



FOR LEASE | WAREHOUSE BUILDING

Asking Rent: \$9.50 PSF Net | Additional Rent: \$2.23 PSF | Building Area: 68,000 SF

381
SOUTH
EDGEWARE
ROAD

St Thomas, ON



**CUSHMAN &
WAKEFIELD**

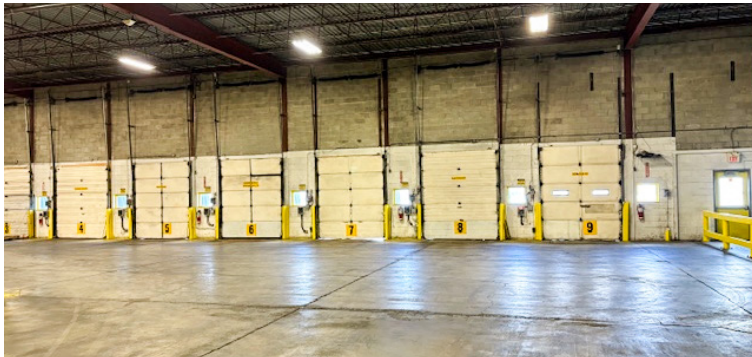
Southwestern Ontario

ABOUT THE PROPERTY

68,000 SF warehouse available in co-tenanted building. Located on South Edgeware Road in St Thomas just 16 KM from highway 401 ramp

AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
68,000 SF Total	\$9.50 PSF Net	\$2.23 PSF (Est. 2025)
*Inclusive of property taxes, maintenance, building insurance and utilities		

- **Zoning:** EL - Employment Lands - Allowing a wide variety of uses including: warehouse, bulk storage, transport truck terminal, manufacturing, pharma and medical production, construction trade, wholesaling, self storage and many more
- **Clear Height:** 19'-9'
 - » With 40 foot pillar spacing
- **Dock Level Doors:** 6 (9'8"x9')
- **Grade Level Doors:** 1 (15'7"x18')
- **Grade Level Loading Doors:** 2 (14'x16')
- **Power:**
 - » 600 Volts
 - » 400 Amps
- Fenced truck yard/storage area available at additional cost
- Minimal office with cafeteria and washrooms already built
- New roof in 2024
- Direct truck access from highway with approx. 9 minute drive



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Southwestern Ontario

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