

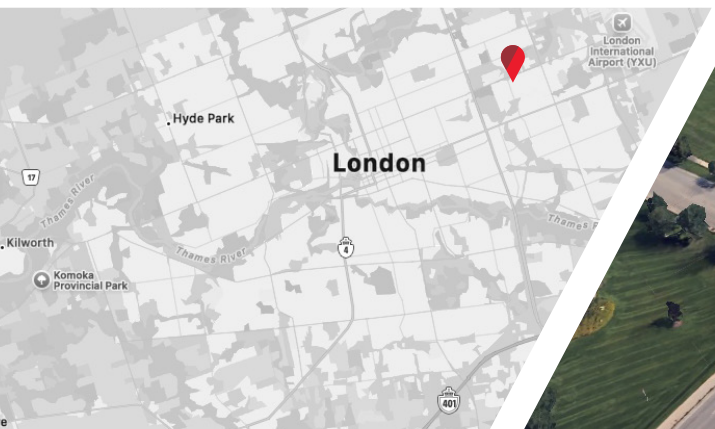
**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR LEASE**

**1761 OXFORD STREET EAST**

*London, ON*



## PRIME MULTI-UNIT COMMERCIAL/LIGHT INDUSTRIAL BUILDING

**ASKING RENT**

**\$12.00  
PSF NET**

**ADDITIONAL RENT**

**\$4.75  
PSF**

**ZONING**

**LI 1, 4, 7**

**TYLER DESJARDINE**

*Sales Representative*

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**CUSHMAN & WAKEFIELD  
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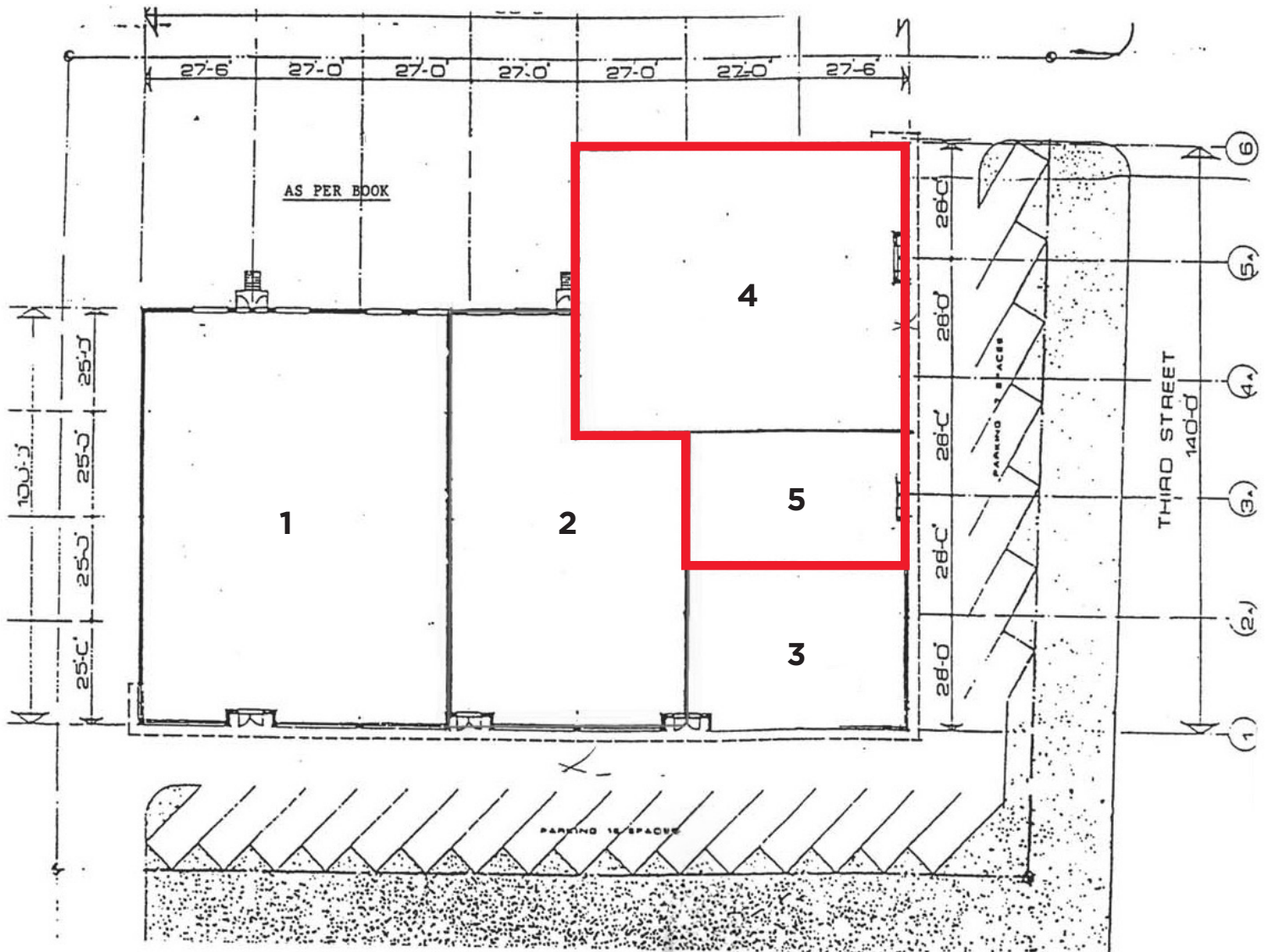
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# ABOUT THE PROPERTY

Prime commercial/light industrial unit available for lease in northeast London. Located directly on the corner of Oxford Street East & Third Street across from Fanshawe College and beside Tim Hortons.

- **Available Area:** ±7,636 SF
- **Zoning:** LI 1, 4, 7 - allows for a broad range of uses
- **Parking:** Plenty of free on-site parking
- **Clear Height:** 16-18' in areas without drop ceiling
- **Shipping:** One rear partial dock loading door
- **Tenant pays their own separately metered utilities**
- Other Tenants in the plaza include: Napa Auto Parts and Gigi Spice Restaurant
- Plenty of natural light/windows
- Space could potentially be expanded by another 2,139 SF for up to 9,775 SF.

## SITE PLAN | 1761 OXFORD STREET EAST, UNIT 4-5



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# PHOTOS



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