



PRIME LIGHT INDUSTRIAL/WAREHOUSE/COMMERCIAL BUILDING | **FOR LEASE**

1033 CLARKE ROAD

London, ON N5V 3B3



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Prime light industrial/warehouse/commercial building for lease in northeast London

UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
4	Approx. 2,370 SF	\$10.50 PSF Net escalating	\$3.50 PSF	<ul style="list-style-type: none"> Grade Level Loading Door: 1 Clear Height: 16'
6	Approx. 1,200 SF	\$10.50 PSF Net escalating	\$3.50 PSF	<ul style="list-style-type: none"> Front corner unit, ideal for office or showroom uses Access to Grade Loading Door
7	Approx. 3,600 SF	\$10.50 PSF Net escalating	\$3.50 PSF	<ul style="list-style-type: none"> Front of the building Grade Level Loading Door: 1

- Zoning: RSC2/RSC4/LI7 - permits a wide range of uses
- Front showroom, with a couple of offices and rear storage/shipping area
- Gas heat
- Utilities separately metered in tenant's name
- Located at the corner of Clarke Road and Stronach Crescent in Northeast London
- Quick access to Veterans Memorial Highway and Highway 401



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PROPERTY IMAGES

Unit 4



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SITE PLAN



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