



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

**605 NEWBOLD STREET
UNIT 1**

London, ON



PRIME INDUSTRIAL UNIT IN MULTI-UNIT BUILDING AVAILABLE

ASKING RENT

\$12.00
PSF NET

ADDITIONAL RENT

\$4.95
PSF (Est.)

AVAILABLE SPACE

2,720
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

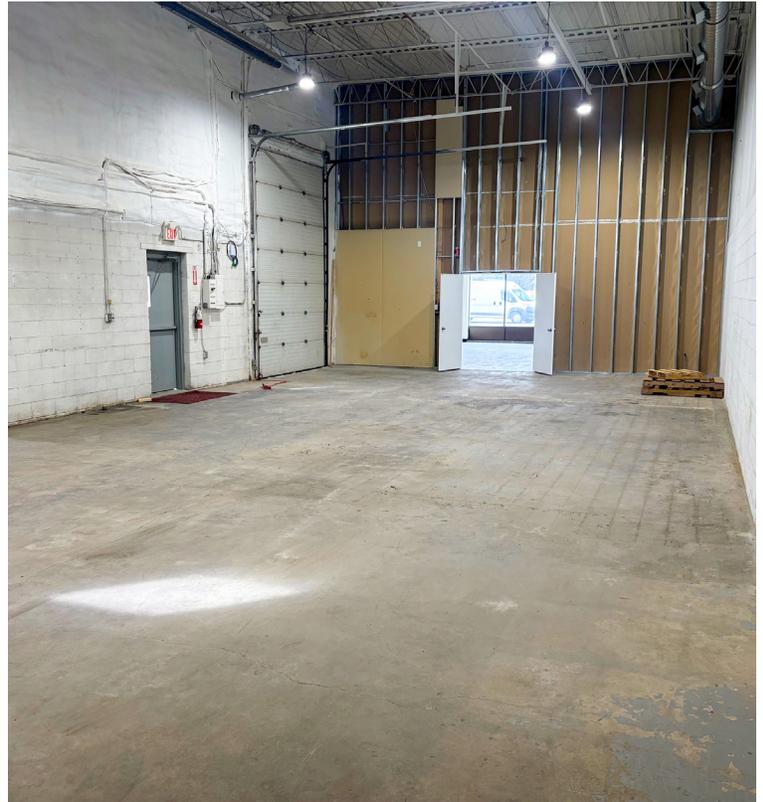
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Industrial unit located at the corner of a multi-unit industrial building offering an abundance of natural light

- **Additional rent inclusive of tax, maintenance and insurance**
- **Zoning:** LI2/LI7 (Light Industrial)
- **Parking:** Plenty of free spaces available on-site
- **Clear Height:** Approx. 16'-18' in areas without a drop ceiling
- **Grade Level Doors:** 2 (12' height)
- **Dock Level Doors:** 1 (10' height)
- **Heating:** Gas furnace heaters and A/C in the unit as well
- Utilities are separately metered in the Tenant's name
- Quick access to Highbury Avenue, Wellington Road and in close proximity to Highway 401 and 402



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