



FOR LEASE

COMMERCIAL / LIGHT INDUSTRIAL / OFFICE SPACE AVAILABLE

1

SILVER STREET | UNIT F2

St. Thomas, Ontario

Tyler Desjardine

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



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SILVER STREET UNIT F2

St. Thomas, Ontario

AVAILABLE AREA	8,428 SF
DEMISABLE	3,380 & 4,598 SF
CLEAR HEIGHT	20 - 24 ft. plus
SHIPPING	Dock & Grade
PARKING	On-site
ZONING	BEL
LEASE RATE	\$12.00 PSF Net
T.M.I.	\$6.00 PSF

PROPERTY FEATURES



Very clean space with option to split into smaller units from 3,830 SF & 4,598 SF.



Building is sprinklered and has roof top HVAC units.



Additional rent (TMI) includes CAM & Taxes and hydro. Gas is separately metered.

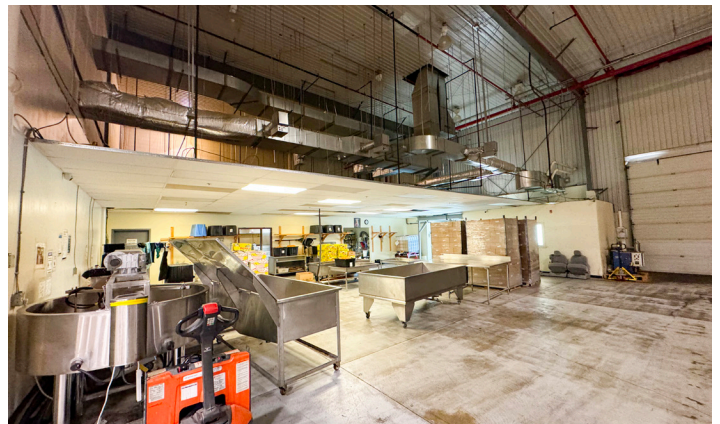
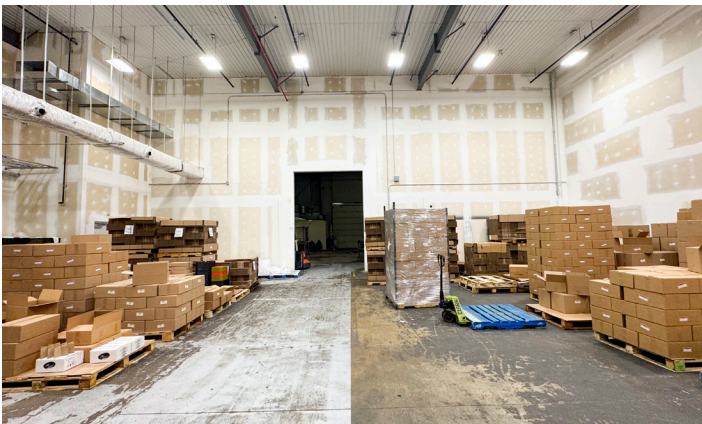


Located at the corner of Silver Street & Burwell Road, next to an outdoor recreational complex.

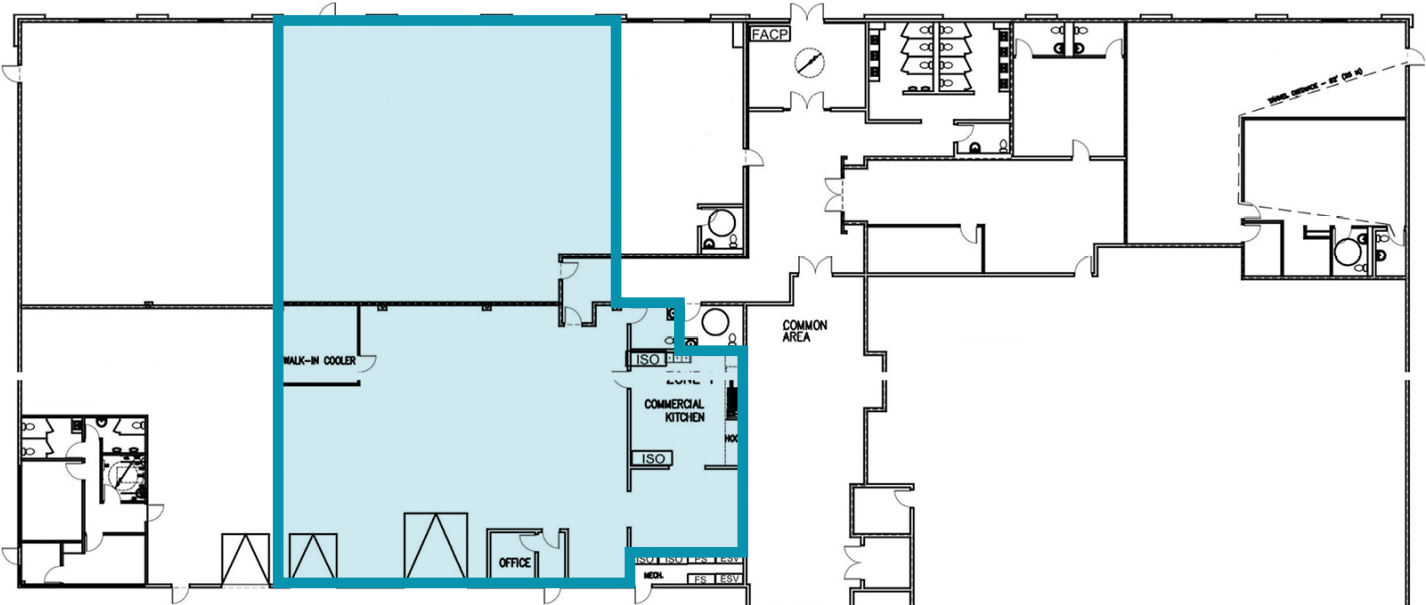


Zoning permits a wide range of uses.

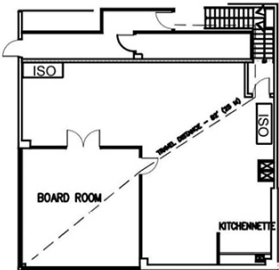
PROPERTY PHOTOS



FLOOR PLAN



MAIN FLOOR PLAN



MEZZANINE FLOOR PLAN



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