



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**1941 MALLARD ROAD**

*London, ON*



## FREE-STANDING INDUSTRIAL BUILDING WITH EXCESS LAND

**ASKING PRICE**

**\$2,500,000**

**BUILDING AREA**

**6,000 SF**

**SITE AREA**

**1.5 ACRES**

**BRENT RUDELL**

*Broker of Record*

519 438 5608

[brent.rudell@cushwakeswo.com](mailto:brent.rudell@cushwakeswo.com)

**JAMESON LAKE**

*Sales Representative*

519 438 8548

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**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201  
London, Ontario N6G 5G6

**[www.cushwakeswo.com](http://www.cushwakeswo.com)**

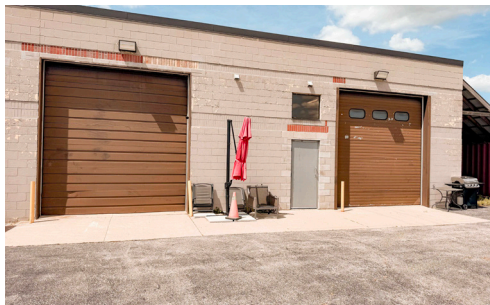
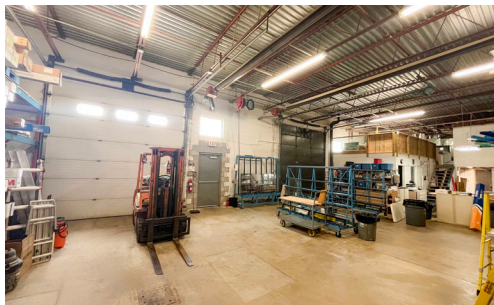
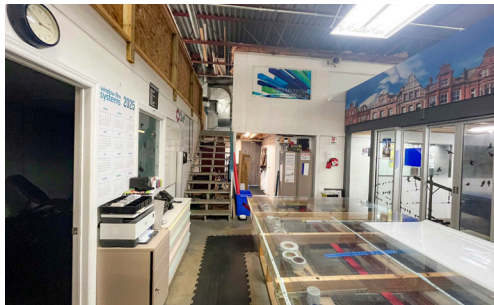
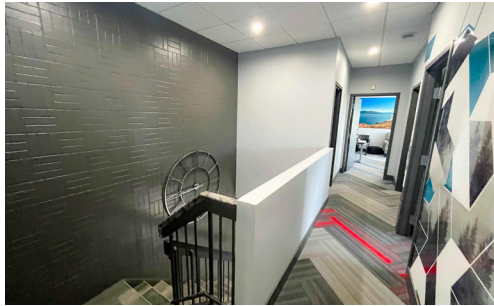
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# ABOUT THE PROPERTY

Free-standing 6,000 SF industrial building with excess land, ideally located in sought-after Hyde Park. Features 2,100 SF of well appointed office space over two floors, including executive offices, meeting rooms, a kitchen, and three washrooms. The 3,900 SF warehouse. Situated on a 1.5-acre lot, the property provides excellent flexibility for outdoor storage or future expansion. A rare find in a prime location.

- **A mezzanine available for additional storage**
- **Zoning:** LI1(3) LI7(5)
- **Taxes:** \$18,381.75 (2025)
- **Grade Loading Doors:** 2 (14')
- **Clear Height:** 14'5"
- **Power:**
  - » 400 Amps



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