

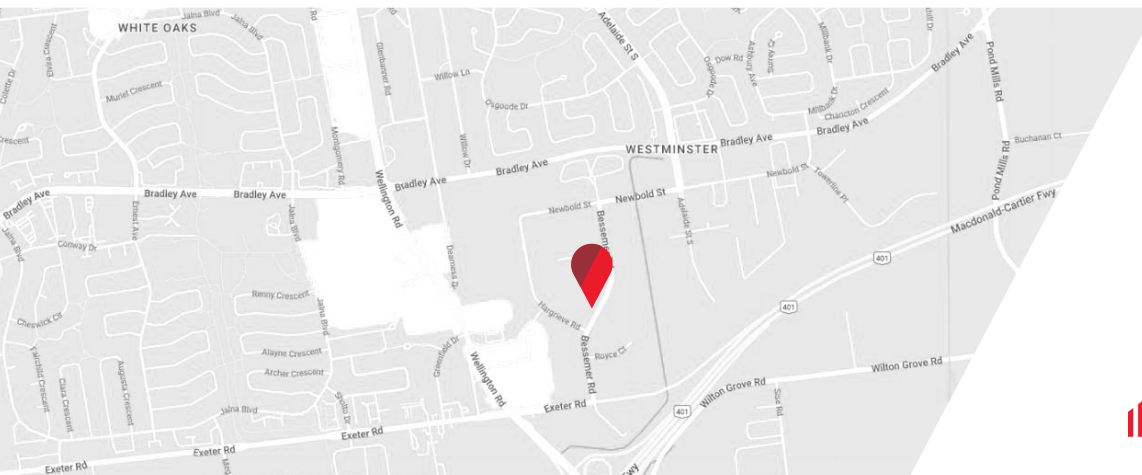


BESSEMER BUSINESS PARK WAREHOUSE SPACE | **FOR LEASE**

80

BESSEMER ROAD | UNIT 3/4

London, ON N6E 1R1



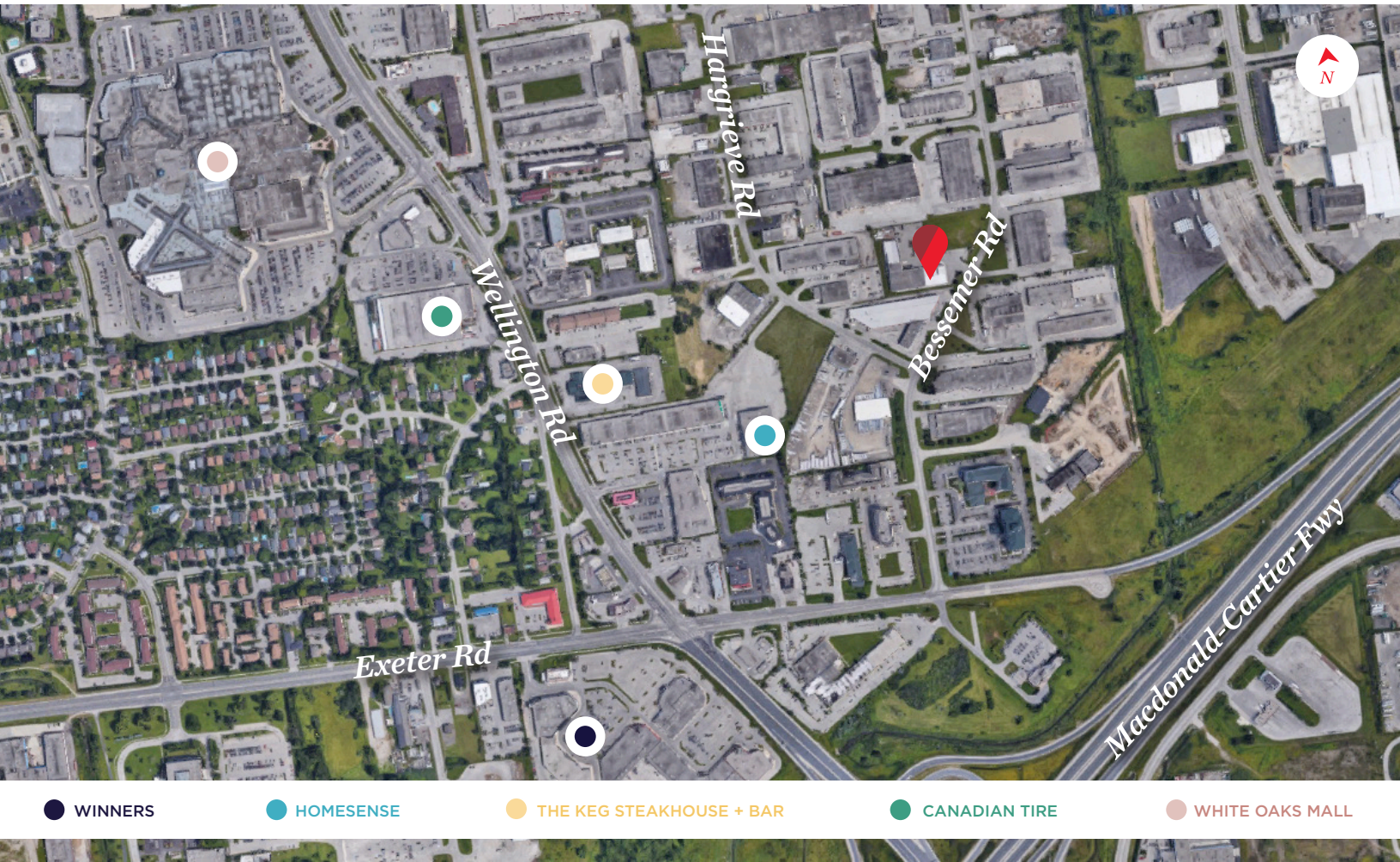
 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Bessemer Road Business Park warehouse space in South London

