

1520 NORTH ROUTLEDGE PK RD

London, Ontario N6H 5N5



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

INDUSTRIAL • FOR LEASE

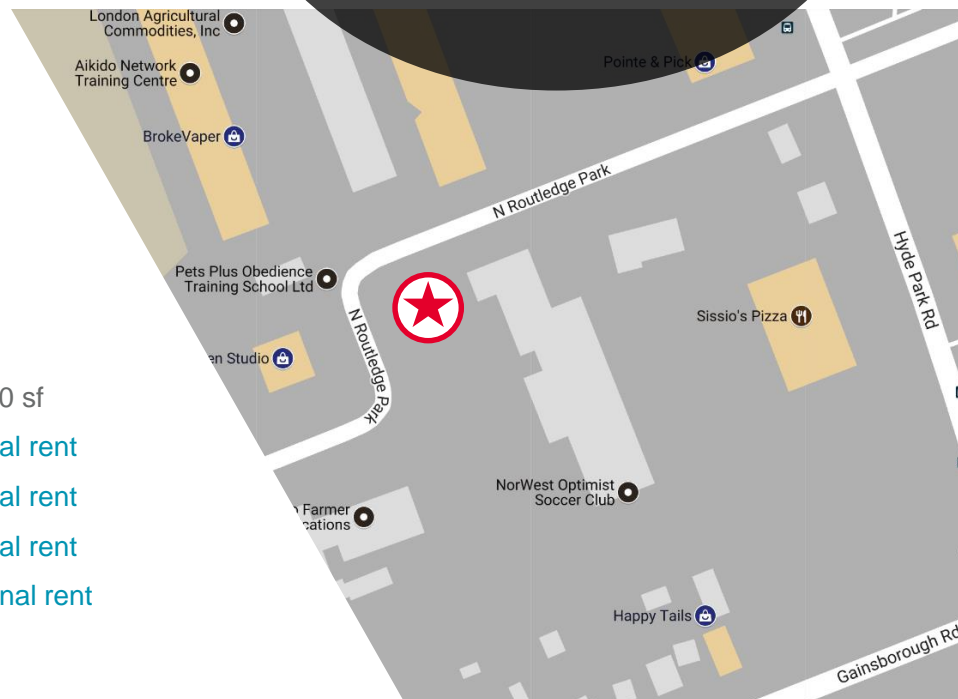


NEW MULTI-UNIT

Light Industrial / Warehouse / Office /
Commercial Building

**Coming to northwest
London in Hyde Park**

- Located in the heart of the Hyde Park area, very close to all of the new Retail / Commercial development and rapidly developing residential area in northwest London
- The building will have grade loading and a minimum of 18 foot clear height ceilings
- Plenty of onsite parking
- Gas Heat system
- Zoned Light Industrial – LI 1(3)
- Various size units available For Lease from 1,500 sq.ft. up to approximately 14,000 sq.ft.
- Units from 1,500 sf / 3,000 sf / 5,000 sf / 14,000 sf
- 1,500 sf Asking \$8.50 psf Net + \$3.50 additional rent
- 3,000 sf Asking \$8.50 psf Net + \$3.50 additional rent
- 5,000 sf Asking \$7.50 psf Net + \$3.50 additional rent
- 14,000 sf Asking \$7.50 psf Net + \$3.50 additional rent



For more information, please contact:

