



## PRIME RETAIL/OFFICE/STORAGE SPACE/BUILDING

### ASKING RENT

\$9.00  
PSF NET

### ADDITIONAL RENT

\$3.50  
PSF (Est.)

### AVAILABLE SPACE

8,064  
SF

#### TYLER DESJARDINE

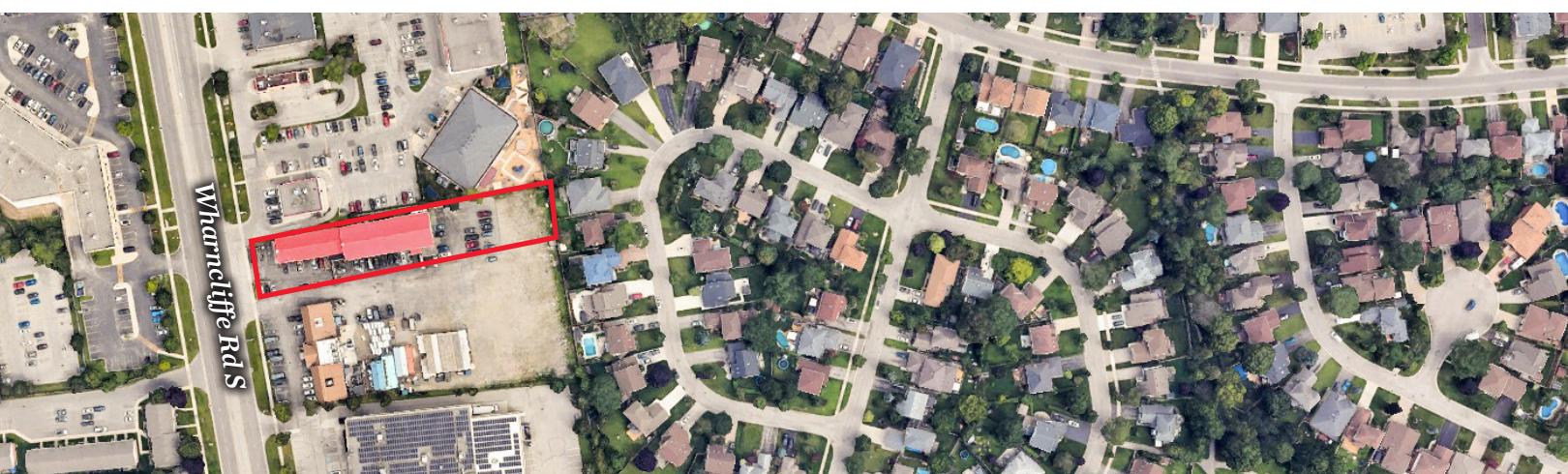
*Sales Representative*  
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**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
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# ABOUT THE PROPERTY

Prime commercial building/retail/office/storage space for sublease..

- **Additional rent is inclusive of common area maintenance and property taxes**
- **Zoning:** RSC2/RSC4 - Permits a wide range of uses from: Home Improvement and furnishing stores, storage, home and auto supply stores, repair and rental establishments, services and repair establishment, dry cleaning, pharmacies, furniture stores, mattress stores, animal clinics
- **Parking:** Plenty of spaces available on-site
- **Signage:** Available exposure on Wharncliffe Road South
- **Dock Level Doors:** 1
- Tenant to pay their share of the water utility
- Daily traffic count over 20,000 cars per day



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Southwestern Ontario