

1 Firestone Road

Investment Opportunity: 93,669 SF Building 100% Occupied
Long-Term with Potential Upside

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For Sale: Multi-Unit Industrial Building



Lennard:

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*Sales Representative **Broker

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Opportunities

Property Overview

Rare fully occupied investment opportunity offering approximately 7% cap rate currently with upside as high as 9% within four years due to escalations and lease renewals. High-quality roster of tenants who plan to stay long-term. Flexible zoning allows outside storage and property sits on 12.2 total acres with approximately 4 acres of unutilized excess land for future development potential to add additional units or for outside storage usage. Extensively upgraded building with new LED lighting, new exterior and interior metal cladding, new electrical wiring, and other work too extensive to list—\$2.2 million spent on upgrades over last 8 years. Great building specs with 20 FT clear height in 80% of the building and 16 FT clear height in 20% of the building, and abundant dock-level and drive-in shipping doors.

Address	1 Firestone Road, Strathroy, Ontario
Pin #s	096130003, 096130004, 096130005
Main Intersection	McNab Street & High Street E
Building Size	93,669 SF
Land Area	12.22 Acres
Frontage	401 FT
Zoning	M2-14
Clear Height	20 FT Clear Height in 80% of Building 16 FT Clear Height in 20% of Building
Shipping	4 Truck-Level Doors 15 Drive-In Doors
Financing	Free and Clear
Legal Descriptions	PT BLK UU, 34PL140 , PART 2 & 7 , 34R1131 , S/T & T/W 937998 ; S/T MW63435,MW83389 STRATHROY PT BLK UU, 34PL140 , PART 3 & 8 , 34R1131 , S/T & T/W 937998 ; S/T MW63435,MW81324,MW83389 STRATHROY PT BLK UU, 34PL140 , PART 4, 5, 6, 9, 10 & 11 , 34R1131 , S/T & T/W 937998 ; S/T MW81324,MW83389 STRATHROY
Property Taxes	\$33,344
List Price	\$10,499,000

Investment Highlights

- 100% occupied
- High quality stable tenants
- 7% cap rate with excellent upside
- Future expansion potential
- Outside storage permitted
- Extensively upgraded building



Outside
Storage
Permitted

Local Amenities

Strathroy is a growing and vibrant municipality in the heart of southwestern Ontario, ideally situated between Toronto and Detroit. Combining the advantages of both urban and rural settings, the region offers diverse opportunities for business and industry across multiple sectors.

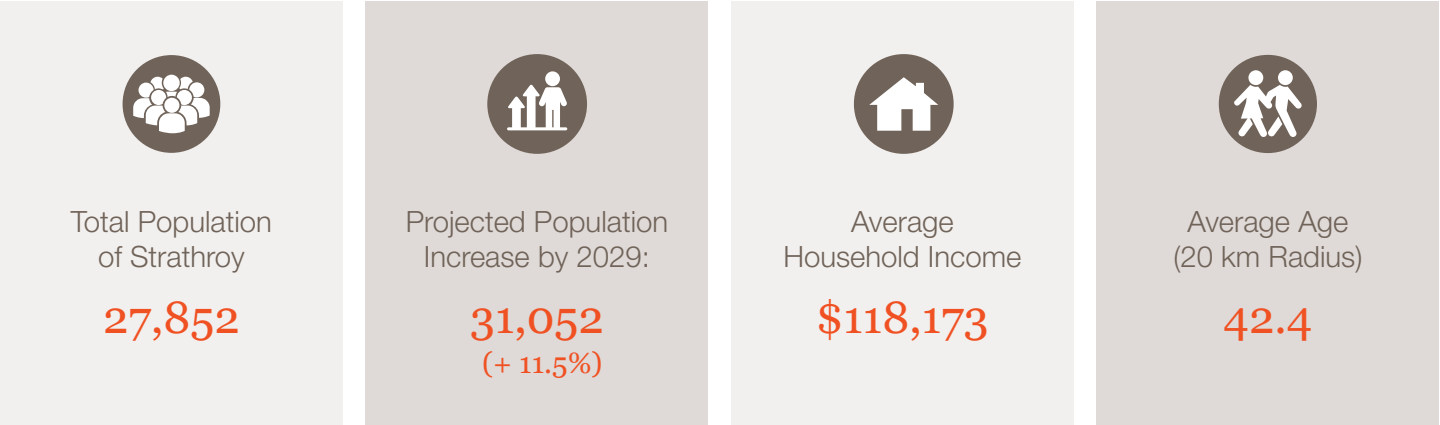
Located less than an hour from a U.S. border crossing and just 20 minutes from Highway 401 via Highway 402, Strathroy-Caradoc offers **strategic access to over 120 million consumers within a one-day shipping radius.**

