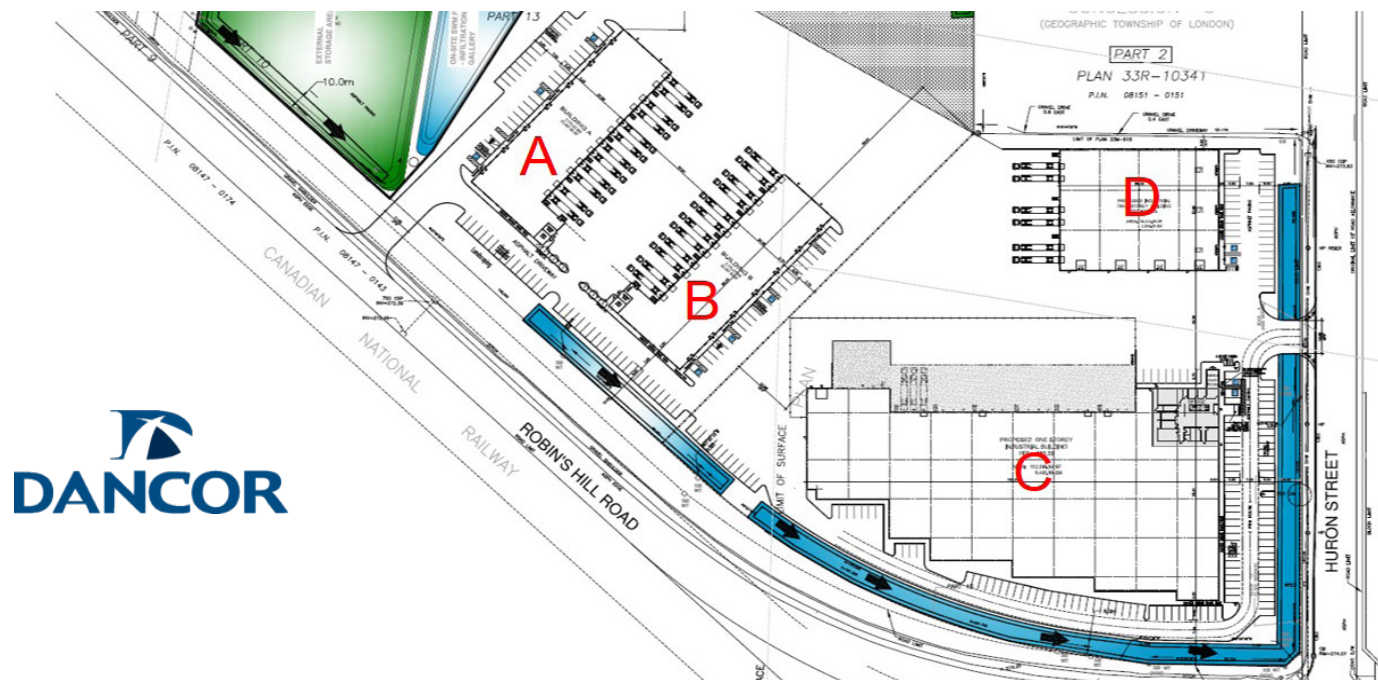






NEW INDUSTRIAL MULTI UNITS BUILDING FOR SALE OR LEASE IN LONDON



OPTIONS	Bldg. A	Bldg. B	Bldg. C	Bldg. D
SIZE	5% Office 95% Warehouse 23,291 SF Total	5% Office 95% Warehouse 23,291 SF Total	3% Office 97% Warehouse 102,080 SF Total	5% Office 95% Warehouse 30,271 SF Total
LOT SIZE	8.6 Acres	8.6 Acres	7 Acres	2.4 Acres
ASKING SALE PRICE	\$205 psf (Whole bldg.) (Pre-construction)	\$205 psf (Whole bldg.) (Pre-construction)	\$87 psf (Special price) (Pre-construction)	
ASKING LEASE RATE	\$3.50 psf net (Yr 1)	\$3.50 psf net (Yr 1)	\$3.50 psf net (Yr 1)	\$3.50 psf net (Yr 1)
	\$6.50 psf net (yrs. 2 – 6)	\$6.50 psf net (yrs. 2 – 6)	\$5.60 psf net (yrs. 2 – 6)	\$6.50 psf net (yrs. 2 – 6)
SHIPPING	12 Truck Level Doors 3 Drive In Doors	12 Truck Level Doors 3 Drive In Doors	20 Truck Level Doors 1 Drive In Door	6 Truck Level Doors 4 Drive In Doors
CLEAR HEIGHT	24 Feet	24 Feet	28 Feet	28 Feet
FOR MORE INFO SCAN QR-CODE				



For information, contact:

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Please call me if your upcoming need is a match for one of these properties or if you wish to list your property for sale. This is not intended to solicit properties already listed, nor clients who have signed Buyer Agency Agreements.

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KEEP THIS IN YOUR REAL ESTATE FILE

INDUSTRIAL CONSTRUCTION COSTS PSF - WHAT DOES IT COST TO BUILD?

To accurately price and compare the design-build option, one has to consider the total project cost not just the building shell. In the table below we have listed out an appropriate range of costs for new buildings in two different sizes in a particularly inexpensive area. It quickly becomes apparent that where you build and how big a building you build are the biggest controllable issues. Compare these prices to the GTA.

