

INDUSTRIAL INVESTMENT FOR SALE



439 SOVEREIGN ROAD, LONDON

- 77,877 sq. ft. Single Tenant Building
- New 5 Year Lease to AAA Tenant
- Average Annual Income—\$327,083
- Includes: Fenced Compound with seven (7) Docks and Three (3) Grade Loading Doors

Asking: \$4,530,000

For more information contact:

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Broker

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334 WELLINGTON ROAD SOUTH
LONDON, ONTARIO
N6C 4P6

ROYAL LePAGE COMMERCIAL GROUP

LOCATION:

On Sovereign Road near 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 (2009):

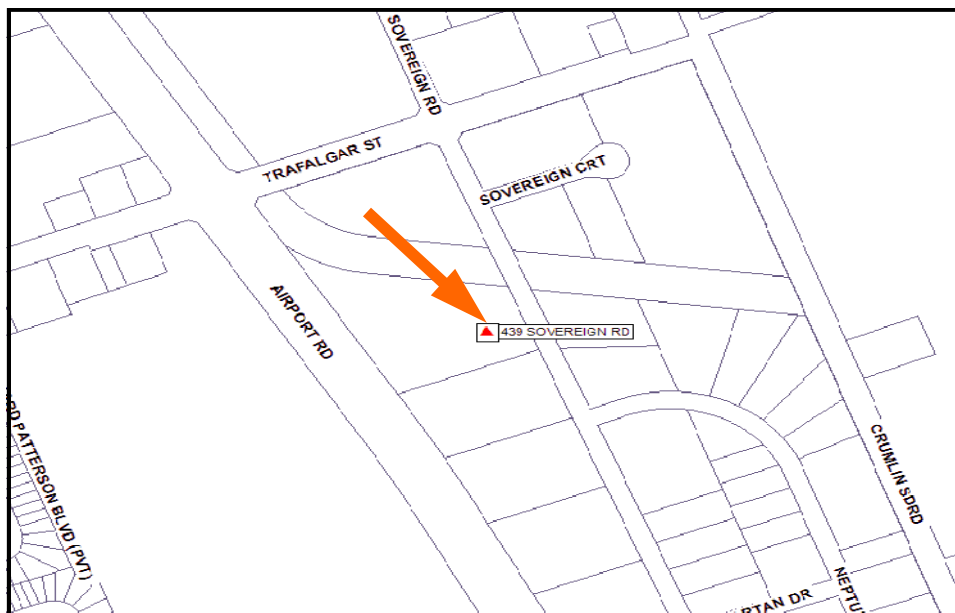
\$166,598

**INCOME/
LEASE INFO:**

New (Oct. 2010) 5 yr. term lease with escalations and renewal options - AAA Tenant, expiring in October, 2015.
Avg. Annual Net Income is **\$327,083.**

**ASKING-
PRICE:**

\$4,530,000



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