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**

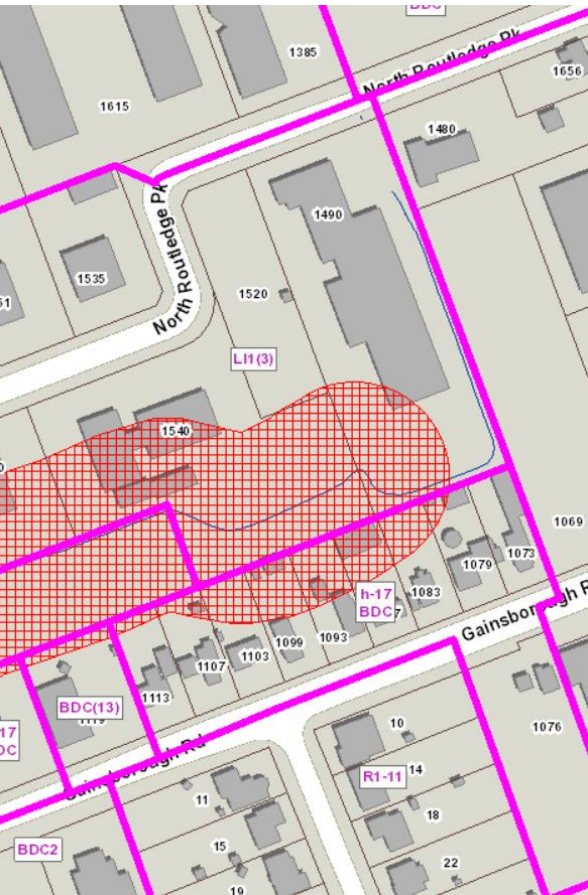
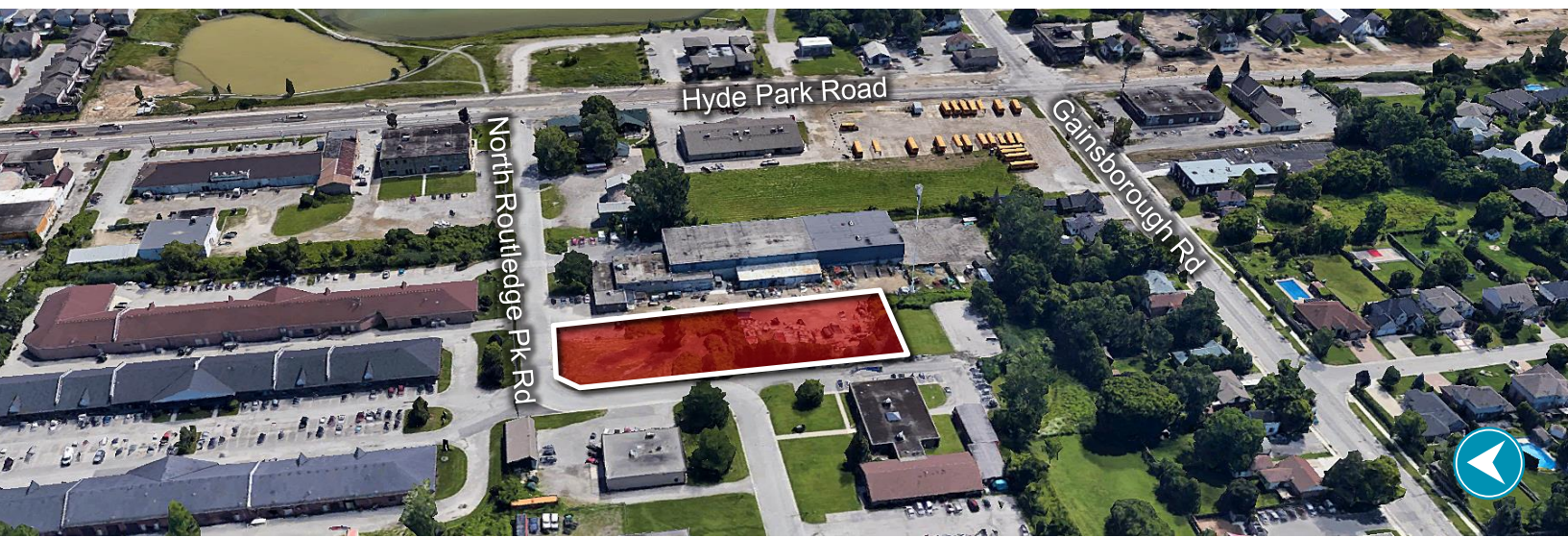
620A Richmond St., 2nd Floor
London, Ontario CA N6A 5J9
www.cushwakeswo.com

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LIGHT INDUSTRIAL (LI) ZONE - GENERAL PURPOSE OF THE LI ZONE

This Zone provides for and regulates a range of industrial and associated secondary uses. In addition to the uses permitted in the LI1 Zone variation, an expanded range of industrial and complementary uses may be permitted, at appropriate locations, through other zone variations. A limited range of convenience, medical/dental and automotive uses may be permitted in association with industrial uses or by compounding with the Convenience Commercial (CC) and/or Automotive Service Station (SS) Zones. The LI10 zone variation will be applied to permit Self-storage Establishments where an approved secondary plan of the City of London indicates that the area currently designated Light Industrial is intended to transition out of industrial use. (Z.-1-132230)

PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation for any use other than the following uses:

LI 1

- a) Bakeries;
- b) Business service establishments;
- c) Laboratories;
- d) Manufacturing and assembly industries;
- e) Offices support;
- f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- g) Pharmaceutical and medical product industries;
- h) Printing, reproduction and data processing industries;
- i) Research and development establishments;
- j) Warehouse establishments;
- k) Wholesale establishments;
- l) Custom workshop; Z-1-051390
- m) Brewing on premises establishments. Z-1-051390
- n) Service Trade Z.-1-071679
- o) Existing Self-storage Establishments (Z.-1-132230)
- p) Artisan Workshop (Z.-1-172561)
- q) Craft Brewery (Z.-1-172561)

LI1(3)

- a) Additional Permitted Uses**
 - i) Electrical and electronic products industries;
 - ii) Office, store and business electronic products industries;
 - iii) Commercial schools.
- b) Regulations**
 - i) Landscaped Open Space 20 (%) Minimum
 - ii) Outdoor Storage 0 (%) Maximum (Z.-1-01885)

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