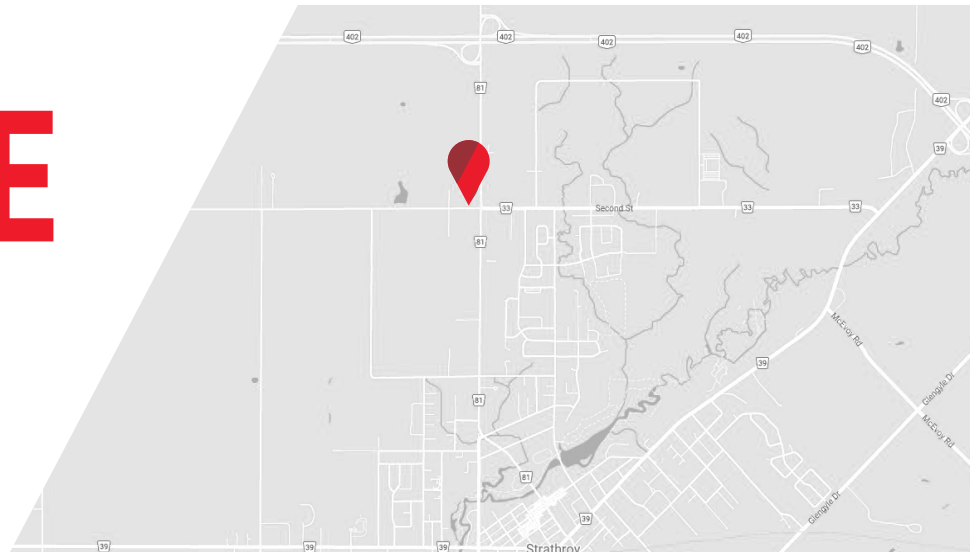




COMMERCIAL/RETAIL/OFFICE/LIGHT INDUSTRIAL BUILDING | FOR LEASE

**28537** **CENTRE ROAD**

*Strathroy, ON N7G 3H6*



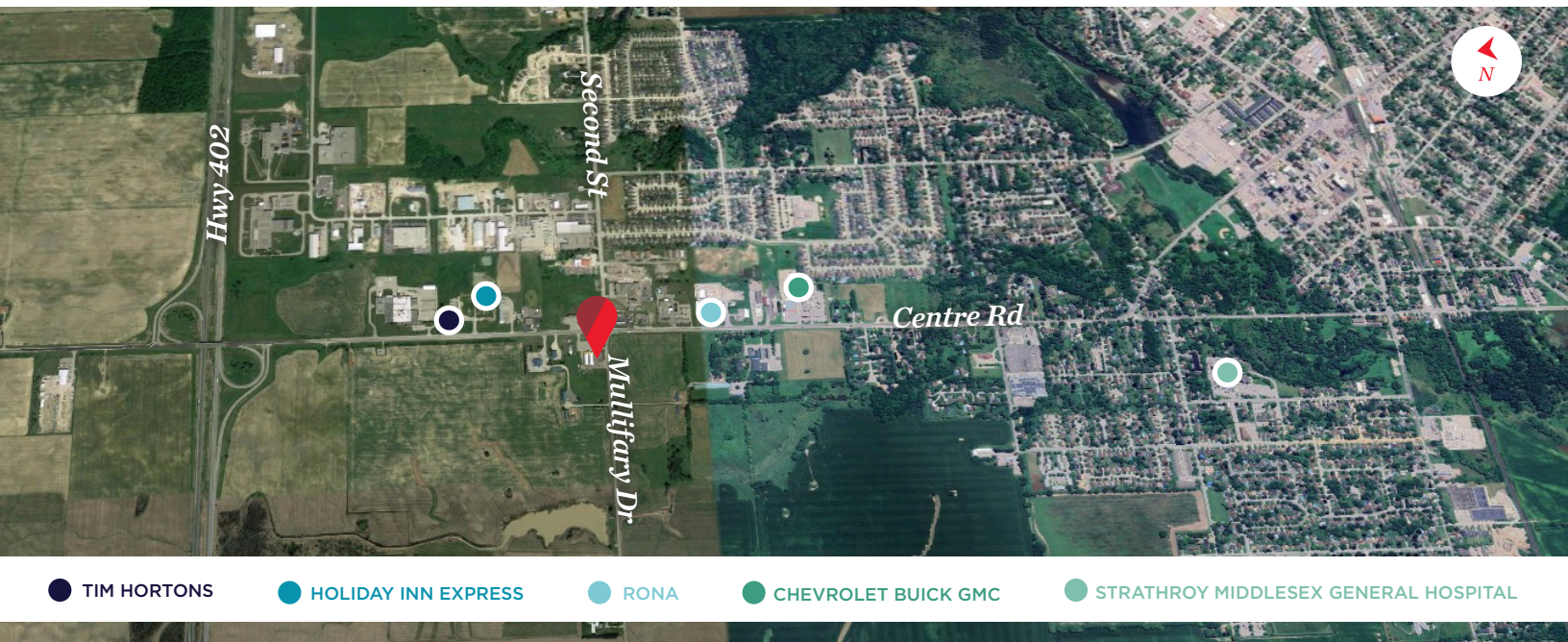


# ABOUT THE PROPERTY

Prime commercial/retail/office building for lease directly at the corner of Centre Road and Second Street in Strathroy

