



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

FOR LEASE

**1540 FANSHAWE PARK ROAD WEST
UNIT 5**
London, ON



PRIME COMMERCIAL SPACE AVAILABLE IN NORTH LONDON

AVAILABLE SPACE

**3,000
SF**

ASKING RENT

**\$18.00
PSF NET**

ADDITIONAL RENT

**\$7.00
PSF (EST.)**

TYLER DESJARDINE

Sales Representative

519 438 5403

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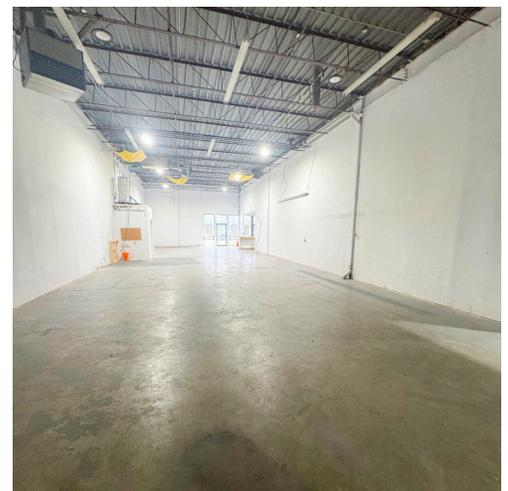
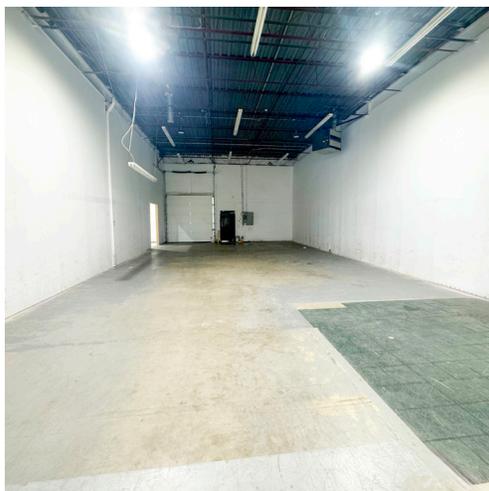
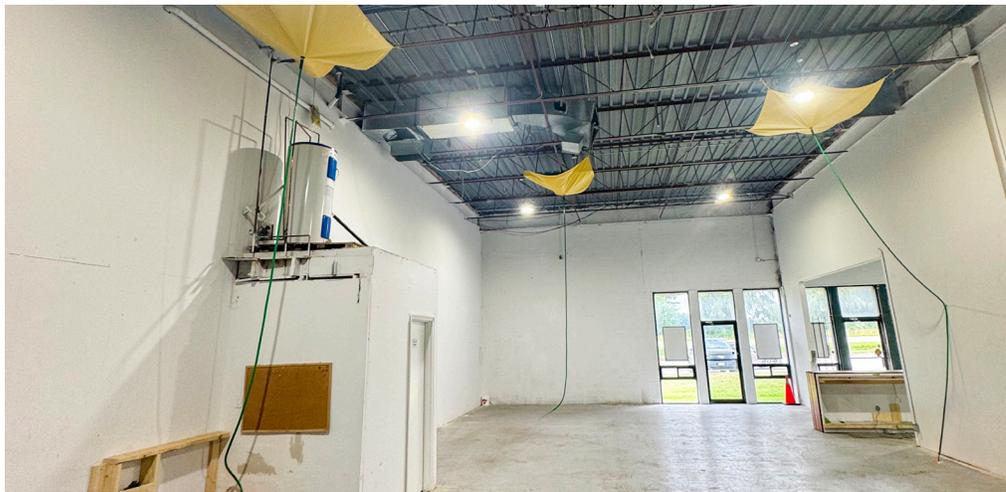
**CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO**
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ABOUT THE PROPERTY

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 is estimated for 2025 and inclusive of common area maintenance**
- **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 with excellent exposure
- **Clear Height:** Approx. 16'
- **Dock Loading Door:** 1 (10') located at the rear of the building
- 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.



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