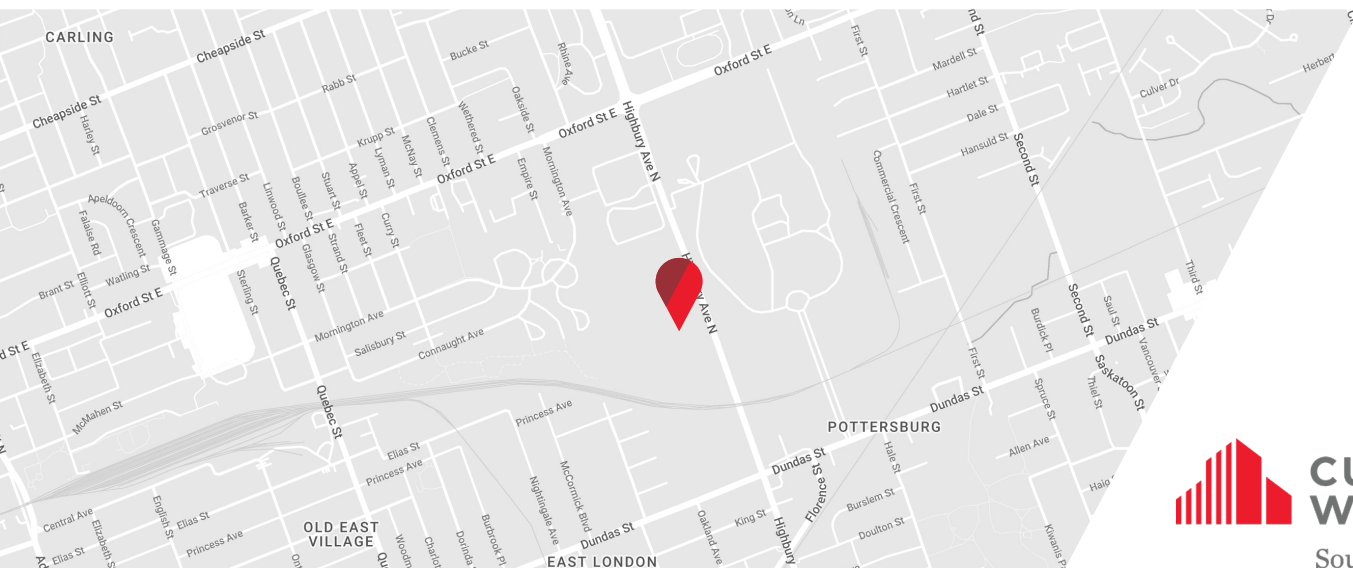




WAREHOUSE/LOGISTICS SPACE | FOR SUBLEASE

47 HIGHBURY AVENUE NORTH

London, ON N5Y 5B8

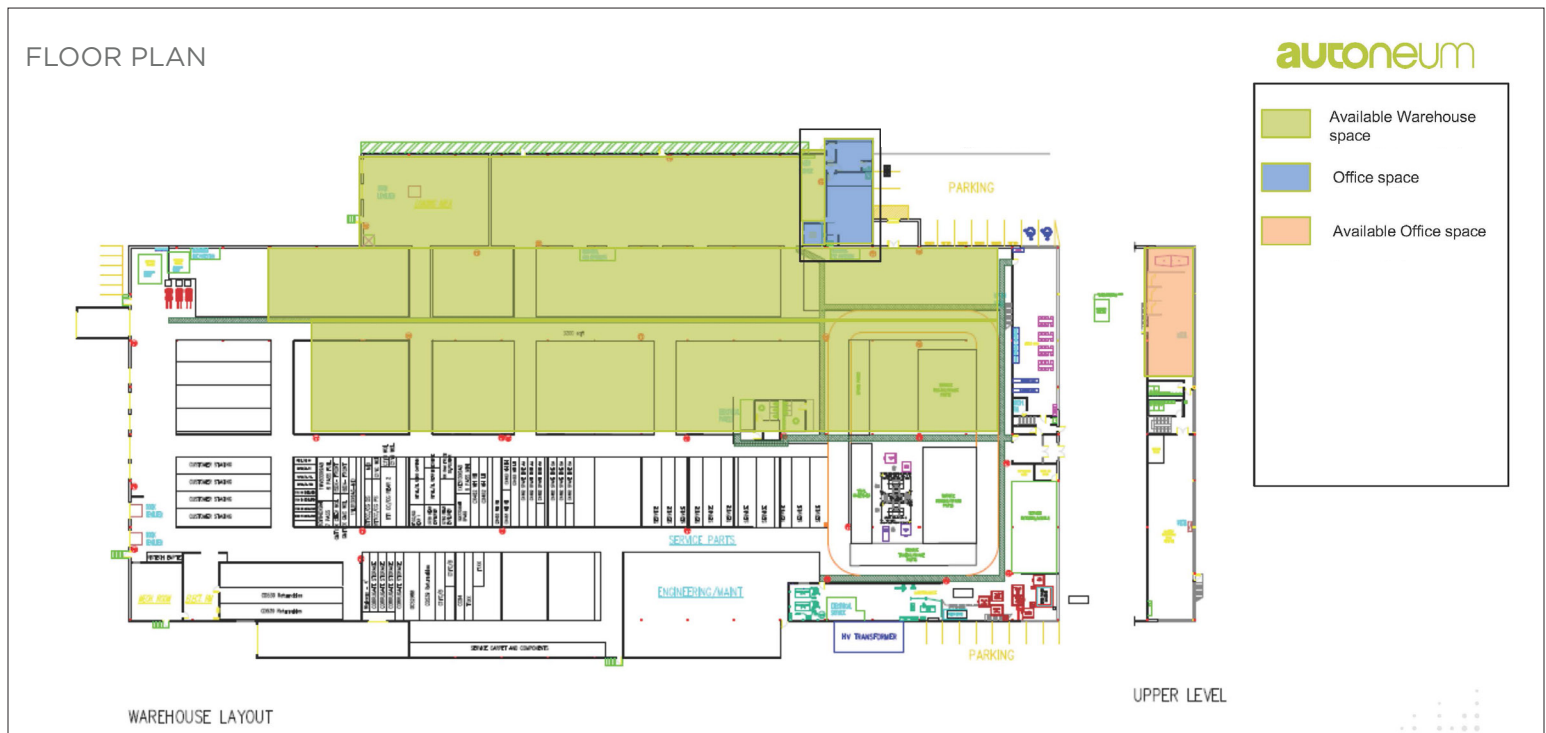


ABOUT THE PROPERTY

Quality warehouse/logistics space located on the west side of Highbury Avenue North just south of Oxford Street East

AVAILABLE SPACE	APPROX SQUARE FEET	GROSS ASKING RENT
Bldg. 3	46,000 - 126,000 SF	\$8.00 PSF*
*Inclusive of building insurance, ground maintenance and property taxes		

- The entire space can be made available to prospective tenants up to 126,000 SF
- **Zoning: LI2(11)** - permits a wide range of uses
- **Parking:** Ample spaces available on-site
- **Clear Height:** 18'
- **Dock Level Doors:** 2
- **Power:**
 - » Three Phase
 - » 600 Volts
- The space is fully sprinklered
- Warehouse heated by low pressure steam boiler system
- The sub-landlord is willing to consider flexible sizes and layout options in both the warehouse and office areas at the very competitive gross rate of \$8.00 PSF
- Available until May 2029



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