UNIT	APPROX. SQUARE FEET	ASKING RENT
A	9,470 SF	\$16.00 PSF Net
B	1,941 SF	\$16.00 PSF Net
C	7,959 SF	\$16.00 PSF Net
D	5,254 SF	\$14.00 PSF Net
A-D	24,624 SF	\$14.00 PSF Net
A-C	19,370 SF	\$14.00 PSF Net
RW	11,413 SF	\$6.00 PSF Net

- **Zoning CC:** Permits a wide range of uses: office, retail, warehouse, wholesale, building supply, home/auto supply store, public storage and more
- **Parking:** Plenty available on-site
- Dock/Grade loading
- Excellent signage available to the street
- Prime corner location
- High traffic location
- Landlord willing to build to suit for qualified tenants
- Gateway to Strathroy, just seconds off Hwy 402



● TIM HORTONS ● HOLIDAY INN EXPRESS ● RONA ● CHEVROLET BUICK GMC ● STRATHROY MIDDLESEX GENERAL HOSPITAL

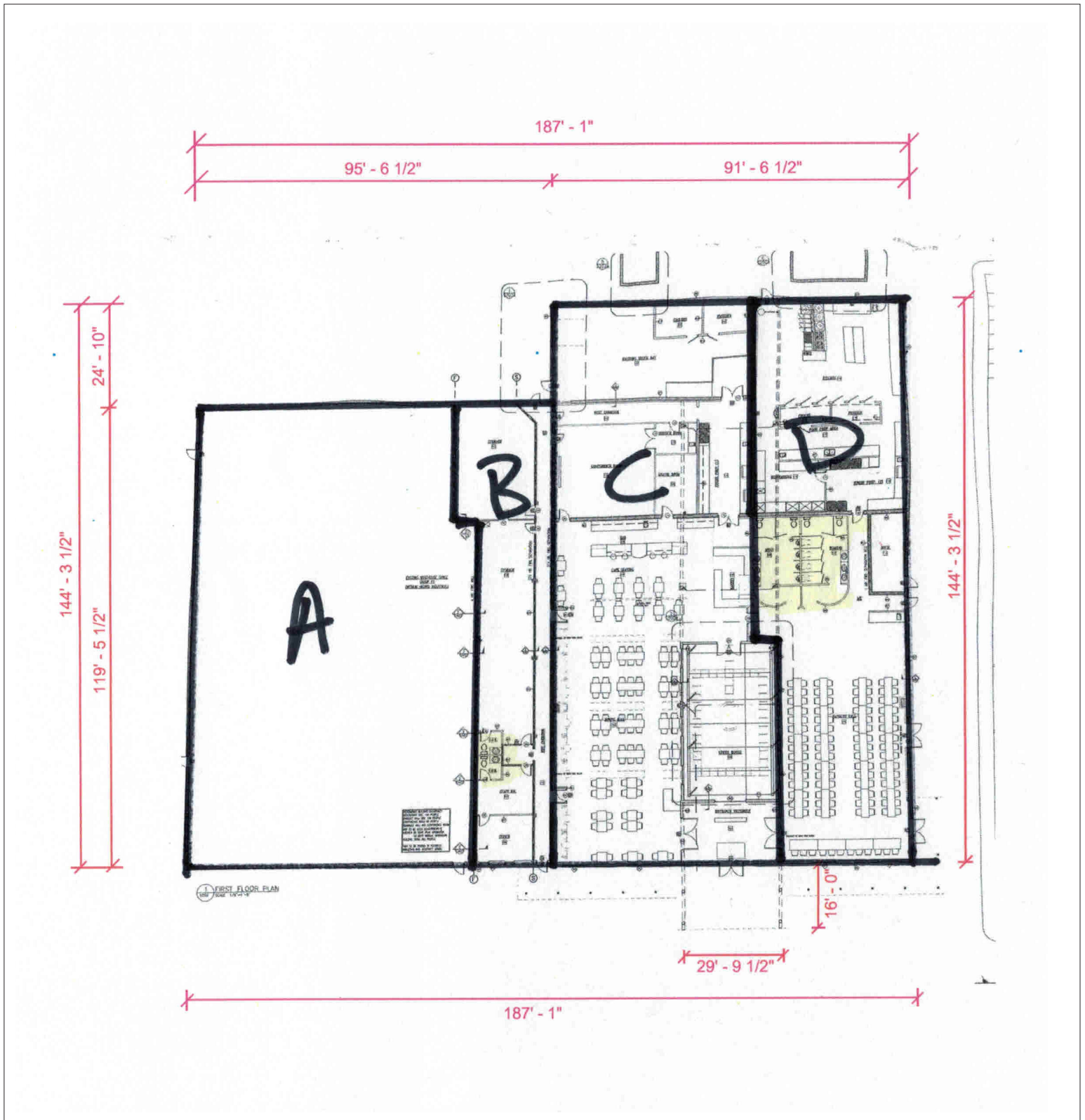
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# FLOOR PLAN



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# PROPERTY IMAGES



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