

1019

ADELAIDE STREET SOUTH

LONDON, ONTARIO

FOR SALE
INDUSTRIAL INVESTMENT

Single-Tenant Industrial Investment Opportunity

STABLE CASH FLOW | STRONG TENANT |
SIGNIFICANT EXCESS LAND

401 HIGHWAY 401



25,305 SF
Industrial Facility



3.50
Acre Site



Triple Net
Lease



Leased to
Maass Flange Canada



2 x 10-Year
Renewal Options



Excess Land
Opportunity



Minutes to Highway 401

Strategically located in one of London's most established industrial corridors.

EXCLUSIVELY OFFERED BY

HELEN YAN

Commercial Investment & Transaction Advisor
Commercial Real Estate Salesperson

416-625-1178 | helenyancommercial@gmail.com



RE/MAX
ATRIUM HOME REALTY INC.
BROKERAGE



EXECUTIVE SUMMARY

1019 Adelaide Street South presents a rare opportunity to acquire a well-located, cash flowing industrial asset with significant upside.

The Property features a $\pm 25,305$ SF industrial facility on a ± 3.50 acre site, leased on a triple net basis to a long-established tenant under a Maass Flange Canada lease. The site offers excess land, providing immediate functionality with future expansion or outside storage potential—an increasingly scarce commodity in London.

Strategically located just minutes from Highway 401, the Property benefits from excellent connectivity, strong surrounding industrial demographics, and proximity to key transportation routes, making it ideal for logistics, manufacturing, and distribution users.

With stable income in place, lease renewal options, and value-added potential through excess land utilization, 1019 Adelaide Street South delivers an attractive risk-adjusted investment in one of Southwestern Ontario's most desirable industrial markets.



A secure, income-producing industrial asset with excess land and long-term upside, positioned in one of London's most established industrial corridors.



PROPERTY OVERVIEW



Building Area **±25,305 SF**



Office Area **±1,440 SF**



Warehouse Area **±23,865 SF**



Site Area **±3.50 Acres**



Zoning **LI2 / LI7**



Clear Height **16'1" to Joists**



Loading **2 Truck-Level,
2 Drive-In**



Parking **Approx. 36 Stalls**



Lease Type **Triple Net**



Tenant **Maass Flange Canada**



TENANT PROFILE

MAASS FLANGE CANADA



MAASS FLANGE CANADA INC. 

OPERATING HISTORY

Maass Flange Canada Inc. (MFC) is a privately held company and a proud member of the Maass Global Group. MFC has been a trusted supplier of high-quality flanges and fittings to industries across North America for over 40 years.



MANUFACTURING BUSINESS

MFC specializes in the manufacturing of steel flanges, forged fittings and related products for a wide range of industries, including oil & gas, petrochemical, power generation, water treatment, pulp & paper and general industrial applications.

The London facility is equipped with experienced staff, advanced equipment and a strong commitment to quality, safety and on-time delivery. MFC is ISO 9001:2015 certified and operates under rigorous quality control standards.

LONG-TERM OCCUPANCY

Maass Flange Canada has executed a long-term Triple Net (NNN) Lease, demonstrating their commitment to the London facility and providing investors with secure, stable cash flow.



LEASE TERM

Through
JUNE 2031



LEASE TYPE

Triple Net
(NNN) Lease



RENEWAL OPTIONS

Two (2) Options to Renew
Through **2051**



A STRONG, ESTABLISHED TENANT. A SECURE INVESTMENT.

Maass Flange Canada's long operating history, specialized manufacturing capabilities and long-term lease commitment make this a high-quality industrial investment opportunity.



SIGNIFICANT EXCESS LAND CREATES LONG-TERM UPSIDE

The property features approximately 3.50 acres of land with a small building footprint, providing significant excess land for a variety of future uses.



EXCESS LAND HIGHLIGHTS



FUTURE EXPANSION POTENTIAL

Ample land available for building expansion or additional facility development.



OUTSIDE STORAGE POTENTIAL

Ideal for outside storage, laydown yard, or equipment and materials staging.



FLEXIBLE YARD AREA

Large yard area offers excellent operational flexibility and site circulation.



LONG-TERM UPSIDE

Significant excess land creates long-term value and tenant expansion optionality.



BUILDING FOOTPRINT
±25,305 SF

Well-positioned building on site leaving substantial land area.



YARD / PAVED AREA
±1.65 ACRES

Functional yard and drive areas for efficient operations.



EXCESS LAND
±1.85 ACRES

Clear, usable land for future expansion or outdoor storage.

