



FOR SUBLEASE | PRIME LIGHT INDUSTRIAL/WAREHOUSE SPACE
Asking Rent: \$9.00 PSF Net | **Additional Rent:** \$3.75 PSF | **Building Area:** 15,284 SF

980 ADELAIDE STREET SOUTH UNITS 4&5

London, ON



**CUSHMAN &
WAKEFIELD**

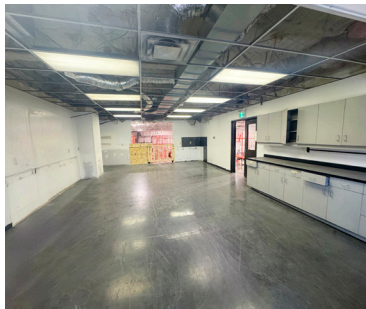
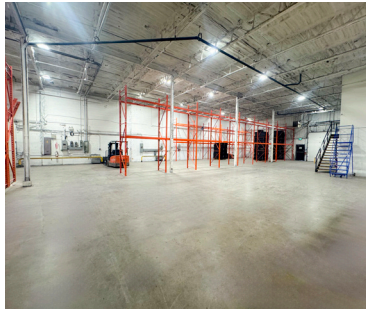
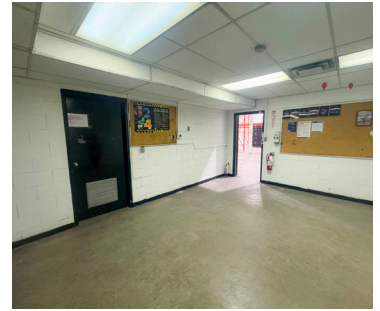
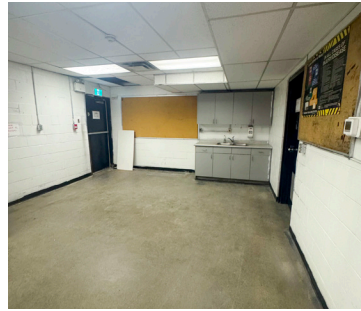
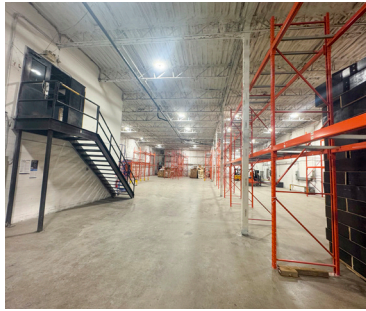
Southwestern Ontario

ABOUT THE PROPERTY

Prime south London light industrial/warehouse space available for sublease.

| UNITS | AVAILABLE SPACE | ASKING RENT | ADDITIONAL RENT |
|-------|------------------|----------------|-------------------|
| 4&5 | Approx 15,284 SF | \$9.00 PSF Net | \$3.75 PSF (Est.) |

- **Zoning:** LI1 - Light Industrial
- **Parking:** Available on-site for free
- **Signage:** Available
- **Dock Loading Doors:** 2
- **Grade Loading Doors:** 2
- **Clear Height:** 16'-18'
- Utilities are separately metered in tenant's name
- Building and space has several recent upgrades
- Sublease ends October 31, 2028
- New lease could be completed with landlord if a longer term lease is required
- Property is professionally owned and managed
- Excellent street appeal and very well maintained
- Corner location and accessibility off Adelaide Road and Bradley Avenue, very close to Highway 401 and 402



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Southwestern Ontario

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