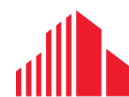




FOR LEASE | PRIME MULTI-UNIT LIGHT INDUSTRIAL/WAREHOUSE

**1930
MALLARD
ROAD**

London, ON N6H 5M1



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

PROPERTY HIGHLIGHTS

Prime multi-unit light industrial/warehouse/commercial building for lease in northwest London

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
7	Approx. 4,581 SF	\$10.50 PSF Net	\$4.00 PSF + Utilities + HST (Est.)

- **Zoning:** LI1(3) - Permits a wide range of uses
- **Parking:** Plenty spaces available on-site for free
- **Clear Height:** Ranging from 14' to 18'
- **Grade Loading Doors:** 3
- **Power:**
 - » Three Phase
- Space could potentially be split into smaller units for qualified tenants
- Able to drive thru the building to the back/side laneway
- A small office area/waiting area, washrooms in the front and rest is open warehouse/industrial space
- Front office area is air conditioned
- Pitched metal roof on the building
- Utilities separately metered in tenant's name
- The property is currently on a septic and well system
- Available: April 1, 2025



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**CUSHMAN & WAKEFIELD**
Southwestern Ontario

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