



FOR LEASE

**LIGHT INDUSTRIAL, WAREHOUSE, AND
OFFICE SPACE AVAILABLE**

1565

NORTH ROUTLEDGE PARK

London, Ontario

Tyler Desjardine

Sales Representative

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

1565

NORTH ROUTLEDGE PARK

London, Ontario

UNIT 3

AVAILABLE	±1,090 SF
LEASE RATE	\$16.00 PSF Net
TMI	\$8.00 PSF

COMMENTS

- Fully finished office unit
- Gas utility is included in TMI

UNIT 4

AVAILABLE	±3,100 SF
LEASE RATE	\$12.00 PSF Net
TMI	\$8.00 PSF

COMMENTS

- Approx. 16-18 ft. clear height
- Gas utility is included in TMI

PROPERTY FEATURES



Clean, affordable space with good ceiling height.



Competitive lease rates for the Hyde Park area.



Located in close proximity to the Hyde Park commercial shopping node.



Free on-site parking available.



One of the few buildings with dock loading in the area.

PROPERTY PHOTOS



UNIT 3



UNIT 3



UNIT 3



UNIT 3



UNIT 3



UNIT 3

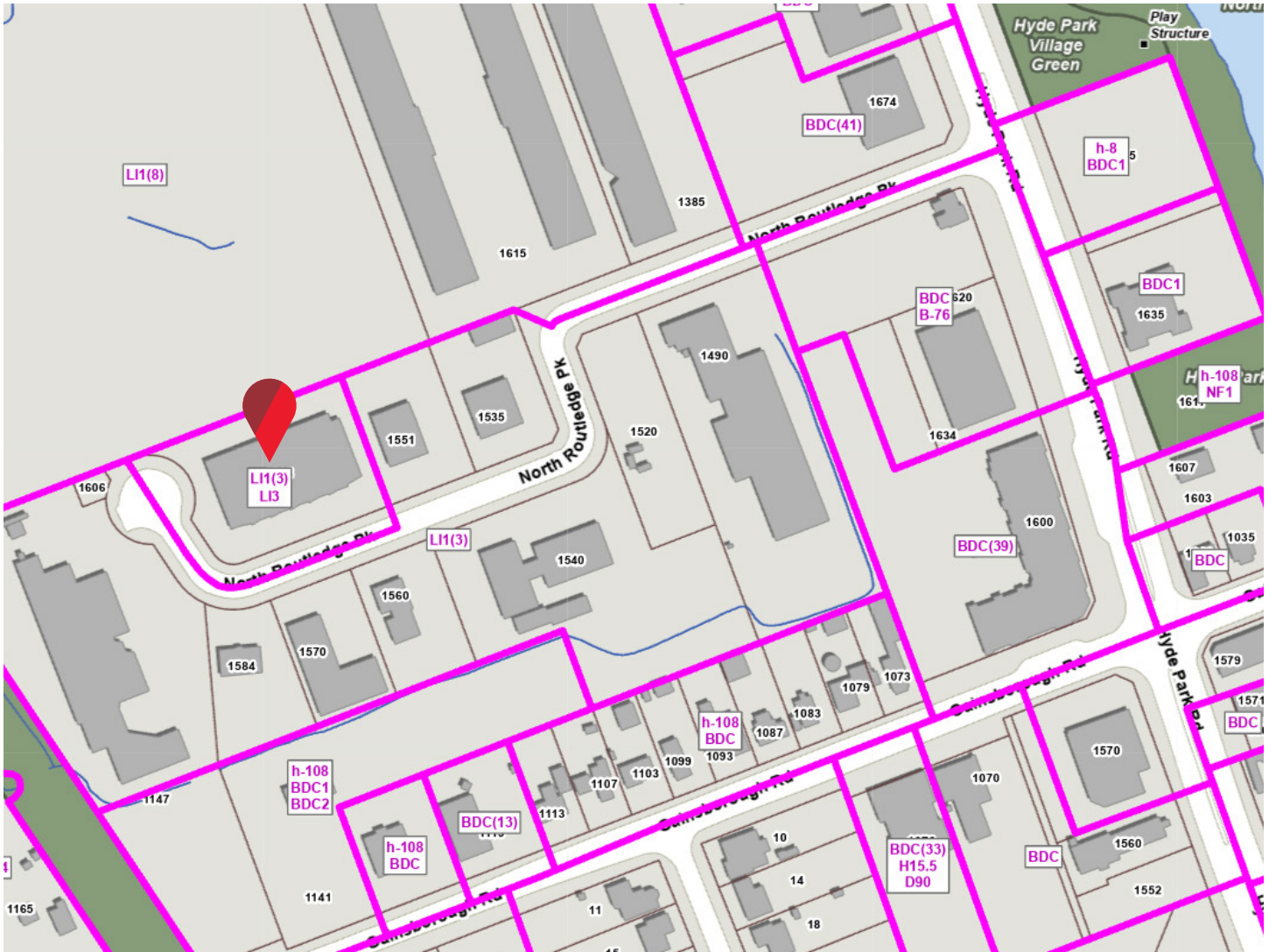


UNIT 3



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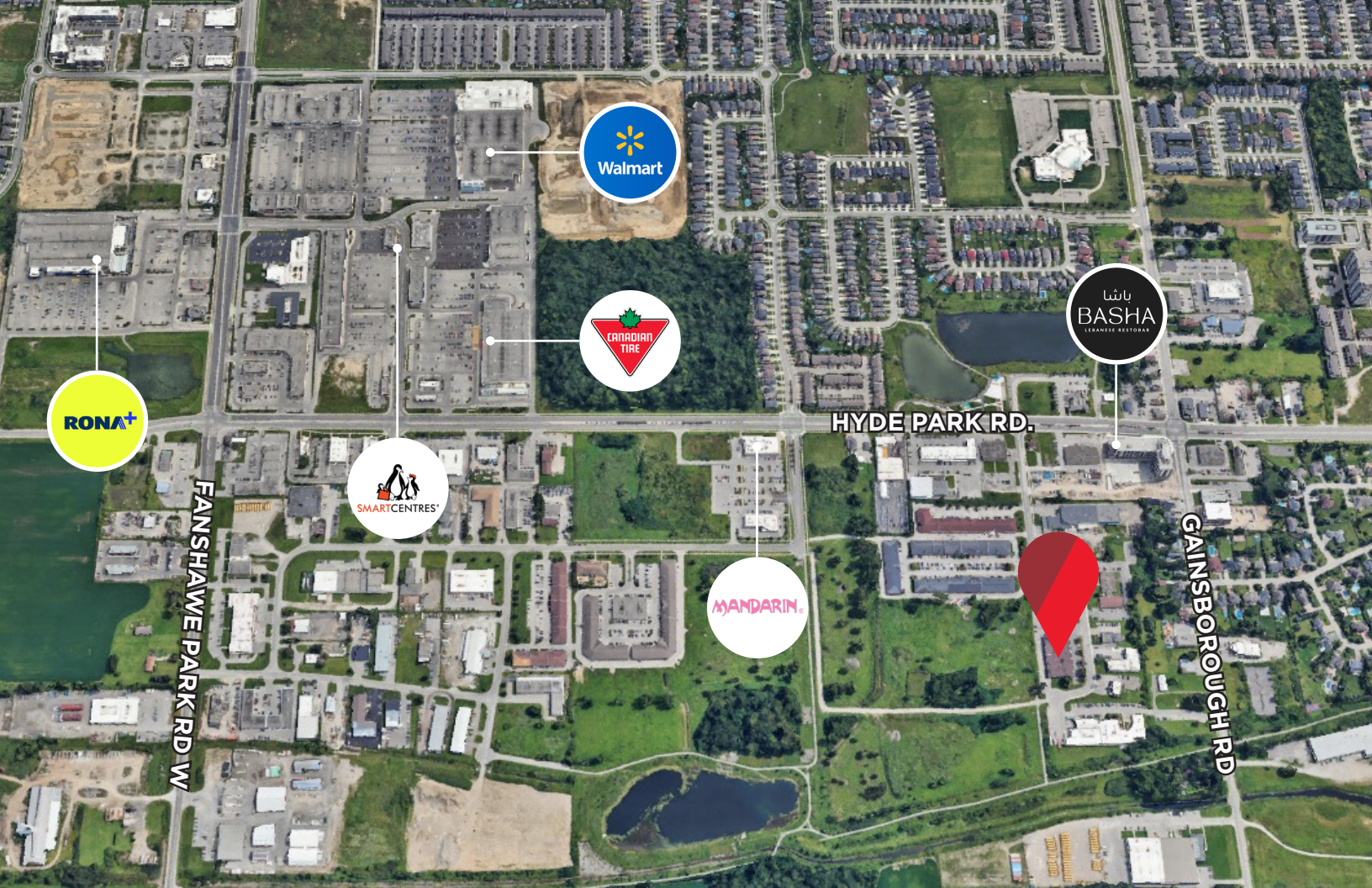
PROPERTY ZONING



LI1 & LI3 - LIGHT INDUSTRIAL ZONE

Permitted Uses

- Artisan Workshop
- Assembly halls
- Bakeries
- Brewing on premises establishments
- Business service establishments
- Commercial recreation establishments
- Craft Brewery
- Custom workshop
- Day care centres
- Existing Self-storage Establishments
- Laboratories
- Manufacturing and assembly industries
- Offices support
- Paper and allied products industries excluding pulp and paper and asphalt roofing industries
- Pharmaceutical and medical product industries
- Printing, reproduction and data processing industries
- Private clubs
- Private parks
- Research and development establishments
- Service Trade
- Tow Truck Business
- Warehouse establishments
- Wholesale establishments



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