

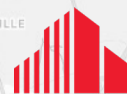


## FOR LEASE | PRIME MULTI-UNIT INDUSTRIAL BUILDING

Asking Rent: \$11.00 PSF Net | **Additional Rent: \$4.50 PSF** | **Building Area: 3,400 SF**

**605  
NEWBOLD  
ROAD  
UNITS 5-7**

*London, ON*



**CUSHMAN &  
WAKEFIELD**  
Southwestern Ontario

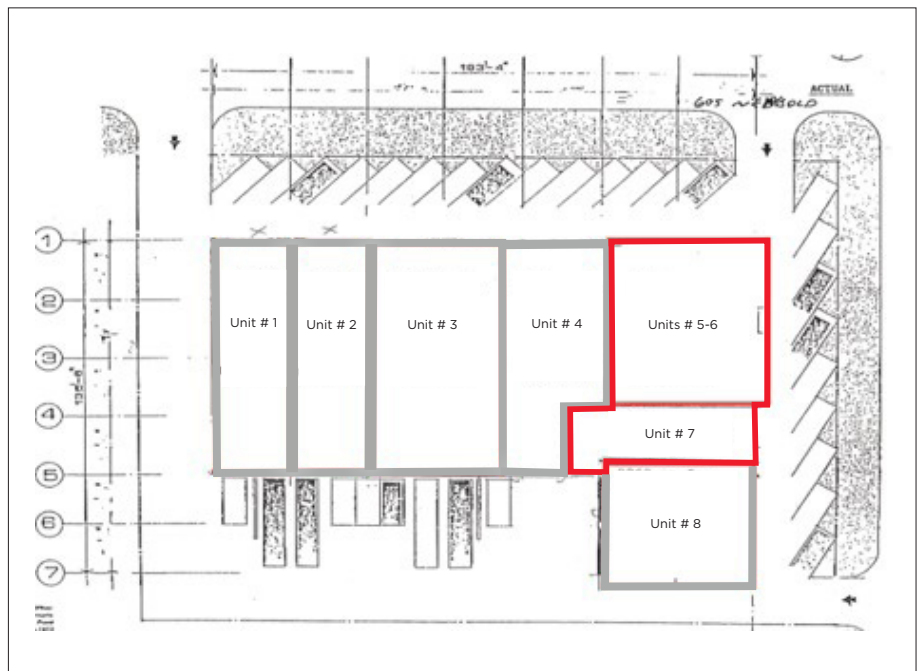
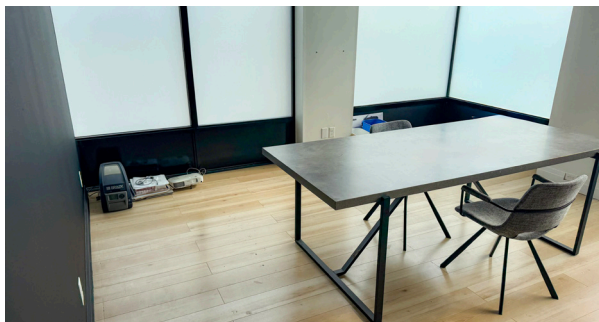
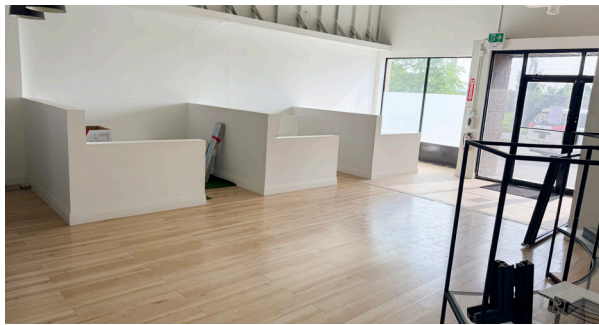
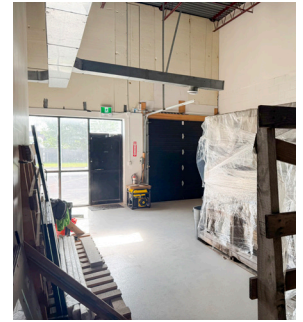
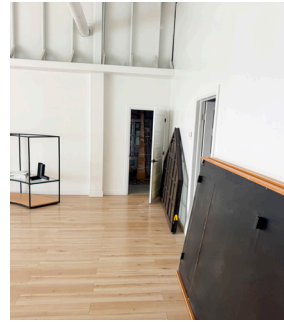


# ABOUT THE PROPERTY

Prime multi-unit industrial building for lease in south London.

UNITS	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
5-7	3,400 SF	\$11.00 PSF Net	\$4.50 PSF

- **Zoning:** LI2/LI7
- **Parking:** Available on-site for free parking
- **Signage:** Pylon available
- **Clear Height:** Approx. 16'-18' in areas without the drop ceiling
- **Grade Loading Doors:** 1
- **Heating:** Gas furnace heaters and A/C in the unit
- Units are located at the corner of the building as well, therefore, lots of natural light
- Utilities are separately metered in the Tenant's name
- This was completely renovated and updated when the tenant moved in
- Quick access to Highbury Avenue and Wellington Road and very close to Highway 401 and 402



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**CUSHMAN & WAKEFIELD**  
Southwestern Ontario

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