



PRIME COMMERCIAL/RECREATIONAL/OFFICE SPACE | **FOR LEASE**

**1885**  
**BLUE HERON**  
**DRIVE**  
**UNITS 5-6**

*London, ON N6H 5L9*





# ABOUT THE PROPERTY

Prime northeast London commercial/light industrial/office spaces for lease located just off of Hyde Park Road and Fanshawe Park Road

UNITS	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT
5-6	Approx. 1,944 SF	\$12.50 PSF Net	\$6.74 PSF

- **Zoning:** LI1(3) - Permits a wide range of uses
- **Signage:** Signband available
- **Doors:** Grade loading
- **Parking:** On-site for free
- Air-conditioned space
- Tenant pays separately metered utilities
- Previously used as a kitchen showroom
- Building is professionally managed and maintained
- Located just minutes away from the SmartCentres London Northwest development encompassing Walmart, Canadian Tire, Winners, HomeSense etc.



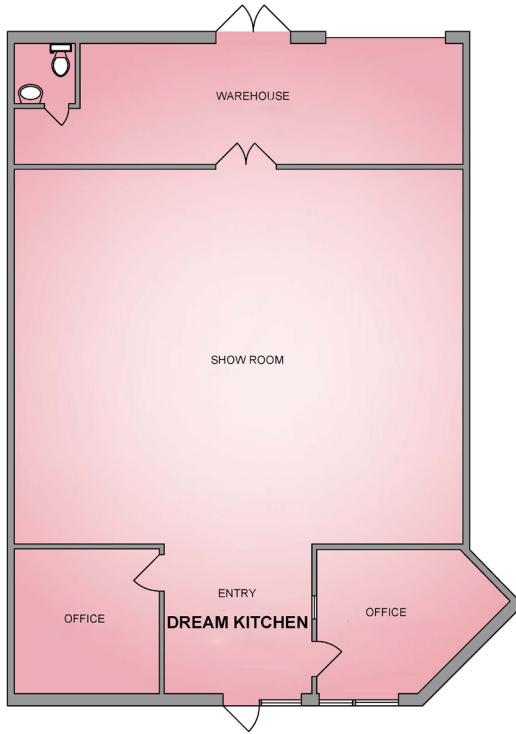
**TYLER DESJARDINE**  
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**CUSHMAN & WAKEFIELD**  
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**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

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# FLOOR PLAN & SITE PLAN



**UNITS 5 & 6**  
**1885 BLUE HERON DRIVE**

NORTH

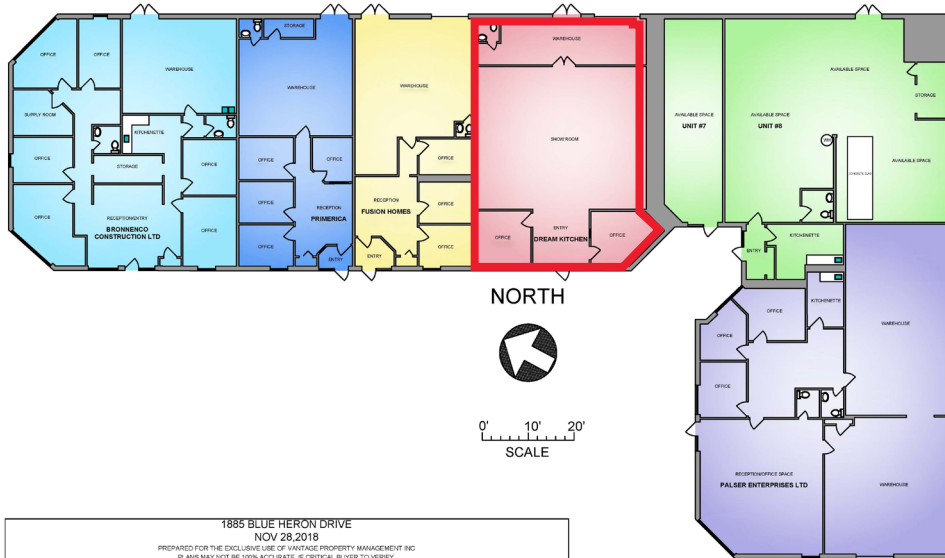


0' 5' 10'  
SCALE

<b>PROPER MEASURE</b> PRECISION	
UNITS 5&6 1885 BLUE HERON DRIVE NOV 28, 2018	
<small>PREPARED FOR THE EXCLUSIVE USE OF VANTAGE PROPERTY MANAGEMENT LTD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BLVD TO VERIFY</small>	
FLOOR	FINISHED
MAIN	
TOTAL	

**1885 BLUE HERON DRIVE**

8'-9" CEILING HEIGHT



NORTH



0' 10' 20'  
SCALE

1885 BLUE HERON DRIVE NOV 28, 2018							
<small>PREPARED FOR THE EXCLUSIVE USE OF VANTAGE PROPERTY MANAGEMENT INC PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BLVD TO VERIFY</small>							
	AREA (SQ. FT.)						
UNIT	BRONNENCO CONE LTD	PRIMERICA	FUSION HOMES	DREAM KITCHEN	UNIT #7	UNIT #8	PALSER ENTERPRISES INC
MAIN							
TOTAL							



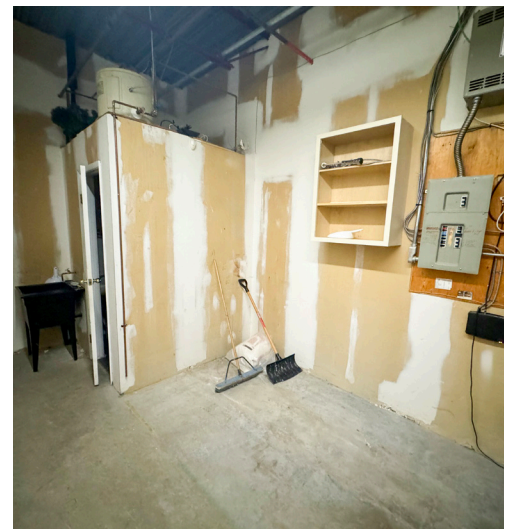
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# PROPERTY IMAGES



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