

**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE
1055 SARNIA ROAD, UNIT A2
London, ON



PRIME COMMERCIAL SPACE AVAILABLE IN NORTHWEST LONDON

AVAILABLE AREA

2,950 SF

ASKING RENT

\$19.00 PSF NET

ADDITIONAL RENT

\$4.42 PSF (EST.)

**FOR MORE
INFORMATION,
PLEASE CONTACT:**

TYLER DESJARDINE

Sales Representative

+1 519 438 5403

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CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO | 850 MEDWAY PARK DRIVE, SUITE 201, LONDON, ONTARIO N6G 5G6 | WWW.CUSHWAKESWO.COM

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ABOUT THE PROPERTY

Prime commercial space available in rapidly growing northwest London. Located directly on Sarnia Road, just east of Hyde Park Road, the property offers excellent exposure, accessibility, signage opportunities, grade-level loading, ample parking, modern building systems, and competitive operating costs. Its efficient layout is well suited for retail, service commercial, showroom, office, and light industrial users.

AVAILABLE AREA Unit A2 - 2,950 SF

CLEAR HEIGHT 15' to the roof deck

LOADING 1 - 10' x 10' grade level door

ZONING RSC2(1) & RSC5 - Permits a wide range of uses

PROPERTY HIGHLIGHTS

- Approximately 50 feet of street frontage
- Efficient, square-shaped layout offering maximum flexibility and functionality
- Abundant natural light throughout the premises
- Ample dedicated parking at both the front and rear of the building
- High-profile location along a major arterial roadway with strong daily traffic volumes
- Excellent signage opportunities, including prominent pylon and building fascia signage
- Energy-efficient LED lighting throughout
- Existing grease trap/separator in place
- Exterior security camera system
- Dedicated 200-amp electrical service
- Individually controlled furnace and air-conditioning system
- Competitive operating costs compared with similar commercial properties in the area

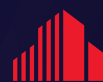


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PROPERTY PHOTOS

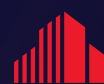


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