Note that the quoted values are directional basic building numbers. Exact specifications, optional features, product supplier choices, and market forces (i.e. steel prices) can change pricing.	London 100 K 100,000 SF building @ 28' clear with 5% office, 1 drive-in & 20 dock doors, 600 volt / 400 amp entry - cost PSF:	London 30 K 30,000 SF building @ 28' clear with 5% office, 4 drive-in & 6 dock doors, 600 volt / 400 amp entry - cost PSF:
Generic building shell (foundation, steel, pre-cast & roof):	\$45.00	\$58.50
5% Office area build-out:	\$3.00	\$3.75
Dock / drive-in doors (1 per 5,000 sf with levelers):	\$0.90	\$1.00
Electrical service installation:	\$4.00	\$6.50
Mechanical equipment (HVAC, typical):	\$5.65	\$7.80
Site services / hookups:	\$2.65	\$2.90
Site work (landscaping & paving):	\$3.25	\$4.25
Storm water management system:	\$1.35	\$2.05
Builder contingency:	\$2.95	\$4.25
Architectural / engineering and other fees:	\$3.50	\$3.50
Special features / equipment:	As determined by client	As determined by client
Sub-Sub-Total:	\$72.25	\$94.50
Builder overhead (10.0%):	\$8.60	\$9.35
Builder profit (5.0%):	\$4.30	\$4.68
Sub-Total (approximate plus or minus 10%):	\$85.15	\$108.53
Development charges & City fees (budget): Note no DC's payable in London if you have a committed Tenant/User	\$0	\$0
Land cost per built square foot (+/- London \$75 K per acre):	\$4.50	\$5.35
Grand total real London cost PSF (all taxes & construction financing extra)	\$89.65	\$113.88

Please call if you are looking for a building and/or considering a design-build solution. We can assist you with sourcing a precise quotation for a building that meets your needs and the land to build it on. We would like to thank Sean Ford of Dancor Construction Development for providing the above up to date construction cost data from our current London project. Dancor is available for both design-build and renovation construction projects.

