

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
137 KING STREET
Ilderton, ON



PRIME INDUSTRIAL/WAREHOUSE/MANUFACTURING BUILDINGS

AVAILABLE AREA

27,300 SF OVER
3 BUILDINGS

ASKING RENT

\$10.00
PSF NET

ZONING

M2 - GENERAL
INDUSTRIAL

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative
+1 519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO | 850 MEDWAY PARK DRIVE, SUITE 201, LONDON, ONTARIO N6G 5G6 | WWW.CUSHWAKESWO.COM

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ABOUT THE PROPERTY

Free standing industrial/warehouse/manufacturing buildings available in Ilderton. The tenant is able to lease all 3 buildings or individual buildings. In addition, 200 King Street in Ilderton is available for lease under a separate listing.

AVAILABLE AREA 27,300 SF total over 3 free standing buildings

LAND AREA 9.25 Acres total with additional 5-7 acres of excess land for an additional fee

COMMENTS

- Tenant to pay the property tax, building insurance, admin/management fee, and all utilities. In addition, the tenant to look after their own snow removal, landscaping, garbage removal, maintenance and repair.
- Plenty of on-site parking

	Building 1	Building 2	Building 3
TOTAL AREA	18,000 SF (Can be demised)	5,200 SF	4,100 SF
CLEAR HEIGHT	16'	17'	15' 10"
LOADING	4 grade level	2 grade level	2 grade level
POWER	3 phase	3 phase, 600V/225A	3 phase
HEATING SYSTEM	Radiant gas	Radiant gas	Radiant gas



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PROPERTY PHOTOS

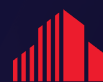


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