



**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

FOR LEASE
1891 WHARNCLIFFE ROAD SOUTH
London, ON



OFFICE, INDUSTRIAL AND VACANT LAND AVAILABLE

AVAILABLE SPACE

4,800 SF

SITE AREA

UP TO 10 ACRES

ZONING

RSC1/RSC5

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ABOUT THE PROPERTY

Prime Commercial/Industrial Lease Opportunity in South London. This exceptional property offers high visibility and convenient highway access. The site features a 2,000 SF quonset hut with a 14' grade door, complemented by an office and showroom space and acres of outdoor storage. Ideal for a variety of uses, including contracting, wholesale, building supply, storage, service and repair. The property can be leased as a whole or subdivided to accommodate tenant requirements.

- **Additional rent inclusive of property taxes and insurance**
- **Zoning:** RSC1/RSC5
- **Parking:** Ample spaces available on-site for free
- The tenant is to maintain the property

OPTION	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
OFFICE	2,000 SF	\$12.00 PSF Net	\$3.50 PSF (Est.)*	<ul style="list-style-type: none"> • Two-storey office conversion offering a functional mix of private offices and meeting rooms • Asking rent: \$2,583.33 per month, plus HST and utilities • Two-car garage • Yard space will be charged at a rate of \$3,000 per acre per month
UNIT 1	800 SF	\$20.00 PSF Net	\$3.50 PSF (Est.)	<ul style="list-style-type: none"> • The site features an office/showroom space and acres of outdoor storage • Yard space will be charged at a rate of \$3,000 per acre per month
UNIT 2	2,000 SF	\$10.00 PSF Net	\$3.50 PSF (Est.)	<ul style="list-style-type: none"> • Quonset hut building • Drive in Doors: 1 (14') • Yard space will be charged at a rate of \$3,000 per acre per month
UNITS 1&2	2,800 SF	\$13.00 PSF Net	\$3.50 PSF (Est.)	<ul style="list-style-type: none"> • Features a 2,000 SF quonset hut, complemented by an 800 SF office/showroom space • Grade Level Door: 1 (14') • Yard space will be charged at a rate of \$3,000 per acre per month
LAND	10 Acres	\$3,000 per acre per month	N/A	<ul style="list-style-type: none"> • Up to 10 acres of industrial land • Office and shop space can also be made available if required • The property may be leased in full or subdivided to meet tenant requirements

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