

\$10,499,000 - 1 Firestone Road, Strathroy-Caradoc (se)

MLS® #X12133154

\$10,499,000

0 Bedroom, 0.00 Bathroom, 93,981 sqft
Industrial on 0.00 Acres

SE, Strathroy-Caradoc (se), Ontario

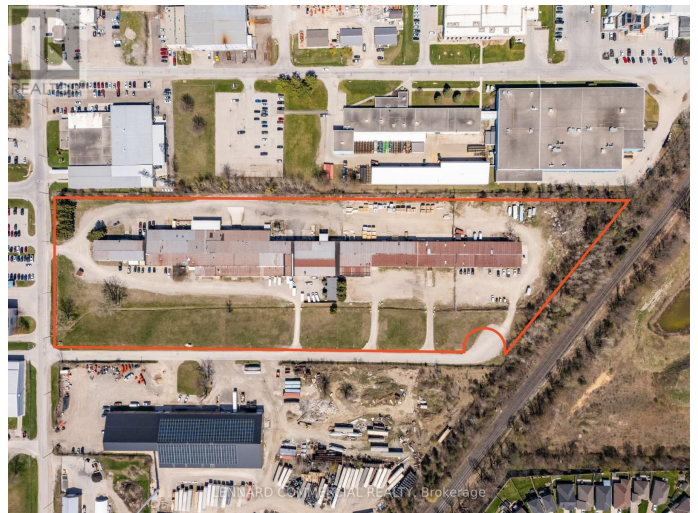
Rare fully occupied investment opportunity offering approximately 7% cap rate currently with upside as high as 9% within four years due to escalations and lease renewals. High-quality roster of tenants who plan to stay long-term. Flexible zoning allows outside storage and property sits on 12.2 total 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. (id:6289)

Essential Information

Listing #	X12133154
Price	\$10,499,000
Bathrooms	0.00
Square Footage	93,981
Acres	0.00
Type	Industrial

Community Information

Address	1 Firestone Road
Subdivision	SE



City	Strathroy-Caradoc (se)
Province	Ontario
Postal Code	N7G4L9

Interior

Heating	Radiant heat
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=401 x 1486.47 FT
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Listing Details

Listing Office	LENNARD COMMERCIAL REALTY
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Listing information last updated on October 18th, 2025 at 4:32pm EDT