



#2-1500  
Global Drive  
London, ON

FOR LEASE

FEATURED BENEFITS

## High-ceiling Warehouse with Easy Access to Hwy. 401

5,000 SF  
Warehouse

472 SF  
Finished Office Space

\$5.95/SF  
Net + \$3.00/SF Additional



Clean and well-managed building  
with Light Industrial zoning



Easy access to Highway #401, via  
Wilton Grove Rd. and Highbury Ave.



21'9" to 22'6" clear height with very open  
shop space (only 1 support column)

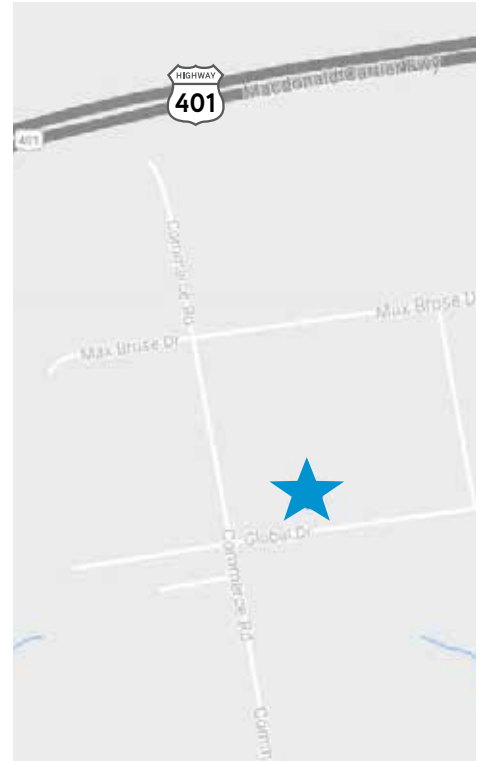
Accelerating success.

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 **VIEW ONLINE**

#2-1500 GLOBAL DRIVE // FOR LEASE

# Property Profile



## NUMBERS AT A GLANCE

5,000 sf  
WAREHOUSE/INDUSTRIAL

472 sf  
FINISHED OFFICE AREA

600 volt  
3 PHASE POWER

21<sup>+</sup>-22<sup>+</sup> ft  
CLEAR HEIGHT

## PROPERTY DETAILS

- 5000 sf unit with 472 sf finished office space
- 21'9" to 22'6" clear height
- 600 Volt, 3 Phase power
- 12' x 12' grade door
- Clean, well-managed building in industrial park
- Located minutes drive to Highway #401
- Very open shop, only 1 support column
- Single private office, kitchenette and open-concept cubical office space
- Zoned Light Industrial



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# Location & Access



## TRAVEL DISTANCES

To London Centre	53 km
To Kitchener-Waterloo	59 km
To Hamilton	77 km
To Toronto	141 km
To Sarnia	151 km
To Buffalo	180 km
To Windsor	230 km
To Detroit	233 km



## MINUTES FROM HWY 401



## SOUTH OF 401 INTERCHANGE



#2-1500 GLOBAL DRIVE // **FOR LEASE**

# Property Gallery - EXTERIOR



**12'x12' GRADE DOOR**



**ENTRANCE AWNING**



**WELL-MAINTAINED BUILDING**



**AMPLE PARKING**



**SPACE FOR DELIVERIES**





#2-1500 GLOBAL DRIVE // FOR LEASE

# Property Gallery - INTERIOR



KITCHENETTE



21'-22' CLEAR HEIGHT



PRIVATE OFFICE SPACE



WIDE OPEN WAREHOUSE



OPEN CUBICAL AREA



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## Contact us



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### ZONING: LIGHT INDUSTRIAL (LI) 1, 2 AND 6

#### LI1

- The following are permitted uses in the LI1 Zone variation:
- Bakeries;
- Business service establishments;
- Laboratories;
- Manufacturing and assembly industries;
- Offices, support;
- Paper and allied products industries (excluding pulp and paper and asphalt roofing industries);
- Pharmaceutical and medical product industries;
- Printing, reproduction and data processing industries;
- Research and development establishments;
- Warehouse establishments;
- Wholesale establishments;
- Custom workshop; (Z-1-051390)
- Brewing on premises establishments. (Z-1-051390)
- Service Trade (Z-1-071679)
- Existing Self-storage Establishments (Z-1-132230)

#### LI2

- Any use permitted in the LI1 Zone variation;
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries (excluding meat packaging);
- Leather and fur processing excluding tanning;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Textile processing industries.

#### LI6

- Any use permitted in the LI1 Zone variation;
- Any use permitted in the LI2 Zone variation;
- Building or contracting establishments;
- Storage depots;
- Terminal centres;
- Transport terminals.