



PRIME NEWER LIGHT INDUSTRIAL SPACE | FOR LEASE

6 FIRESTONE ROAD

Strathroy, ON N7G 4L9



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Prime newer light industrial/warehouse/manufacturing space available in Strathroy's central industrial park area.

AVAILABLE SPACE	ASKING RENT
Approx. 24,000 SF	\$9.00 PSF Semi-Gross + utilities

- **Zoning:** M2 - General Industrial use, machine shop, R&D facility, contractor's yard, factory outlet, workshop, truck terminal, storage etc.
- **Parking:** Available on-site
- **Doors:** Loading: 180' x 132'
 - » 1 Grade door
 - » 2 Dock Doors with hydraulic levers
- **Power:** 600 Volts 3 Phase
- **Clear Height:** 40' in the centre and 17' at edges
- 2 unit heaters, air conditioned 2 offices, 2 washrooms fully insulated
- LED Lights with motion detection
- Plenty of outdoor storage
- Just minutes to Hwy 402



<p>TYLER DESJARDINE <i>Sales Representative</i> 519 438 5403 tyler.desjardine@cushwakeswo.com</p>	<p>CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO 850 Medway Park Dr, Suite 201 London, Ontario N6G 5C6 www.cushwakeswo.com</p>	 <p>CUSHMAN & WAKEFIELD Southwestern Ontario</p>
---	--	---

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.