For more information on any of these listings please contact:

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15893 Dakota Pl | London | Ontario



The Offering

- Design build opportunity
- Different configurations possible
- Additional 1 to 4 acres available for outside storage in some configurations
- Easy access to HWY's and US border
- Adjacent to London International Airport / Veterans Memorial Park Way
- Warehouse / manufacturing / cross dock possible
- Very reputable builder
- High quality construction / exceptional shipping

OPTIONS	Option 1 (Transportation / Cross Dock)	Option 2 (Warehouse / Manufacturing)	Option 3 (Warehouse / Manufacturing)
SIZE	12,500 Office 26,000 Warehouse 38,500 SF Total	0% Office 100% Warehouse 47,500 SF Total	5% Office 95% Warehouse 93,000 SF Total
LOT SIZE	4.5 Acres	4.5 Acres	4.5 Acres
ASKING SALE PRICE	\$6,400,000 \$166.23 psf (Whole bldg.) (Pre-construction)	\$5,495,000 \$115.68 psf (Whole bldg.) (Pre-construction)	\$7,400,000 \$79 psf (Pre-construction)
LEASE PRICE	\$12.50 psf net	\$6.10 psf net	\$4.95 psf net
SHIPPING	32 Truck Level Doors 1 Drive In Doors	5 Truck Level Doors 7 Drive In Doors	14 Truck Level Doors 14 Drive In Door
CLEAR HEIGHT	24 Feet	24 Feet	28 Feet
CONFIGURATIONS AVAILABLE			

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

87,000 sf Industrial Bldg.

FOR LEASE: MULTI-UNIT INDUSTRIAL BLDG

- 3% office build out included
- Asking: \$3.50 psf net (1st year)
- Land size: 7 acres
- Shipping: 18 truck level doors
- Clear Height: +/- 28'

79,000 sf Industrial Bldg.

FOR LEASE: MULTI-UNIT INDUSTRIAL BLDG

- Asking: 3.50 psf net (1st year)
- Outside storage permitted
- Zoning: G11 (General Industrial)
- Shipping: 15 truck level doors
- Easy access to Hwy, airport & US border

60,000 sf Industrial Bldg.

FOR LEASE: MULTI-UNIT INDUSTRIAL BLDG

- Asking: 3.50 psf net (1st year)
- Outside storage permitted
- Clear Height: +/- 28'
- Shipping: 9 truck level doors
- Adjacent to London International Airport

30,000 sf Industrial Bldg. / Divisible

FOR LEASE: WAREHOUSE

- 3% office space build out included
- \$3.50 psf net (Yr 1) / \$6.50 (Yr 2 - 6)
- Clear Height: +/- 28'
- Shipping: 6 truck level & 4 drive-in doors
- Power: 600 volts / 400 amps

100,000 sf Industrial Bldg. / Divisible

FOR LEASE OR SALE: DISTRIBUTION

- 5% office build out (lease only)
- Shipping: 20 truck level doors (1 dock door levelers per unit)
- Clear height: +/- 24'
- Larger yard possible

54,500 sf Industrial Bldg. / Divisible

FOR LEASE OR SALE: ROBIN'S HILLS RD

- 5% office build out
- Shipping: 20 truck level doors & 9 drive in doors
- Land size 4.4 acres
- Clear height: +/- 24'

3,000 sf Industrial Multi-Unit

FOR LEASE OR SALE: INDUSTRIAL CONDO

- 5% office build out (lease option only)
- \$3.50 psf net (Year 1) / \$8.25 (Yr 2-6)
- Clear height: +/- 24'
- Shipping: 2 dock doors & 2 drive in doors
- Outside storage permitted

6,000 sf Industrial Multi-Unit Condo

FOR LEASE OR SALE: INDUSTRIAL CONDO

- 5% office build out (lease option only)
- Clear height: +/- 24'
- Shipping: 4 dock doors & 2 drive in doors
- Outside storage permitted
- Easy access to Hwy 401

37,000 sf Cross Dock Option

FOR LEASE OR SALE: TRANSPORTATION

- \$13.00 psf net (lease) & 163.00 psf (Sale)
- Clear height: +/- 18'
- Shipping: 26 dock doors & 2 drive in doors
- Outside storage permitted
- High quality construction