



FOR LEASE | PRIME INDUSTRIAL SPACE

3 BUCHANAN COURT

London, ON



CUSHMAN & WAKEFIELD

Southwestern Ontario

PROPERTY HIGHLIGHTS

Prime industrial space with direct Highway 401 exposure is available within a well-maintained, multi-tenant facility in the westminster industrial area. Units are flexible and can be combined to accommodate a variety of size requirements, ranging from 13,372 square feet to 63,169 square feet.

UNITS	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
1-2	28,263 SF	\$10.50 PSF Net	\$2.95 PSF (Est.)
1-4	63,169 SF	\$10.50 PSF Net	\$2.95 PSF (Est.)
3	15,429 SF	\$10.50 PSF Net	\$2.95 PSF (Est.)
4	19,477 SF	\$10.50 PSF Net	\$2.95 PSF (Est.)

- **Zoning:** LI2,LI3,LI7
- **Clear Height:** 14'8" - 18'
- **Grade Level Doors:** 2
- **Dock Level Doors:** 10
- **Power:**
 - » Three Phase
 - » 600 Volts
- Space includes finished office areas, LED lighting and a fenced yard



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