

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
1540 FANSHAWE PARK ROAD WEST

London, ON



PRIME COMMERCIAL SPACE AVAILABLE IN NORTH LONDON

ASKING RENT

\$18.00
PSF NET

ADDITIONAL RENT

\$7.00
PSF (EST.)

ZONING

RSC1/RSC3(15)/
RSC5

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6
www.cushwakeswo.com

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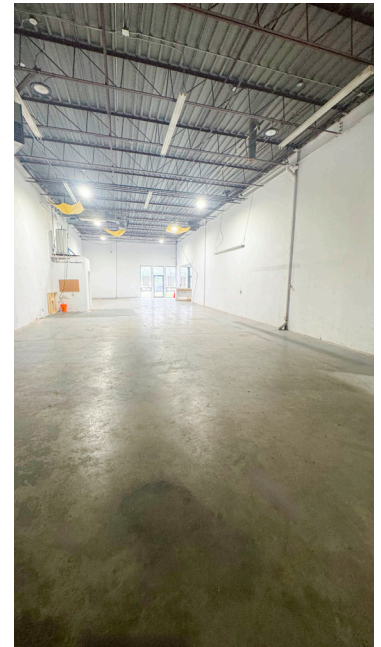
ABOUT THE PROPERTY

Prime commercial space available for lease in north London, Ontario. Located directly on along Fanshawe Park Road West, just west of Hyde Park Road.

- **Additional rent inclusive of common area maintenance and property taxes**
- **Zoning:** RSC1/RSC3(15)/RSC5 - permits a wide range of uses: animal clinics, home improvement, furnishing stores, repair/rental establishment, service/repair, studios, commercial recreation establishments, clinics, assembly halls, medical/dental, labs, commercial schools, bulk sales, bakeries, building/contracting establishments, service trades, warehouse and whole establishments
- **Parking:** Plenty available on site
- **Signage:** Available excellent exposure
- **Clear Height:** Approx. 16'
- **Dock Loading Door:** 2 (10')
- Well established plaza
- Tenant pays their own separately metered utilities
- High daily traffic count along Fanshawe Park Road
- Other Tenants in the immediate Area: Walmart, Canadian Tire, Winners, Golf Town, Homesense, Marshalls etc.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
<i>Leased</i> 4	3,000 SF	\$18.00 PSF Net	\$7.00 PSF (Est.)*
5	3,000 SF	\$18.00 PSF Net	\$7.00 PSF (Est.)*

Unit 5



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