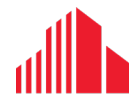




FOR LEASE | PRIME NORTHWEST LONDON LIGHT INDUSTRIAL/WAREHOUSE SPACE

1490 NORTH ROUTLEDGE PARK

London, ON N6H 5L6



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

PROPERTY HIGHLIGHTS

Prime northwest London light industrial/warehouse space available for lease

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
B	Approx. 8,000 SF	\$10.50 PSF Net + utilities	\$3.50 PSF (Est.)
B1	Approx. 5,000 SF	\$10.50 PSF Net + utilities	\$3.50 PSF (Est.)
B2	Approx. 3,000 SF	\$10.50 PSF Net + utilities	\$3.50 PSF (Est.)

- **Zoning:** LI 1(3)
- **Parking:** Available on-site
- **Grade Loading Doors:** 3
- **Clear Height:** Ranging from 16' to 24'
- Existing rails and cranes in the building
- Gas heat - radiant
- Several building upgrades have been completed - newer HVAC and roof
- Located in the heart of the Hyde Park area in northwest London



● LOWES HOME IMPROVEMENT

● MCDONALDS

● SMARTCENTRES LONDON NORTHWEST

● MANDARIN

● ENTERPRISE

TYLER DESJARDINE

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