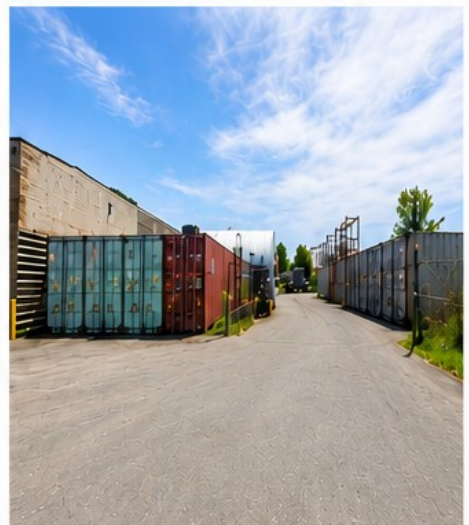
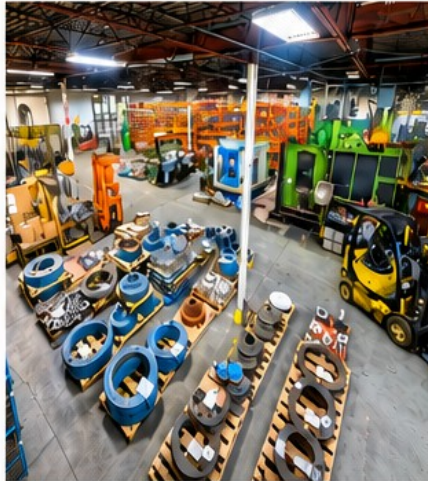


A RARE OPPORTUNITY

Large excess land in an industrial area is a unique advantage, offering versatility today and significant potential for tomorrow.



PHOTO GALLERY



STRATEGIC LONDON INDUSTRIAL LOCATION

Positioned in one of London's most established industrial nodes with exceptional access to Highway 401 and major transportation corridors.



LOCATION HIGHLIGHTS

- HIGHWAY 401 ACCESS**

Immediate access to Highway 401 via well-connected arterial roads.
- GTA ACCESS**

Approximately 2 hours to the Greater Toronto Area, Canada's largest industrial market.
- WINDSOR-DETROIT CORRIDOR**

Strategically positioned on the key trade corridor between Windsor and Detroit, supporting cross-border logistics and manufacturing.
- MAJOR INDUSTRIAL EMPLOYERS NEARBY**

Surrounded by national and international companies across manufacturing, logistics, distribution and services.

ZONING

The property is zoned LI2 / LI7 – Light Industrial, which permits a wide range of industrial and commercial uses.

LI2

LIGHT INDUSTRIAL 2

LI7

LIGHT INDUSTRIAL 7

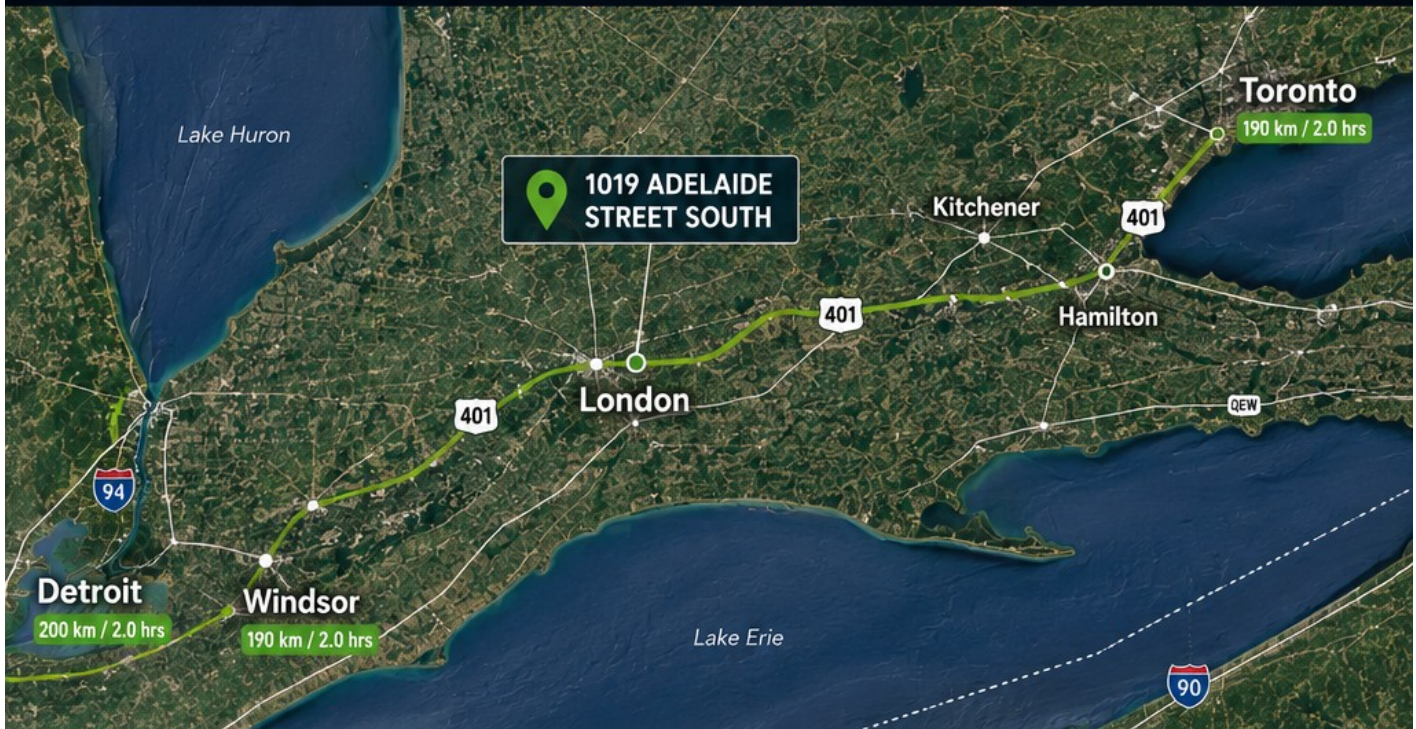
PRIME PERMITTED USES (LI2 / LI7)

