

±197,512 SF INDUSTRIAL FACILITY ON 12.49 ACRES



FOR SALE

79 ARTHUR ST, MITCHELL, ONTARIO

RARE OPPORTUNITY TO PURCHASE A QUALITY, LARGE SCALE INDUSTRIAL FACILITY

JLL Canada is pleased to present the opportunity to acquire a ±197,512 sf industrial facility on 12.49 acres in a central Southwestern Ontario location. The building features ample power at 3000 and 5000 amps, dock and drive in loading and clear heights up to 22'. The M2 zoning permits a variety of industrial uses. 79 Arthur St, Mitchell is strategically positioned to benefit from a strong local labour pool, and is within commuting distance from London, Stratford, Woodstock and several smaller communities.

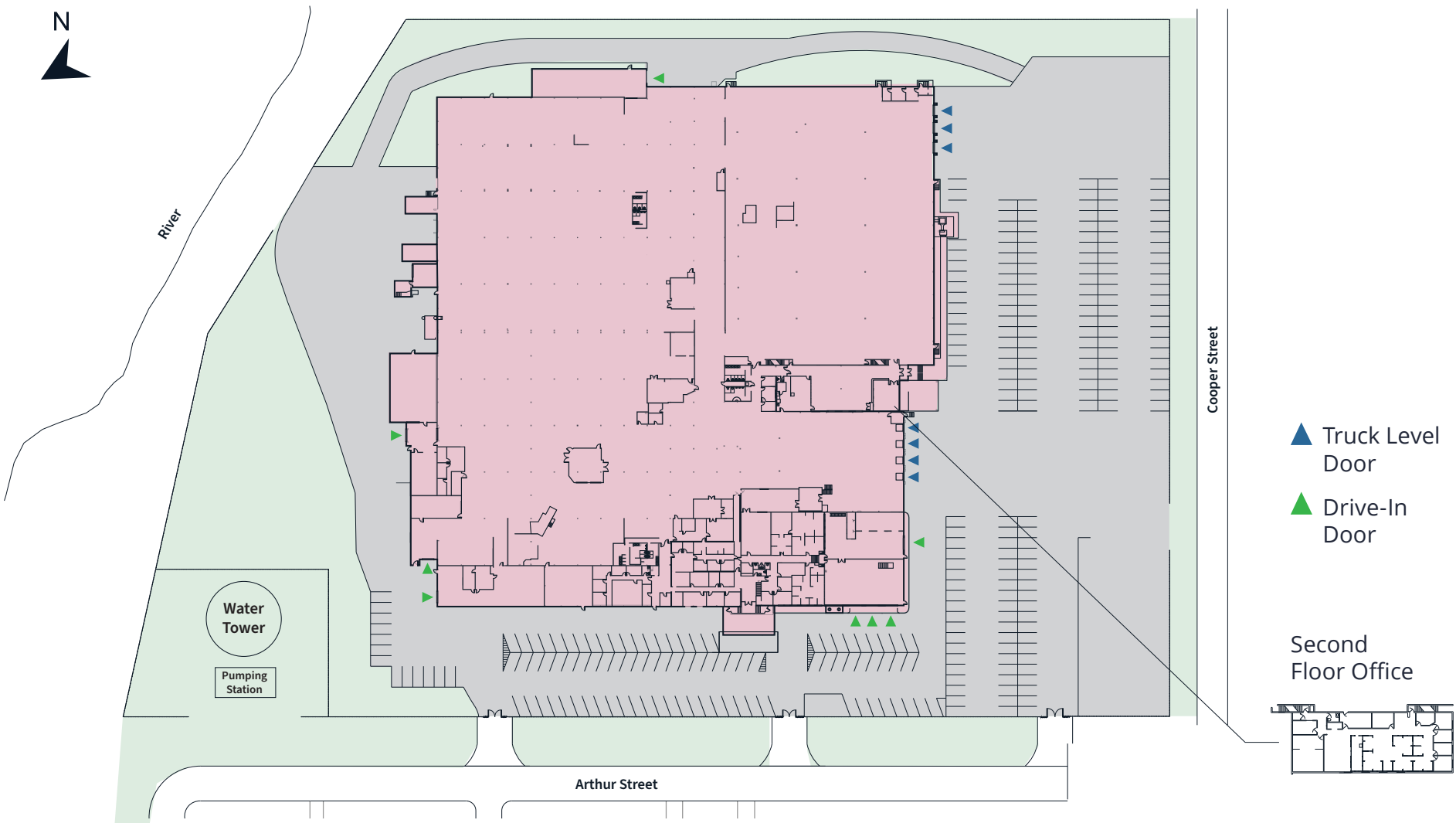


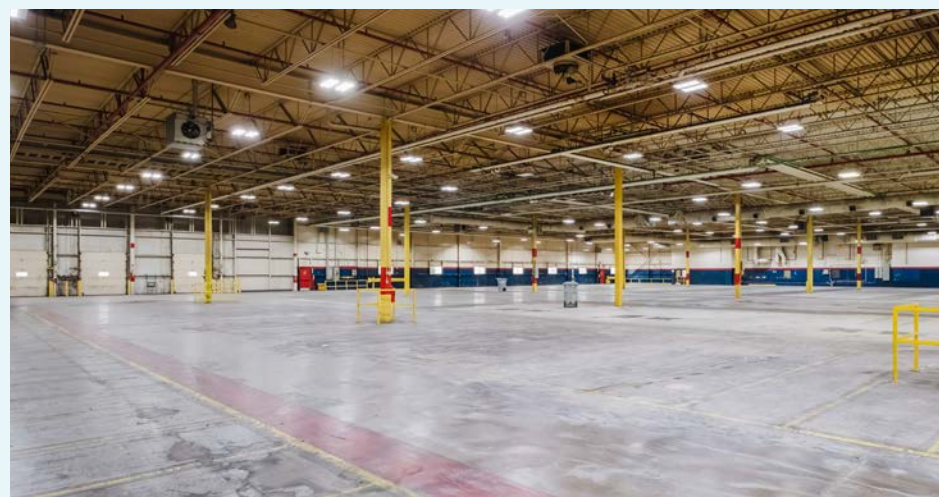
Property Highlights

Ft2	Building Size	197,512 sq. ft. (estimate)
	Lot Size	12.49 Acres
	Clear Height	13'6" – 22'
	Loading	7 Dock Doors 8 Drive-In Doors
	Zoning	M2 General Industrial
	Power	480 V & 600 V, 3000 & 5000 A
	Sprinklers	Fully Sprinklered
	Property Taxes	\$103,522
	Sale Price	\$6,500,000



