



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**109 GAYLORD ROAD**

*St. Thomas, ON*



## PRIME FREE STANDING INDUSTRIAL/WAREHOUSE BUILDING

### ASKING RENT

**\$10.95**  
PSF NET

### ADDITIONAL RENT

**\$2.50**  
PSF

### AVAILABLE SPACE

**13,500**  
SF

**TYLER DESJARDINE**

*Sales Representative*

519 438 5403

[tyler.desjardine@cushwakeswo.com](mailto:tyler.desjardine@cushwakeswo.com)

**CUSHMAN & WAKEFIELD**  
**SOUTHWESTERN ONTARIO**  
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London, Ontario N6G 5G6  
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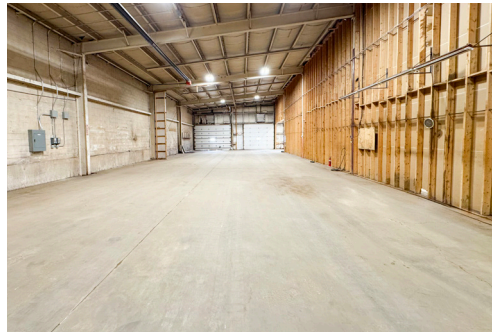
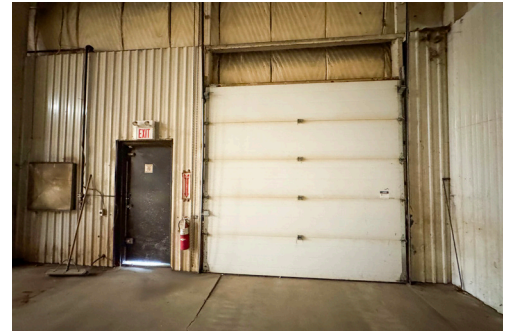
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# ABOUT THE PROPERTY

Located in St. Thomas, Ontario, the property sits on approximately 1.003 acres. The building features upgraded LED lighting throughout most areas, a main floor washroom, and second-level mezzanine offices. Heating is provided by gas unit heaters and gas radiant heaters.

- **Grade Level Doors**
  - » 3 At the side of the building, 1 at the side near the rear
    - \* 18'x12'
    - \* 14'x12'
    - \* 14'x14'
    - \* 10'x10'
- **Clear Height:** Metal Pitched Roof
  - » Approx. 17'- 20'
  - » Approx. 20' from the floor to the roof deck
- Formerly used as a metal fabrication shop
- **Power:** 600 Volts
- **Zoning:** EL (Employment Lands) permitting a broad range of uses such as: automotive uses/ service/body shop, auction sales, builders depot, construction trade, bulk storage, repair and machine shop, manufacturing, trucking, warehousing, wholesale, private recreation facilities, self storage and much more
- Tenant shall look after their own snow removal, landscaping, maintenance/repairs etc and pay for all utilities



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