Travel Times

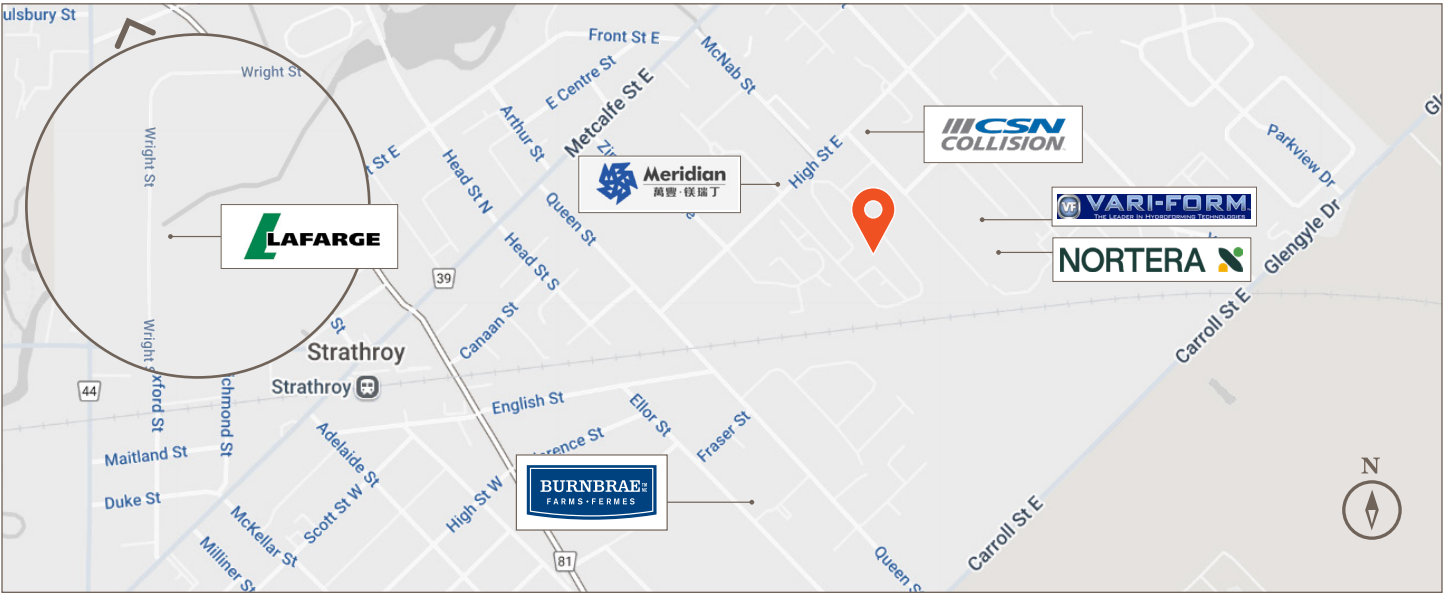
London	40 Minutes 36.4 km
Sarnia	45 Minutes 73.5 km
Chatham	1 Hour 10 Minutes 92.0 km
Cambridge	1 Hour 30 Minutes 134 km
Kitchener	1 Hour 40 Minutes 143 km
Hamilton	1 Hour 45 Minutes 163 km
Windsor	2 Hours 186 km
Toronto	2 Hours 20 Minutes 226 km
Niagara Falls	2 Hours 30 Minutes 236 km



Demographics



Neighbouring Companies



Lafarge

Lafarge is at the forefront of Green Growth, leading Canadian construction with innovative, sustainable building solutions. Committed to decarbonizing the entire construction process, the company focuses on building progress for both people and the planet.

Burnbrae Farms

Burnbrae Farms is a sixth-generation, family-owned Canadian company and one of the nation's leading egg producers. The company supplies shell eggs and processed egg products to major grocery chains, food service providers, and industrial clients nationwide.

Vari-Form

Vari-Form is the industry leader in hydroforming, with more than 100 million parts produced to date. Vari-Form prides itself on being first to market on many hydroform applications and has vast experience in delivering high quality hydroform assemblies.

Nortera

Nortera specializes in the processing and marketing of canned and frozen vegetables and fruits. With operations in both Canada and the United States, Nortera is committed to providing healthy, sustainable food options while contributing to the well-being of society by ensuring greater access to the nutritional benefits of vegetables.

CSN Collision

CSN Collision is a premier network of independently owned collision repair facilities across North America, dedicated to delivering safe, high-quality vehicle repairs backed by a National Lifetime Warranty. Each CSN location is selected for its exceptional business practices and commitment to restoring vehicles to like-new condition, ensuring customers can return to the road with confidence.

