



FOR LEASE | COMMERCIAL/RETAIL/OFFICE/LIGHT INDUSTRIAL BUILDING

**28537 CENTRE
ROAD**

Strathroy, ON N7G 3H6



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

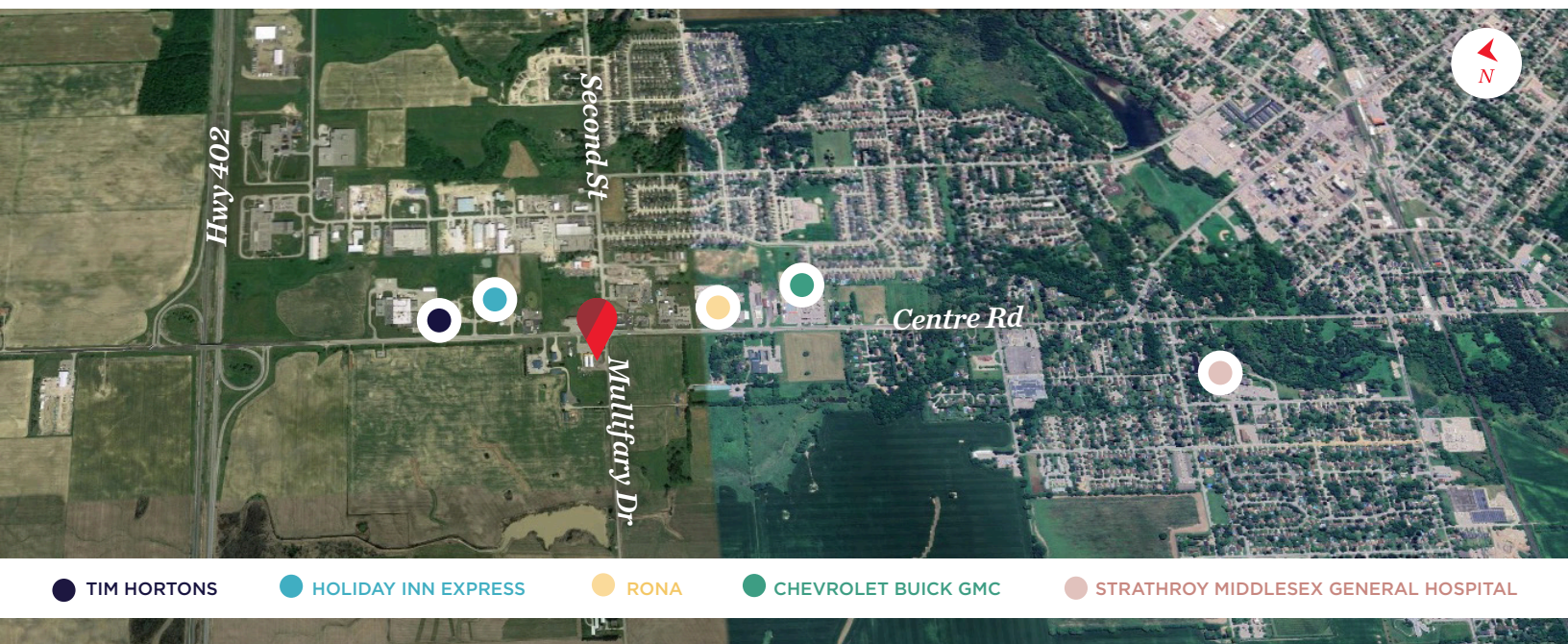


ABOUT THE PROPERTY

Prime commercial/retail/office building for lease directly at the corner of Centre Road and Second Street in Strathroy

UNIT	APPROX. SQUARE FEET	ASKING RENT
A	9,470 SF	\$16.00 PSF Net
<i>Leased</i> B	1,941 SF	\$16.00 PSF Net
<i>Leased</i> C	7,959 SF	\$16.00 PSF Net
D	5,254 SF	\$14.00 PSF Net
RW	11,413 SF	\$6.00 PSF Net

- **Zoning CC:** Permits a wide range of uses: office, retail, warehouse, wholesale, building supply, home/auto supply store, public storage and more
- **Parking:** Plenty available on-site
- Dock/Grade loading
- Excellent signage available to the street
- Prime corner location
- High traffic location
- Landlord willing to build to suit for qualified tenants
- Gateway to Strathroy, just seconds off Hwy 402



