

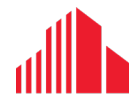


DESIRABLE INDUSTRIAL SHOP SPACE AVAILABLE | FOR LEASE

BLDG. 4, UNIT 2

43993 **TALBOT**
LINE

St. Thomas, ON N5P 3S7



CUSHMAN & WAKEFIELD

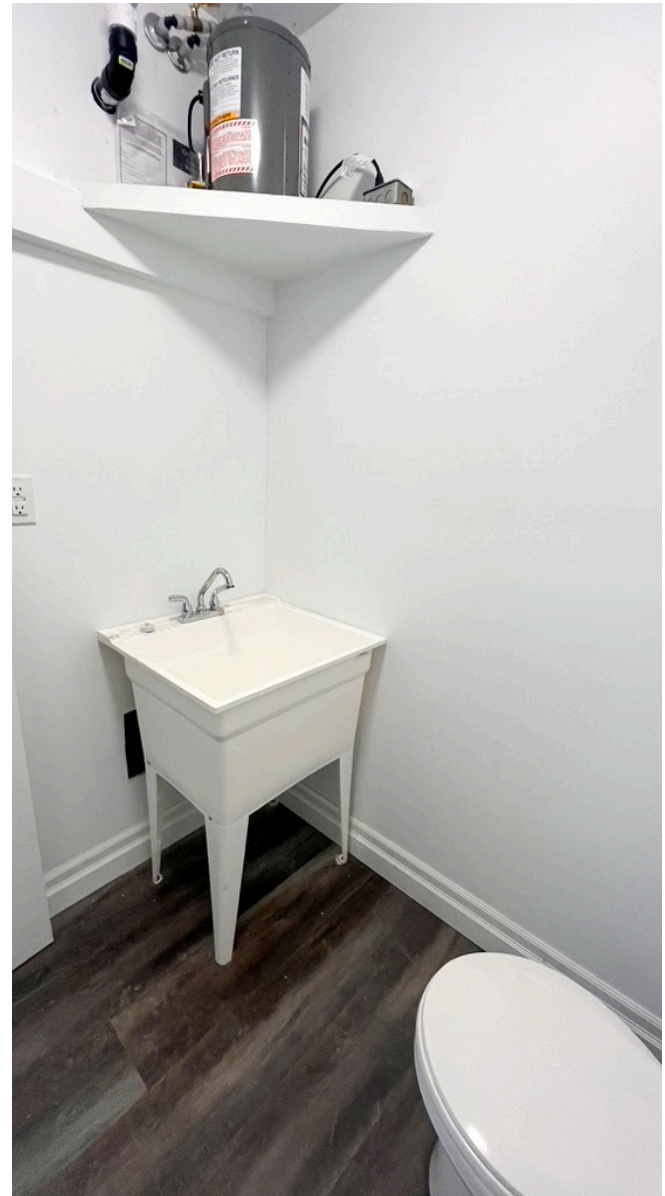
Southwestern Ontario

PROPERTY HIGHLIGHTS

Desirable shop space available within a multi-tenant industrial building just outside St. Thomas. This space is ideal for small industrial users featuring 14' clear height, grade level doors, 600 volt, 3 phase power and inclusive of a mezzanine for additional storage. Zoned C2-2.

| UNIT | AVAILABLE SPACE | ASKING RENT | GRADE LEVEL DOORS |
|------|-----------------|------------------------|-------------------|
| 2 | 540 SF | \$700 per month gross* | 1 (8'x8') |

*Inclusive of water, tenant to pay heat and hydro



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