

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
200 KING STREET
Ilderton, ON



PRIME INDUSTRIAL/WAREHOUSE/MANUFACTURING BUILDING

AVAILABLE AREA

52,499 SF

SITE AREA

14.76 ACRES

ASKING RENT

\$11.50 PSF NET

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative
+1 519 438 5403
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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 building available in Ilderton. In addition, 3 industrial buildings at 137 King Street in Ilderton are available for lease under a separate listing with the ability to lease all 3 or individually.

AVAILABLE AREA	Plant Area:	31,973 SF
	Office Area:	3,686 SF (main) 3,500 SF (2nd) 2,075 SF (lower)
	Covered Loading Area:	11,265 SF
	Total Area:	52,499 SF Total (7,186 SF office space)

CLEAR HEIGHT 26' to the roof deck & 24' to the underside of the roof truss/beam

LOADING 4 grade level doors & 2 drive-in doors (18' high x 16' wide)

POWER 3 phase power - 600 amp, 347/600 volt

HEATING SYSTEM Radiant gas heat in the manufacturing area & forced air gas in the office area

ZONING M2 - General industrial

PROPERTY HIGHLIGHTS / COMMENTS

- Additional 10 acres of excess land available for an additional fee
- 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 (43 employee spaces)



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PROPERTY PHOTOS



TYLER DESJARDINE

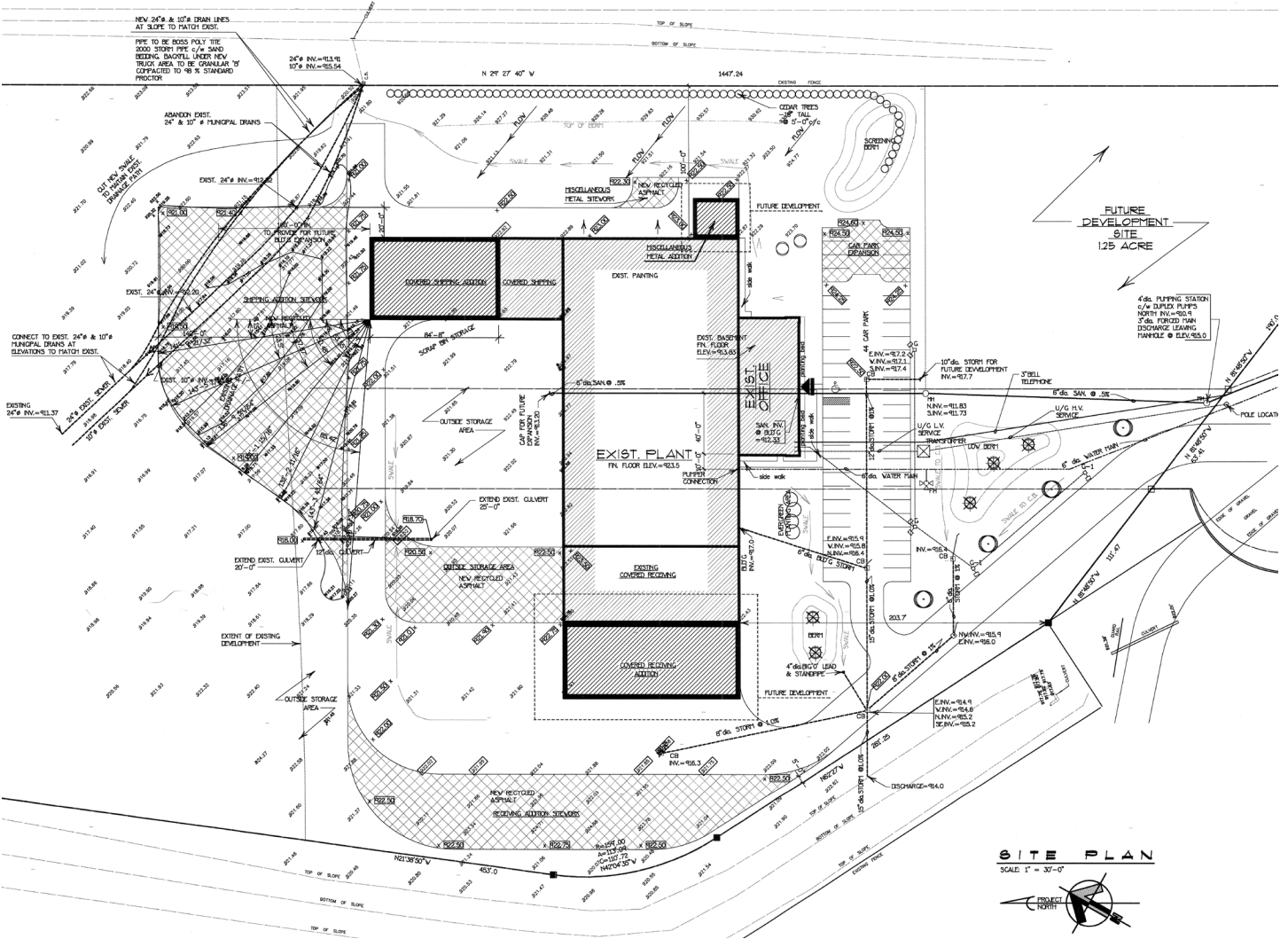
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SITE PLAN



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