INDUSTRIAL LAND FOR SALE

PARCEL 3 - INNOVATION PARK, PH I

4 ACRE SHOVEL READY SITE IN LONDON, ON

- Official Plan and Zoning: Light Industrial
- Permitted Uses: High-Tech Manufacturing, Warehousing, Research & Development
- Full Municipal Services
- Fibre Optic
- Underground electrical
- Natural Gas
- Easy Access to Hwy 401 & Veteran’s Memorial Parkway
- Shovel Ready site

Asking $280,000
$70,000 per acre

City of London Realty Services
Stacy Badeen, Industrial Land Officer
Phone: 519 661-2489 Ext. 4546
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**INNOVATION PARK**

**Water Service:**
The City has installed water lines within the road allowance. London is the only municipality fortunate enough to be supplied by two of the Great Lakes, the world’s largest source of fresh water.

**Sanitary Sewers:**
The City has installed multiple sanitary private drain connections to the property line. The typical sanitary private drain connection is a 200 mm pipe and invert.

**Storm Sewers:**
The City has installed multiple storm private drain connections to the property line. No on-site quantity control will be required.

**Natural Gas:**
Union Gas has existing 4” plastic mains running throughout the park.

**Electrical Service:**
London Hydro has a looped 27.6 kV 4-wire distribution system within Innovation Park that consists of two distribution feeders providing redundancy of supply.

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Innovation Park is the home of:
Dr. Oetker, Original Cakerie, Hanwha, Sodecia, Arvin Sango, C.S. Automotive Tubing, Canada Tubeform, Zoetis, Western University’s Windeee Dome and Fanshawe College’s Canadian Centre for Validation.

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