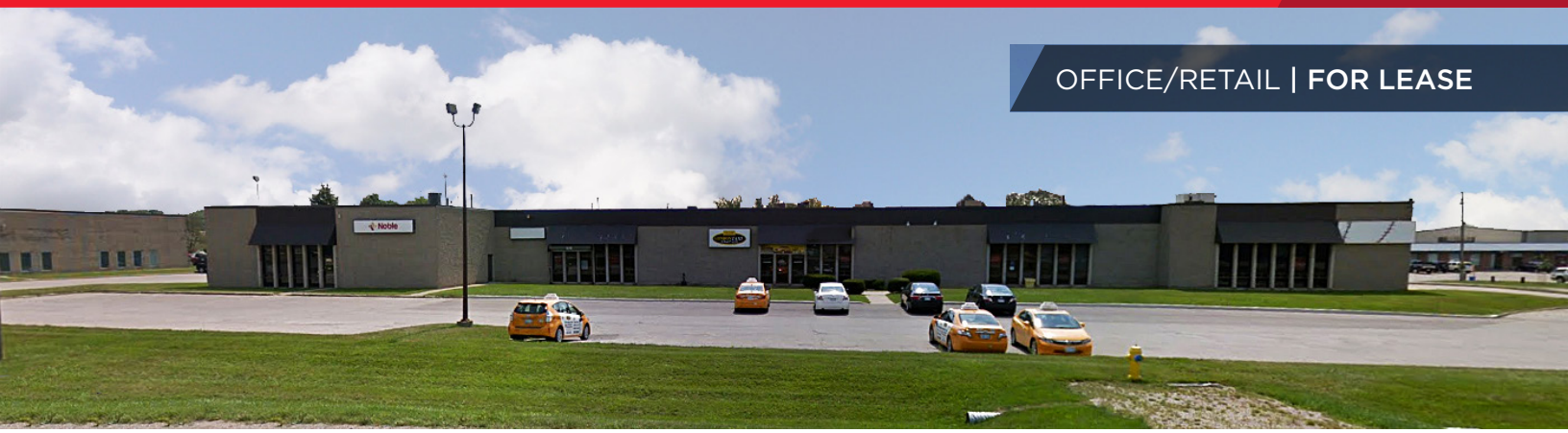
CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR LEASE

1540 Fanshawe Park Road West

London, ON N6H 5L8



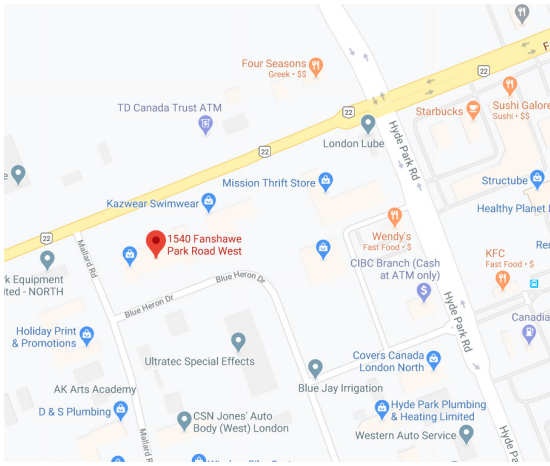
Available Spaces

Unit Number	Approx. Square Footage	Asking Rent	Additional Rent	Additional Information
6	3,000 SF	$9.50 PSF Net	$4.90 PSF*	» Former office space with rear warehouse space » Dock loading door
8-9	8,900 SF	$9.50 PSF Net	$4.90 PSF*	» Space could be split into two units of 5,900 SF and 3,000 SF » Former Gymworld space » Dock loading door
*Inclusive of CAM and taxes				

Property Highlights

Prime Commercial spaces available for Lease with direct exposure to Fanshawe Park Road West:

- **Units 6 & 8-9 could be combined for a total of 11,900 SF**
- **Zoning:** RSC1, RSC3(15) and RSC5
- **Parking:** Approx. 50 free on-site spaces
- **Signage:** Signband signange available
- Much lower lease rates than similar surrounding properties
- High ceilings
- Located near the SmartCentres London Northwest encompassing:
  - » Walmart Supercenter, Winners, LCBO, HomeSense Marshalls, Canadian Tire etc...