● TIM HORTONS

● HOLIDAY INN EXPRESS

● RONA

● CHEVROLET BUICK GMC

● STRATHROY MIDDLESEX GENERAL HOSPITAL

TYLER DESJARDINE

Sales Representative

519 438 5403

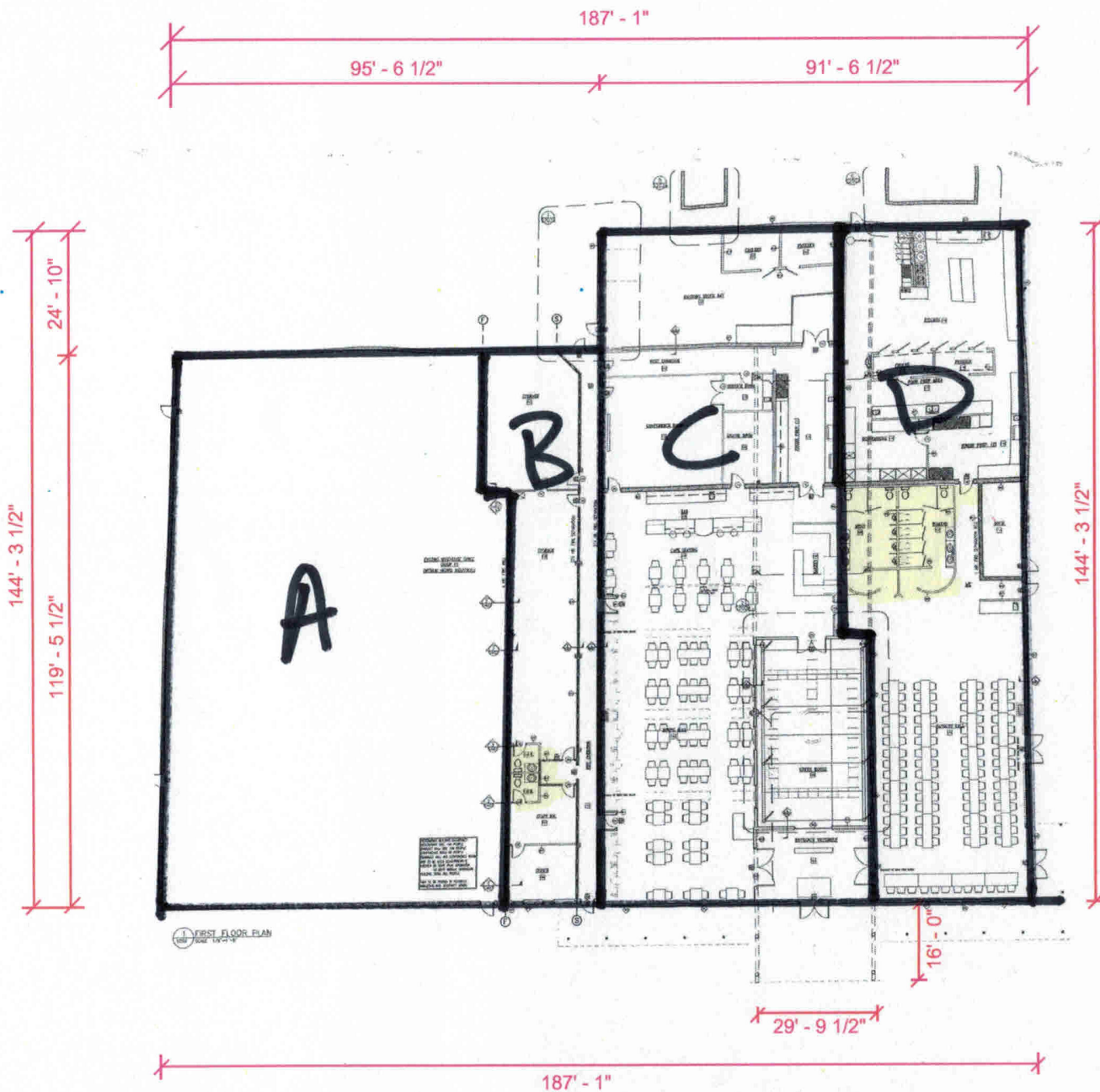
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FLOOR PLAN



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PROPERTY IMAGES



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