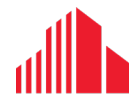




FOR SUBLEASE | MODERN INDUSTRIAL FACILITY

2455 INNOVATION DRIVE

London, ON N6M 0C8



**CUSHMAN &
WAKEFIELD**

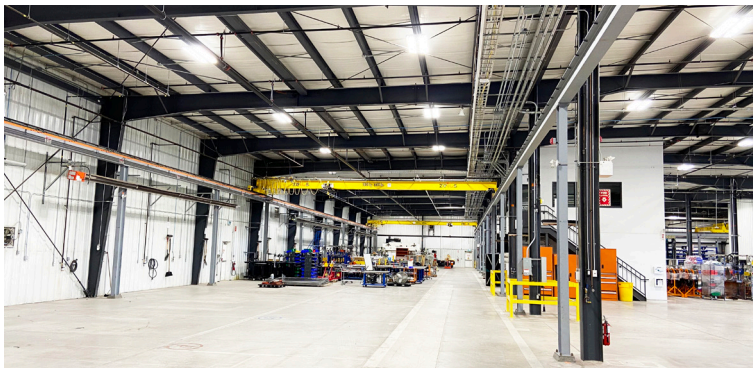
Southwestern Ontario

ABOUT THE PROPERTY

Premier 48,750 SF modern industrial facility in Southeast London, with convenient access to Highway 401. This property is being offered for sublease. The head lease expires July 31st, 2027.

BUILDING AREA	SITE AREA	ASKING RENT	ADDITIONAL RENT
48,750 SF Total	3.7 Acres	\$8.75 PSF Net	\$2.75 PSF

- **Office Area:** 3,000 SF
- **Industrial Area:** 45,750 SF
- **Zoning:** Light Industrial LI2(9)
- **Clear Height:** 20'
- **Power:** 1,000 Amps, 600 Volts
- **Dock Level Doors:** 3
- **Grade Level Doors:** 3
- **Cranes:** 4 (3,000 kg each)



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