- Manufacturing
- Warehousing
- Distribution Facilities
- Freight Terminals
- Trucking Establishments
- Industrial Sales & Service
- Equipment Rental
- Contractor's Establishments
- Research & Development
- Commercial Recreation
- Training Facilities
- Office Uses Accessory
- Data Processing & Communication Establishments
- Motor Vehicle Repair
- Printing & Publishing
- Packaging & Assembly
- And Many More



FLEXIBLE ZONING. STRONG FUNDAMENTALS. LONG-TERM UPSIDE.

The combination of excess land, strategic location, and versatile zoning creates exceptional value and future optionality.



LONDON, ONTARIO

Southwestern Ontario's Strategic Industrial Hub

London is a city located in Ontario, Canada with a current estimated population of 508,883, and a regional (CMA) population of over 540,000.

Strategically positioned along Highway 401 between the Greater Toronto Area and the Windsor-Detroit border, London is a major industrial and logistics hub with exceptional access to North American markets.

The city's diverse economy, skilled workforce, and pro-business environment continue to attract investment and drive long-term industrial growth.



CITY POPULATION

508,883

(Estimated)



REGIONAL (CMA) POPULATION

540,000+

(Estimated)

STRATEGIC ADVANTAGES



Direct access to Highway 401, one of North America's busiest trade corridors



Centrally located between Toronto, Windsor, Detroit and major Southwestern Ontario markets



Diverse economy supported by manufacturing, logistics, healthcare, education, agri-food and technology sectors



Home to numerous national and international industrial occupiers



Access to a large and skilled labour force through leading post-secondary institutions



Strong industrial demand driven by e-commerce, manufacturing and supply chain growth



Continued investment in transportation infrastructure and industrial development



A PROVEN MARKET FOR INDUSTRIAL INVESTMENT

London continues to attract major employers, logistics operators, advanced manufacturers and institutional investors seeking long-term growth opportunities.

Its strategic location, diversified economy and expanding industrial base position the city as one of Southwestern Ontario's most resilient industrial markets.



TORONTO
190 km
2.0 HRS



WINDSOR
190 km
2.0 HRS



DETROIT
200 km
2.0 HRS



U.S. BORDER ACCESS
via Highway 401



INVESTMENT SUMMARY

A STABLE, LONG-TERM INDUSTRIAL INVESTMENT



TRIPLE NET LEASE

Tenant responsible for taxes, insurance and all maintenance.



HIGHWAY 401 ACCESS

Excellent connectivity to Canada's busiest highway and key markets.



LONG-TERM TENANT

Established tenant with a proven track record of occupancy.



STABLE INCOME

Secure cash flow backed by a long-term lease structure.



RENEWAL OPTIONS THROUGH 2051

Multiple renewal periods provide long-term income security.



FUTURE APPRECIATION POTENTIAL

Strategic location and industrial land fundamentals support long-term value growth.



EXCESS LAND

Valuable excess land offers future development or expansion potential.

