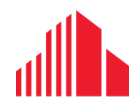




PRIME NORTHWEST LONDON OFFICE, WAREHOUSE | **FOR LEASE**

2018 MALLARD ROAD

London, ON N6H 5L8



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Prime northwest London office, warehouse space for lease, just west of Fanshawe Park Road and Hyde Park Road

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (EST.)
11	Approx. 2,100 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST
12	Approx. 2,700 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST
14	Approx. 2,300 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST

- **Zoning:** L1(3)
- **Parking:** On-site available for free
- **Unit 12:** Grade loading door
- **Unit 14:** End cap unit
- Good signage available
- Very well maintained commercial plaza
- Just down the street from the Smartcentres development (Walmart, Canadian Tire, Winners, Golf Town, Sportchek, Rona, etc)
- Do not go direct to the building



TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com



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