Meridian

Meridian positions itself as the global leader in innovative lightweight cast metal solutions for the transportation industry. Its unwavering commitment to this mission guides every strategic decision and operational action, all aimed at achieving and sustaining industry leadership on a worldwide scale.

Zoning

15.2 Use & Building Provisions

The following shall be on the only permitted uses and buildings in the M2 Zone:

- Agricultural Industrial Establishment
- Agricultural Processing Establishment
- Agricultural Service Establishment
- Auction Sales Establishment
- Animal Kennel
- Bulk Sales Establishment
- Contractor's Yard or Shop
- Custom Workshop
- Dog Pound
- Factory Outlet
- Farm Equipment Sales and Service
- Food Service Vehicle
- General Industrial Use
- Industrial Mall
- Industrial Use, General
- Machine Shop
- Outside Display and Sales Area
- Outside Storage
- Office, Support
- Research and Development Facility
- Self-service Storage Warehouse
- Service Shop
- Truck Terminal
- Warehouse
- One garage, public with a maximum floor area of 2,200 m2 in an accessory motor vehicle sales establishment (no vehicles for sale is permitted)

For greater clarity, noxious uses are expressly prohibited in the M2 Zone.

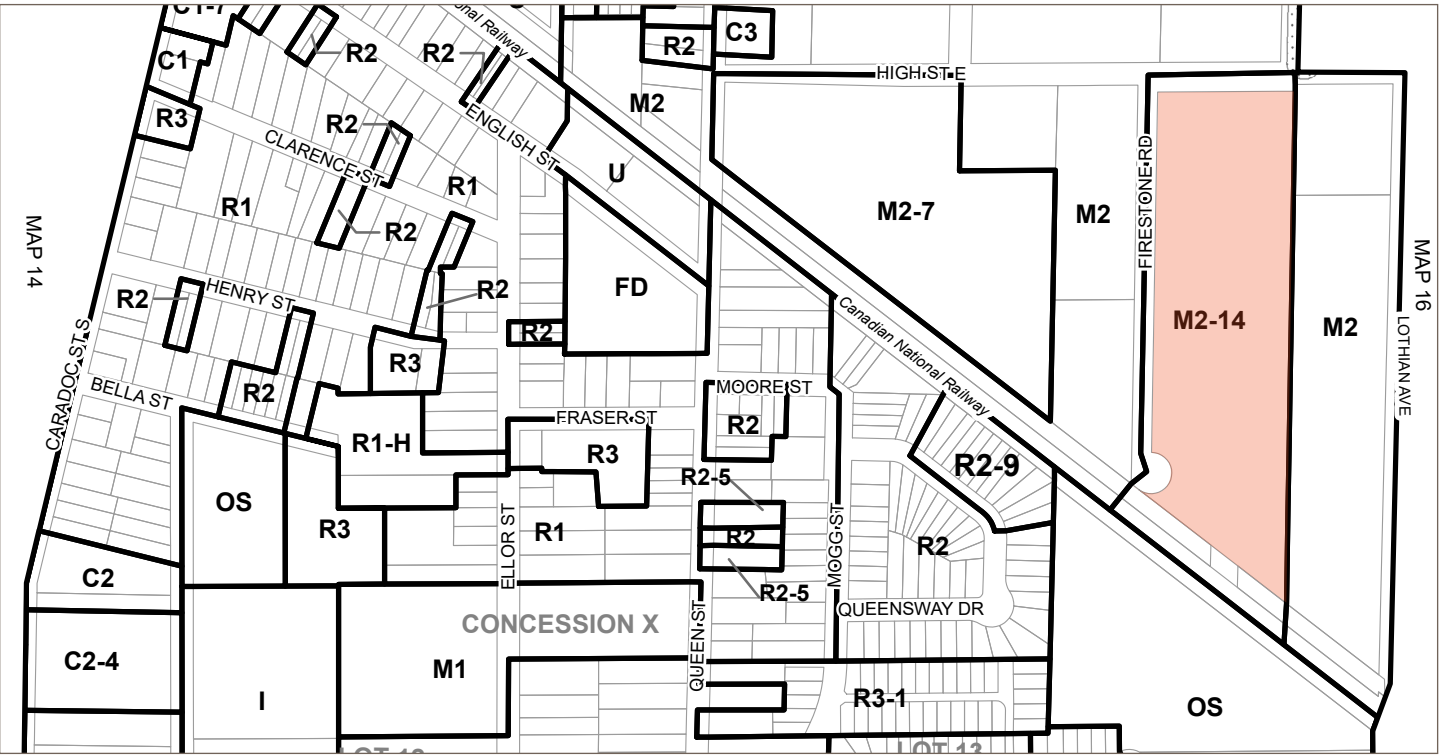


Photo Gallery



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