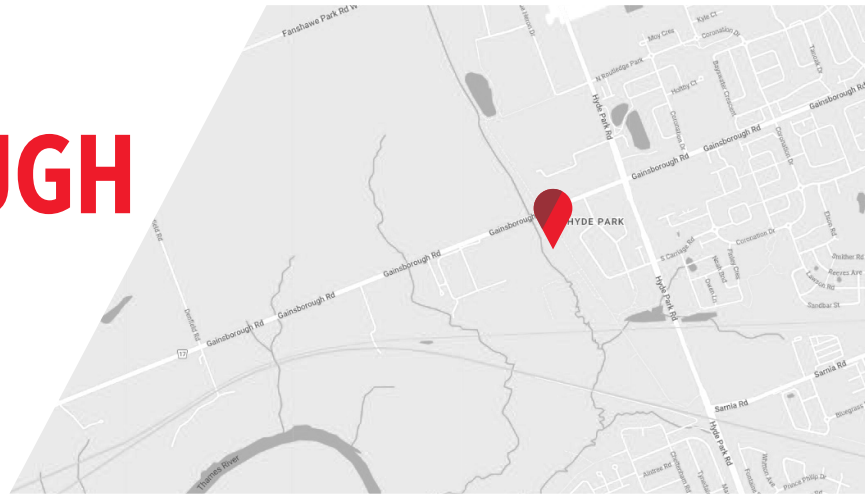




PRIME LIGHT INDUSTRIAL/WAREHOUSE SPACE | FOR LEASE

1164 GAINSBOROUGH ROAD

London, ON N6H 5N1



 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

Prime light industrial/warehouse space available for lease in the Hyde Park Area in Northwest London

<i>Approx. Square Feet</i>	<i>Asking Rent</i>
10,000 SF	\$17.56 PSF semi gross + HST*
*Inclusive of heat	

- **Zoning:** L11 - Light Industrial 1 - Allows for a broad range of uses (see page 4 for details)
- Plenty of free parking and outdoor storage area
- Concrete slab floor
- 3 Phase power
- Gas heat
- Ceiling Height: 17'9" high ceilings
- Grade loading door
- Hydro Extra
- Additional 12 acres of land available to rent out for outdoor storage



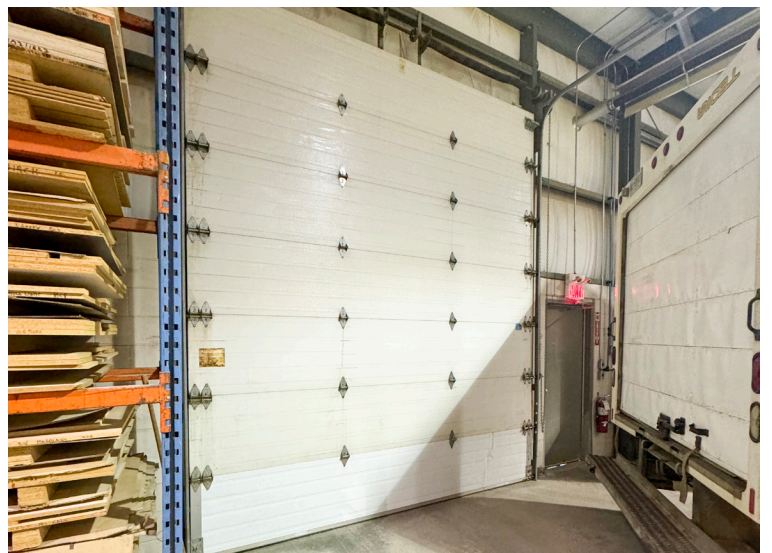
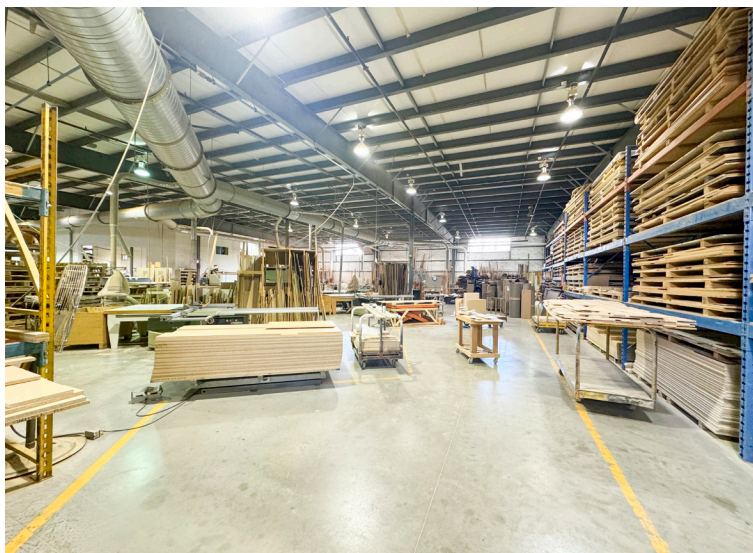
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PROPERTY IMAGES



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ZONING & PERMITTED USES

PERMITTED USES | LIGHT INDUSTRIAL (LI) ZONE

Bakeries	Business service establishments
Laboratories	Manufacturing and assembly industries
Offices support	Paper and allied products industries excluding pulp and paper and asphalt roofing industries
Pharmaceutical and medical product industries	Printing, reproduction and data processing industries
Research and development establishments	Warehouse establishments
Wholesale establishments	Custom workshop; Z-1-051390
Brewing on premises establishments. Z-1-051390	Service Trade Z.-1-071679
Existing Self-storage Establishments (Z.-1-132230)	Artisan Workshop (Z.-1-172561)
Craft Brewery (Z.-1-172561)	Tow Truck Business (Z.-1-223025)

<https://london.ca/sites/default/files/2024-03/Zoning%20By-law%20Section%2040.pdf>

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