



FOR SUBLEASE

**LIGHT INDUSTRIAL / WAREHOUSE /
COMMERCIAL UNIT AVAILABLE**

1930

MALLARD ROAD | UNIT 2

London, Ontario

Tyler Desjardine

Sales Representative

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



1930

MALLARD ROAD

UNIT 2

London, Ontario

AVAILABLE AREA	±1,174 SF
CLEAR HEIGHT	16 Ft.
SHIPPING	1 Drive in door
PARKING	Free on-site
POWER	3 Phase
ZONING	L1(3)
LEASE RATE	\$14.00 PSF Net
T.M.I.	\$4.89 PSF (est.) + Utilities + HST

PROPERTY FEATURES



The sublease currently ends on February 28, 2028.



Pitched metal roof on the building.



Utilities (gas & hydro) separately metered in Tenant's name.

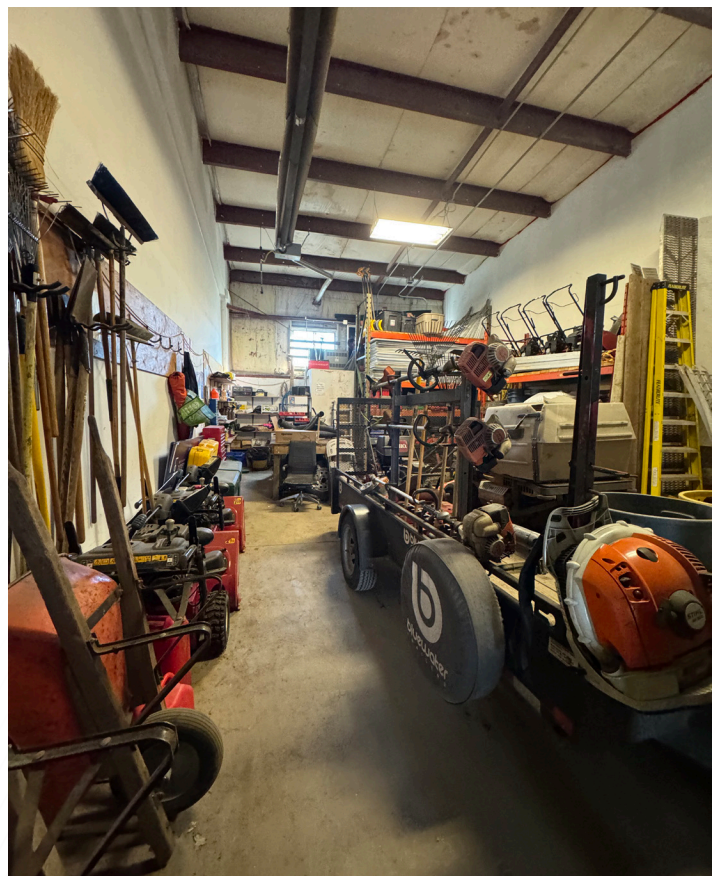


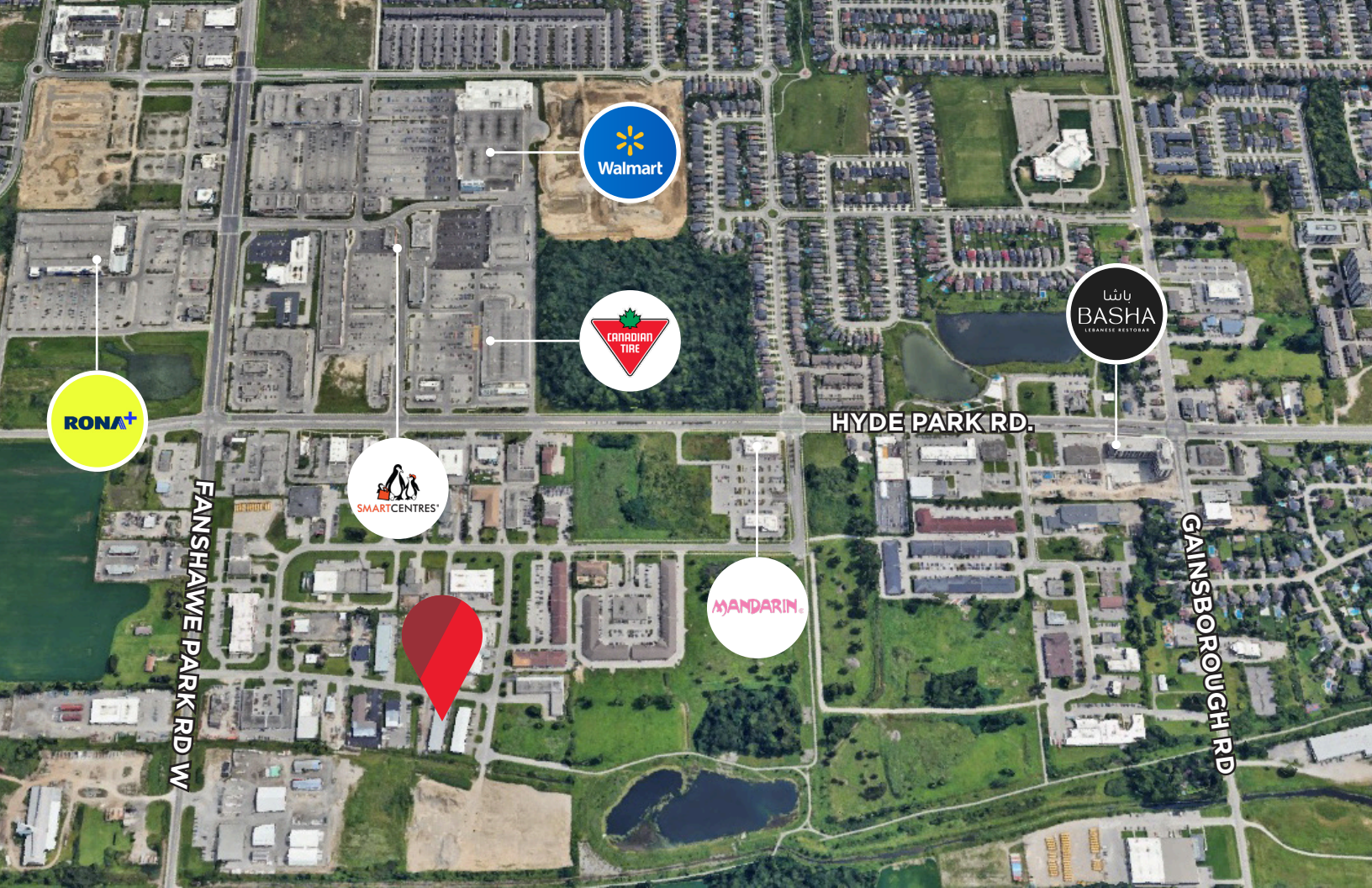
Located on Mallard Road, just off of Fanshawe Park Road West & Woodcock Street.



The property is currently on a septic and well system and has radiant gas heating.

PROPERTY PHOTOS





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