



FOR LEASE | PRIME LIGHT INDUSTRIAL/OFFICE BUILDING

Asking Rent: \$12.85 PSF Net | Additional Rent: \$4.95 PSF | Building Area: 1,780 SF

1895
BLUE HERON
DRIVE
UNIT 4

London, ON



PROPERTY HIGHLIGHTS

Prime northwest London commercial/light industrial/office building for lease.

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
4	Approx. 1,780 SF	\$12.85 PSF Net	\$4.95 PSF (Est.)

- Zoning:** LI1(15) - Permits a wide range of uses, such as, bakeries, business service establishments; laboratories; manufacturing, assembly industries; office support; pharmaceutical, medical product industries; printing, reproduction, data processing industries; research/development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments. Z-1-051390 Service Trade etc.
- Parking:** Available on-site for free
- Grade Loading Doors:** 2
- Property is professionally maintained & managed
- Utilities are separately metered in tenant's name
- Located directly on Blue Heron Drive, just off Hyde Park Road and Fanshawe Park Road and just minutes away from Walmart, Canadian Tire & the rest of the Smartcentres plaza
- Situated in a rapidly growing commercial and residential area of the City of London



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Southwestern Ontario

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