutical and medical product industries, Printing, reproduction and data processing industries, Warehouse establishments, Wholesale establishments

Sale Price:
\$4,820,000

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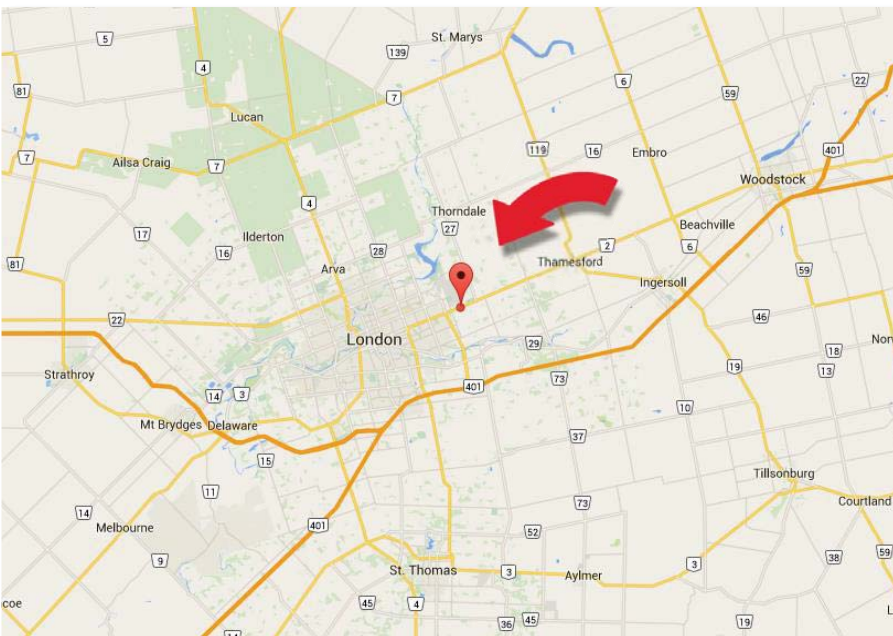
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Quick facts about London, Ontario:

Located in the heart of southwestern Ontario, London has witnessed significant growth in the past ten years. Situated strategically between Toronto and Detroit, London is positioned to provide many benefits to businesses and boasts an increasingly diverse economy.

New companies such as *Dr. Oetker*, *Hanwha L & C*, *The Original Cakerie*, and *C.S. Automotive* are already realizing the benefits of establishing their North American facilities in London. Companies such as *3M* and *Labatt's Breweries* have been long-standing leaders in the area, making significant contributions to the city's economic growth.



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