



FOR LEASE | PRIME NORTHWEST LONDON OFFICE, WAREHOUSE

# 2018 MALLARD ROAD

*London, ON*



**CUSHMAN &  
WAKEFIELD**  
LOCKWOOD  
PARK  
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.)
<i>Leased</i> 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
<i>Leased</i> 14	Approx. 2,300 SF	\$13.00 PSF Net	\$6.50 PSF + utilities + HST

- **Zoning:** LI1(3)
- **Parking:** On-site available for free
- **Signage:** Available on-site
- **Grade Loading Doors:** Available for free
- Utilities are separately metered in the Tenant's name
- Very well maintained commercial plaza
- Just down the street from the Smartcentres development (Walmart, Canadian Tire, Winners, Golf Town, Sportchek, Rona, etc.)



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