



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1540 FANSHAWE PARK ROAD WEST

London, ON



PRIME COMMERCIAL SPACE AVAILABLE IN NORTH LONDON

AVAILABLE SPACE

UP TO 6,000
SF

ASKING RENT

\$18.00
PSF NET

ADDITIONAL RENT

\$7.00
PSF (EST.)

TYLER DESJARDINE

Sales Representative

519 438 5403

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Prime commercial space available for lease in north London, Ontario located directly on along Fanshawe Park Road West, just west of Hyde Park Road.

- **Additional rent is estimated for 2025 and inclusive of common area maintenance**
- **Zoning:** RSC1/RSC3(15)/RSC5 - permits a wide range of uses: animal clinics, home improvement, furnishing stores, repair/rental establishment, service/repair, studios, commercial recreation establishments, clinics, assembly halls, medical/dental, labs, commercial schools, bulk sales, bakeries, building/contracting establishments, service trades, warehouse and whole establishments
- **Parking:** Plenty available on site
- **Signage:** Available with excellent exposure
- **Clear Height:** Approx. 16'
- **Dock Loading Door:** 1 (10') located at the rear of the building
- Well established plaza
- Tenant pays their own separately metered utilities
- High daily traffic count along Fanshawe Park Road
- Other Tenants in the immediate Area: Walmart, Canadian Tire, Winners, Golf Town, Homesense, Marshalls etc.

AVAILABLE SPACE

UNIT	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
5	3,000 SF	\$18.00 PSF Net	\$7.00 PSF (Est.)*
6	3,000 SF	\$18.00 PSF Net	\$7.00 PSF (Est.)*
5 & 6	6,000 SF	\$18.00 PSF Net	\$7.00 PSF (Est.)*



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