



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
<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.)



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