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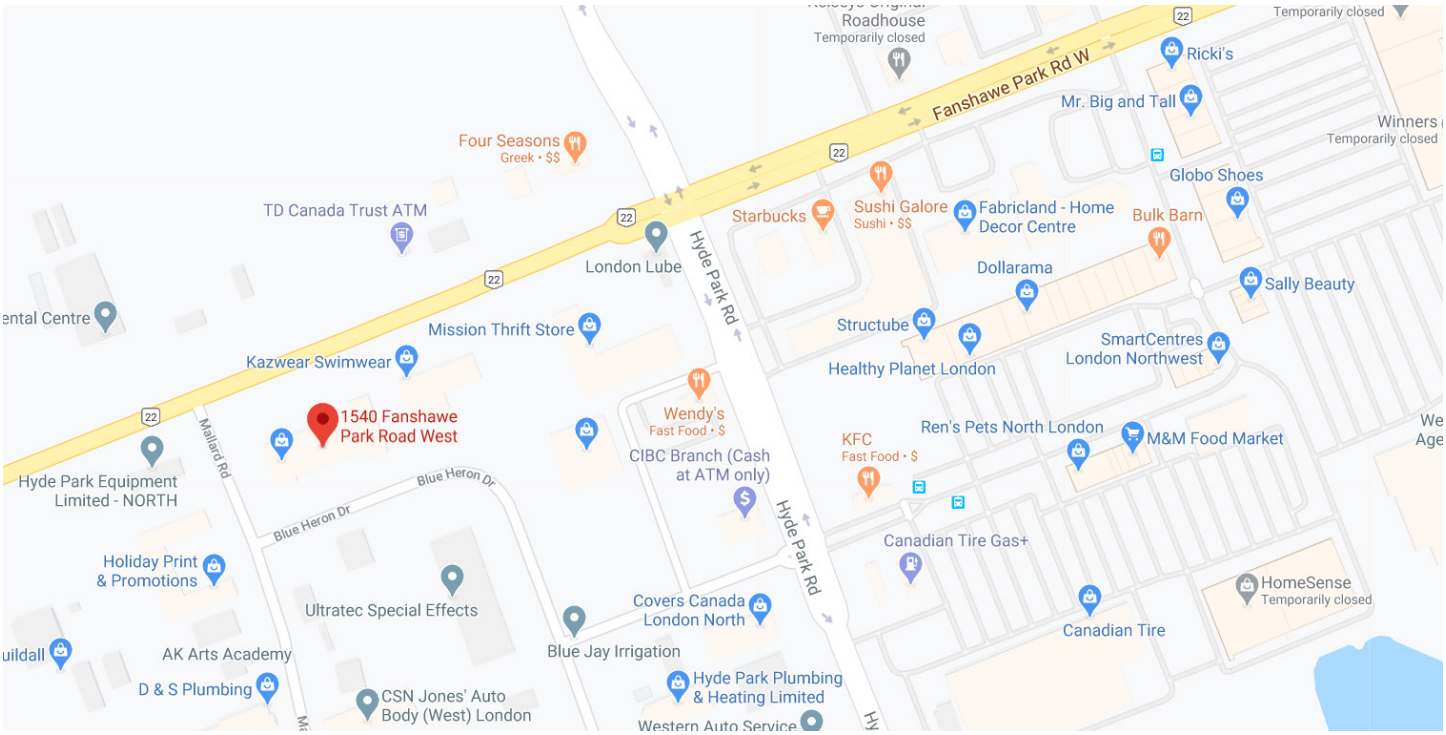
Map



Aerial Photo

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