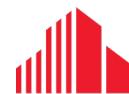




PRIME NORTHWEST LONDON OFFICE, WAREHOUSE | **FOR LEASE**

2018 MALLARD ROAD

London, ON N6H 5L8



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ABOUT THE PROPERTY

Prime northwest London office, warehouse space for lease, just west of Fanshawe Park Road and Hyde Park Road

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (EST.)
4 Rear	Approx. 1,400 SF	\$10.50 PSF Net	\$6.50 PSF + utilities + HST
8 Rear	Approx. 780 SF	\$12.00 PSF Net	\$6.50 PSF + utilities + HST
11	Approx. 2,100 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST
<i>Leased</i> 14	Approx. 2,300 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST

- **Zoning:** L1(3)
- **Parking:** On-site available for free
- **Signage:** Available on-site
- **Grade Loading Doors:** Available for free
- **Unit 14:** End cap unit
- Very well maintained commercial plaza
- Just down the street from the Smartcentres development (Walmart, Canadian Tire, Winners, Golf Town, Sportchek, Rona, etc.)



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.