

352

SOVEREIGN DRIVE
LONDON, ONTARIO

OFFERING PRICE
\$3,450,000.00

MLS®

CONTACT

LESTER TOBIN

Sales Representative

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**COLDWELL BANKER
COMMERCIAL**

PETER BENNINGER
REALTY, BROKERAGE



352 SOVEREIGN ROAD - PROPERTY DETAILS

ASKING PRICE	\$3,450,000.00
TAXES	\$24,540.28 (2025)
BUILDING SIZE	13,800 SQUARE FEET TOTAL OFFICE AREA: 1,790 SF INDUSTRIAL AREA: 12,010 SF
LOT SIZE	0.754 ACRES
CEILING HEIGHT	14'
POWER	600V/345 A
HEAT	WAREHOUSE EQUIPPED WITH INFRARED HEATING
LOADING DOORS	1- (12' x 12') GRADE LEVEL 1- (12' x 12') DRIVE IN 1- (8' x 8') DRIVE IN
ROOF	2013
ZONING	LI2 & LI7



PROPERTY DESCRIPTION

100% air-conditioned facility featuring 12,010 SF of clean warehouse space and 1,790 SF of professionally finished office area, including a boardroom and lunchroom. Ideally situated in South London within a well-established industrial/commercial corridor, offering excellent access to Highway 401.

Rooftop solar panels generate approximately \$4,000 annually in supplementary income.

The property includes both dock-level and drive-in shipping with 12' x 12' loading doors, plus additional side loading via an 8' x 8' door.

Zoned LI2 and LI7, the property permits a wide range of uses including support office, warehousing, manufacturing, wholesale operations, laboratories, service trades, commercial schools, truck and automotive service and sales, and more.

HIGHLIGHTS

- Prime South London Location
- Functional Industrial Facility
- Shipping & Loading Features
- Additional Income Opportunity
- Flexible Zoning



FLOOR PLAN

352
SOVEREIGN ROAD
LONDON, ON.

Main Floor Exterior Area 14065.06 sq ft
Interior Area 13504.61 sq ft



0 13 26
ft

PREPARED: 2026/05/08



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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PROPERTY PHOTOS

352
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PROPERTY OUTLINE



FRONT ENTRANCE



LOADING DOORS



SOLAR PANELS



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THE FOLLOWING ARE PERMITTED USES IN THE LI2 ZONE VARIATION:

- 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.

THE FOLLOWING ARE PERMITTED USES IN THE LI7 ZONE VARIATION:

- Automobile body shops;
- Automobile repair garages;
- Building or contracting establishments;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Truck sales and service establishments (Z-1-051390)
- Custom workshops (Z-1-051390)
- Tow Truck Business (Z-1-223025)



PROPERTY LOCATION

352
SOVEREIGN ROAD
LONDON, ON.

APPROXIMATE DRIVE TIMES

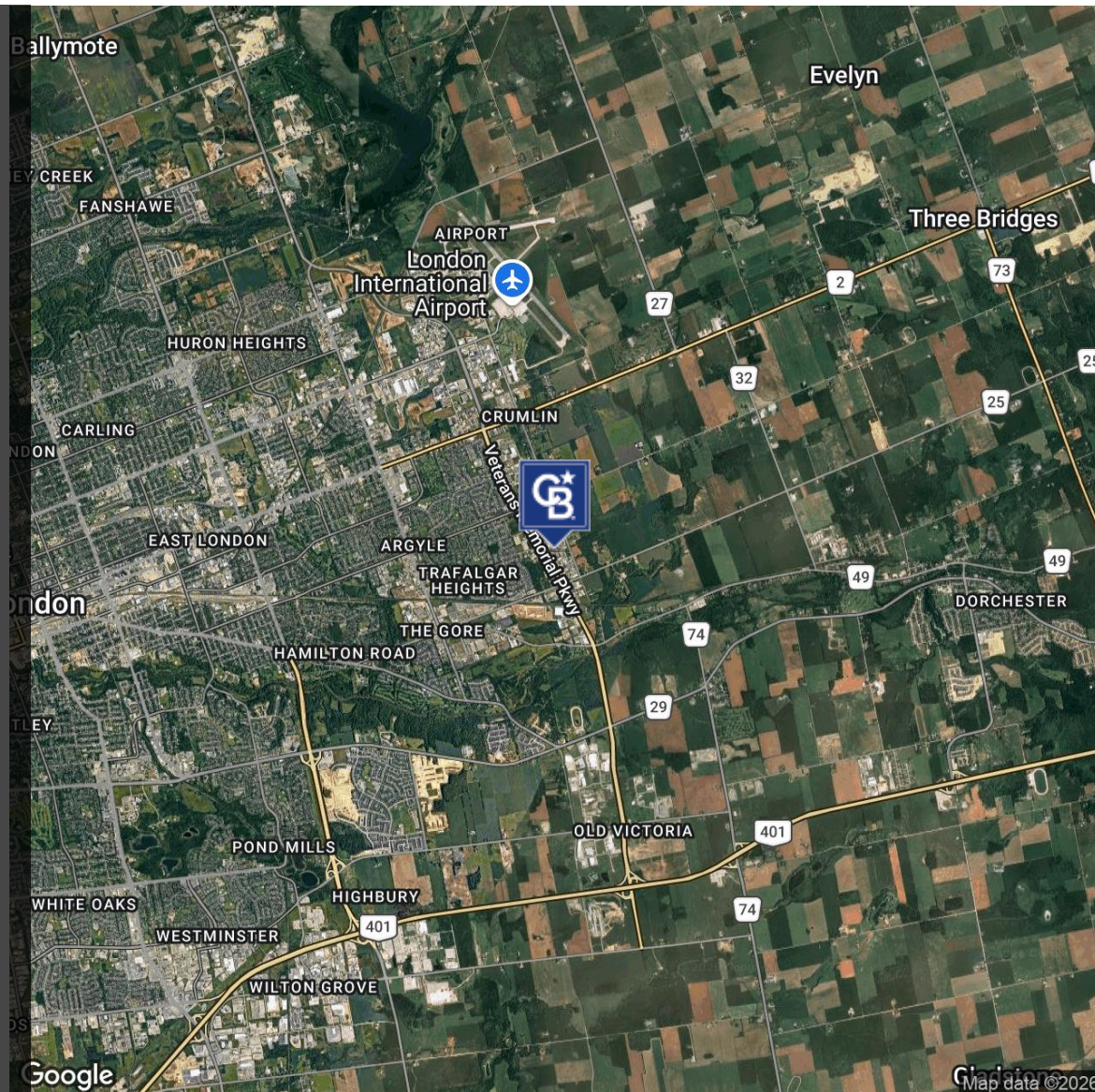
Highway 401 interchange.....	~3-5 minutes
London International Airport...	~10 minutes
Downtown London.....	~15 minutes
Woodstock.....	~35 minutes
Kitchener-Waterloo.....	~1 hour
GTA West (Mississauga).....	~2 hours (traffic dependent)

LOCATION DESCRIPTION

Situated within London's established east-end industrial corridor, in close proximity to the Trafalgar Industrial Park and Veterans Memorial Parkway. The area is characterized by a concentration of light industrial, logistics, warehouse, manufacturing, construction-trade, and service-commercial users. The property benefits from strong regional transportation connectivity, with efficient access to:

- Highway 401 via Veterans Memorial Parkway
- Dundas Street East commercial corridor
- London International Airport
- Major east London industrial employment nodes

Surrounding occupiers include industrial suppliers, automation firms, contractors, distributors, and fabrication businesses.



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