



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

2018 MALLARD ROAD

London, ON



PRIME NORTHWEST LONDON OFFICE, WAREHOUSE

ASKING RENT

\$12.00 PSF NET

ADDITIONAL RENT

\$6.50 PSF (EST.)

ZONING

L1(3)

TYLER DESJARDINE

Sales Representative

519 438 5403

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

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

- **Zoning:** L1(3)
- **Parking:** On-site available for free
- **Signage:** Available on-site
- **Grade Loading Doors:** Available for free
- Very well maintained commercial plaza
- Utilities are separately metered in the Tenant's name
- Just down the street from the Smartcentres development (Walmart, Canadian Tire, Winners, Golf Town, Sportchek, Rona, etc.)

	UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT (EST.)
Leased	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
	13	Approx. 2,300 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST
Leased	14	Approx. 2,300 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST



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