Site Plan

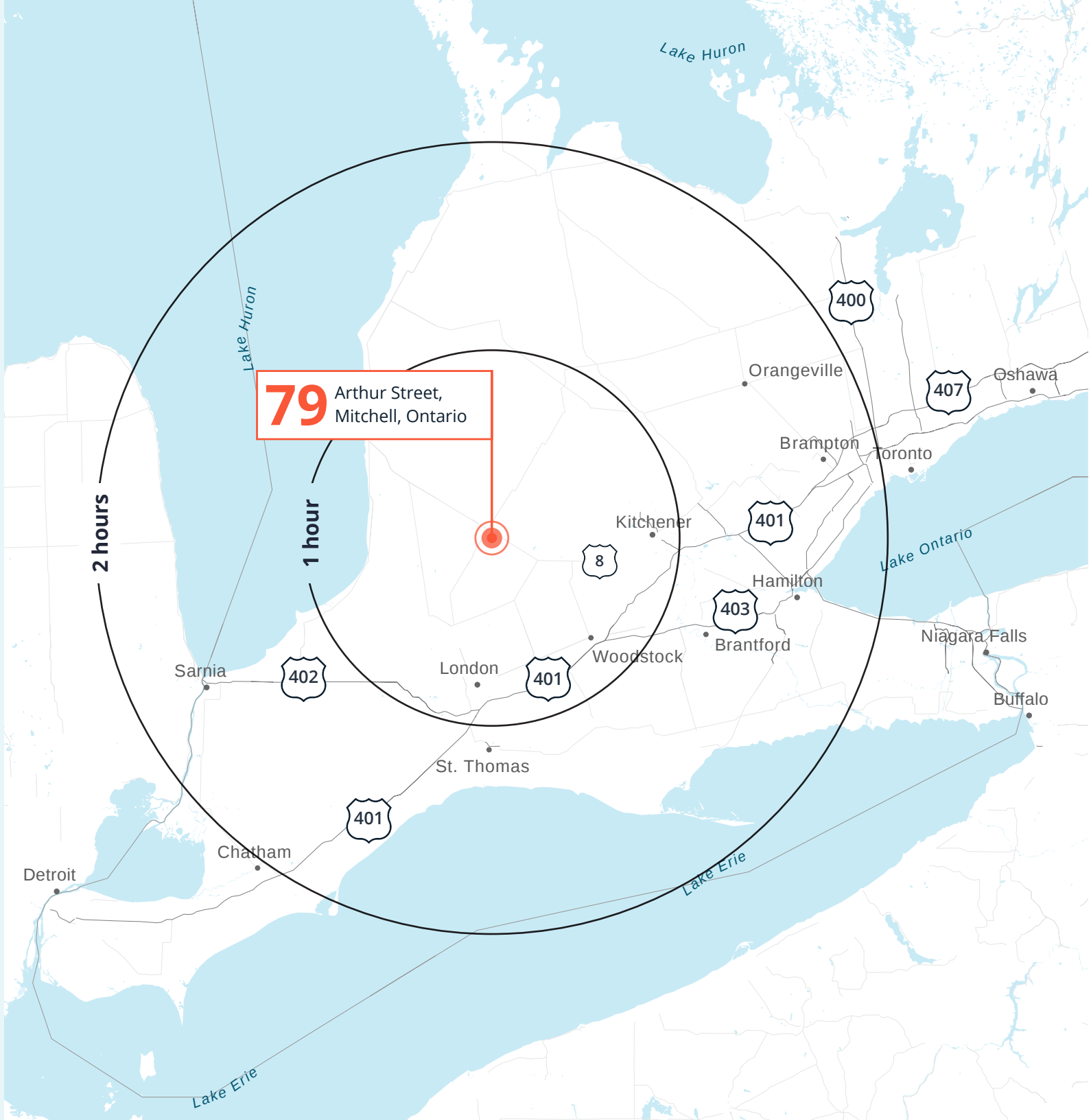




STRATEGIC SOUTHWESTERN ONTARIO CORRIDOR

79 Arthur St, Mitchell is strategically positioned in the heart of Southwestern Ontario. There is a strong local employment base, and the property is accessible to a population of 1,128,276 people within a 1-hour drive. The site is well positioned relative to the municipalities of London (population: 448,000) and Waterloo Region (population: 678,000), and the 400-series Highway network providing connectivity to the Greater Toronto Area (GTA) and U.S. border crossings.

Drive Time Radius	1 hour	2 hours	5 hours
Canadian Population	1,128,276	6,562,134	13,405,540
U.S. Population	-	86,777	13,986,384
Total Population	1,128,276	6,648,911	27,391,924



Drive Times & Distances

Highway 401
56 min - 77.1 km

Highway 403
59 min - 68.4 km

Toronto Downtown
2 hr 10 min - 173 km

London
56 min - 61 km

Detroit
2 hr 30 min - 241 km

Region of Waterloo Airport
1 hr 2 min - 82 km

Hamilton Airport
1 hr 36 min - 134 km

Toronto Pearson Airport
1 hr 49 min - 153 km

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79 ARTHUR STREET

MITCHELL, ONTARIO

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FACILITY ON 12.49 ACRES**

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