



PRIME LIGHT INDUSTRIAL/WAREHOUSE/COMMERCIAL BUILDING | **FOR LEASE**

# 1033 CLARKE ROAD

*London, ON N5V 3B3*





# ABOUT THE PROPERTY

Prime light industrial/warehouse/commercial building for lease in northeast London


UNIT	AVAILABLE SPACE	ASKING NET RENT	ADDITIONAL RENT	ADDITIONAL COMMENTS
4	Approx. 2,370 SF	\$10.50 PSF Net escalating	\$3.50 PSF	<ul style="list-style-type: none"><li>Grade Level Loading Door: 1</li><li>Clear Height: 16'</li></ul>
<i>Leased</i> 8	Approx. 1,800 SF	\$10.50 PSF Net escalating	\$3.50 PSF	<ul style="list-style-type: none"><li>Front corner unit, ideal for office or showroom uses</li><li>Access to Grade Loading Door</li></ul>

- Zoning: RSC2/RSC4/LI7 - permits a wide range of uses
  - Front showroom, with a couple of offices and rear storage/shipping area
  - Gas heat
- Utilities separately metered in tenant's name
  - Located at the corner of Clarke Road and Stronach Crescent in Northeast London
  - Quick access to Veterans Memorial Highway and Highway 401



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Southwestern Ontario

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# PROPERTY IMAGES

## Unit 4



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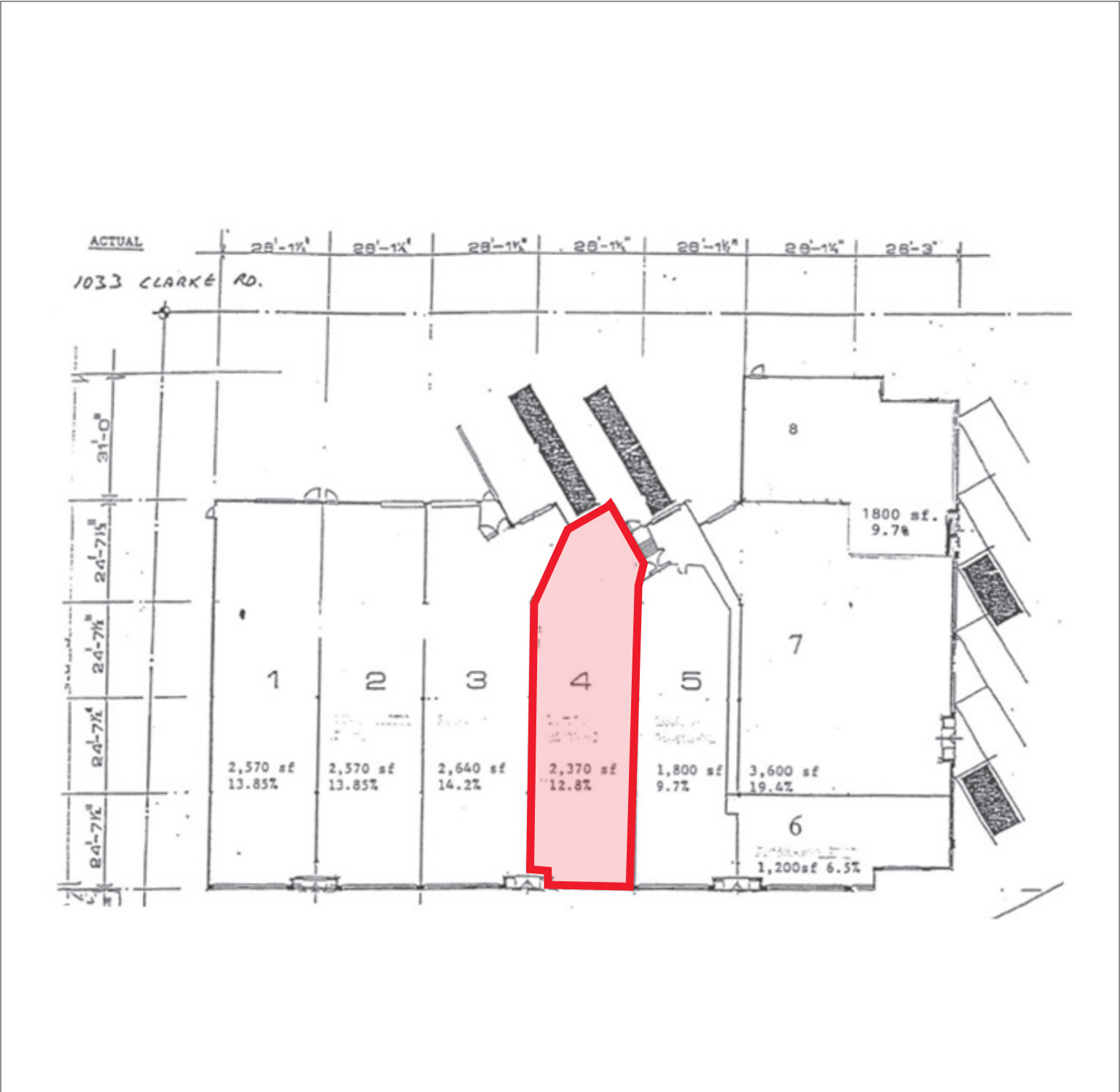
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# SITE PLAN



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