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
3/4	4,444 SF	\$9.00 PSF Net*	\$6.00 PSF**
*\$0.50 annual net rent escalation			
**Inclusive of building Insurance, common area maintenance, taxes and water			

- **Zoning: LI2/LI7** – permitted uses include: warehousing, wholesaling, custom workshop uses and many more
- **Grade Level Doors:** (10'x10')
- **Clear Height:** Ranging from 12'2" to 16'4" (sloped ceiling)
- 100% Warehouse space
- Big bright windows at the front of the unit
- AC ducting and led motion sensor lighting in place
- The location is ideal for businesses looking for close proximity to the highway
- Approx. 1 minute to the Wellington/Hwy 401 ramp



DAVID JONGERDEN
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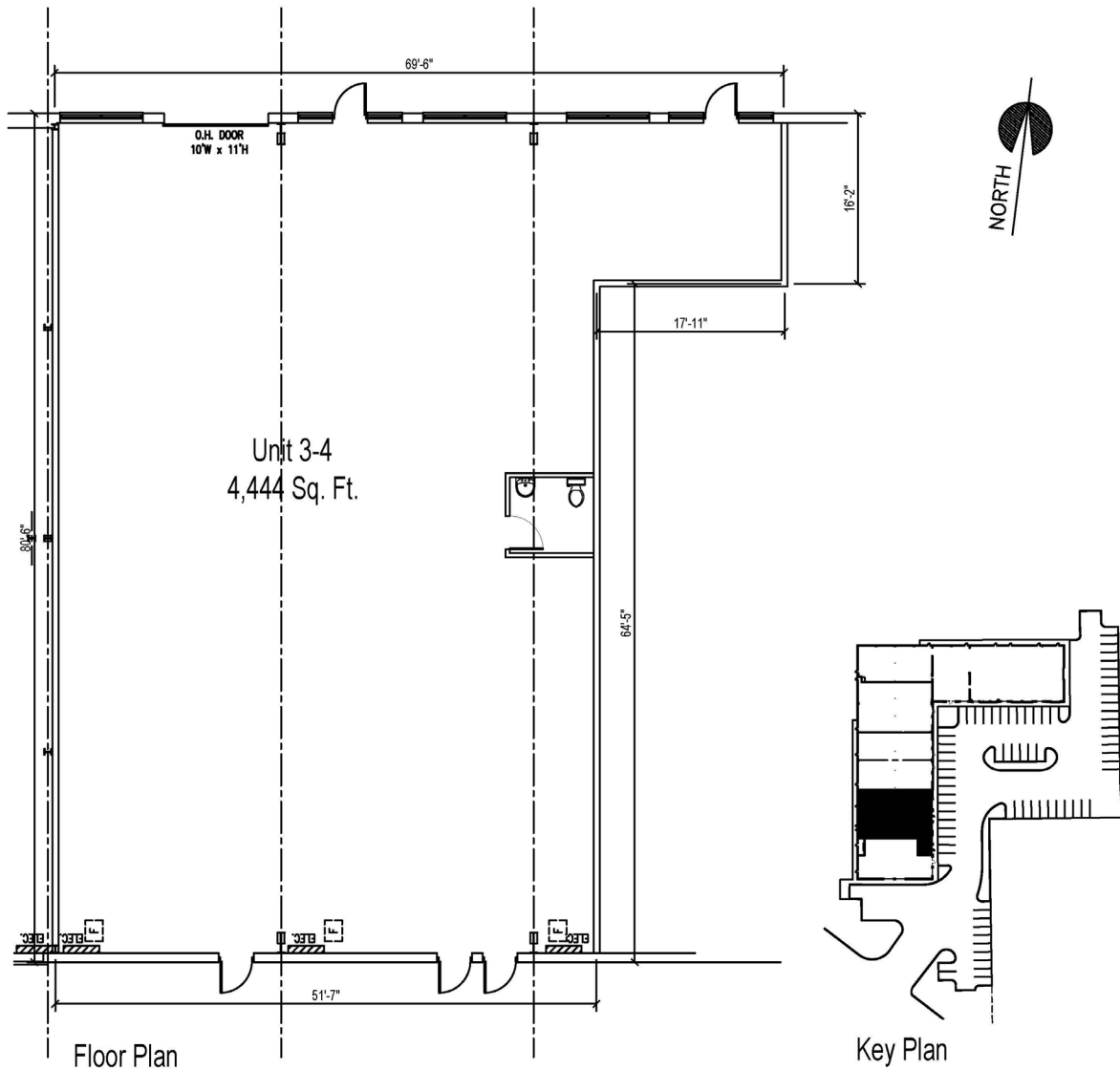
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FLOOR PLAN

BESSEMER BUSINESS PARK

UNIT 3-4, 80 Bessemer Rd., London, ON



03-19-18

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PROPERTY IMAGES



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