



FOR LEASE

NORTHWEST LONDON COMMERCIAL / LIGHT INDUSTRIAL / WAREHOUSE SPACE

1885

BLUE HERON DRIVE

London, Ontario

Tyler Desjardine

Sales Representative

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**CUSHMAN &
WAKEFIELD**

Southwestern Ontario



1885

BLUE HERON DRIVE

London, Ontario

UNIT 7

AVAILABLE AREA 550 SF

LEASE RATE \$12.00 PSF Net

UNIT 8

AVAILABLE AREA 2,284 SF

LEASE RATE \$11.00 PSF Net

UNIT 7 & 8

AVAILABLE AREA 2,834 SF

LEASE RATE \$11.00 PSF Net

PROPERTY FEATURES



Small office area with open warehouse area or production/manufacturing area.



Grade level loading door available to unit 8 as well as a double man door.



Professionally managed and maintained building with free on-site parking and air conditioned units.

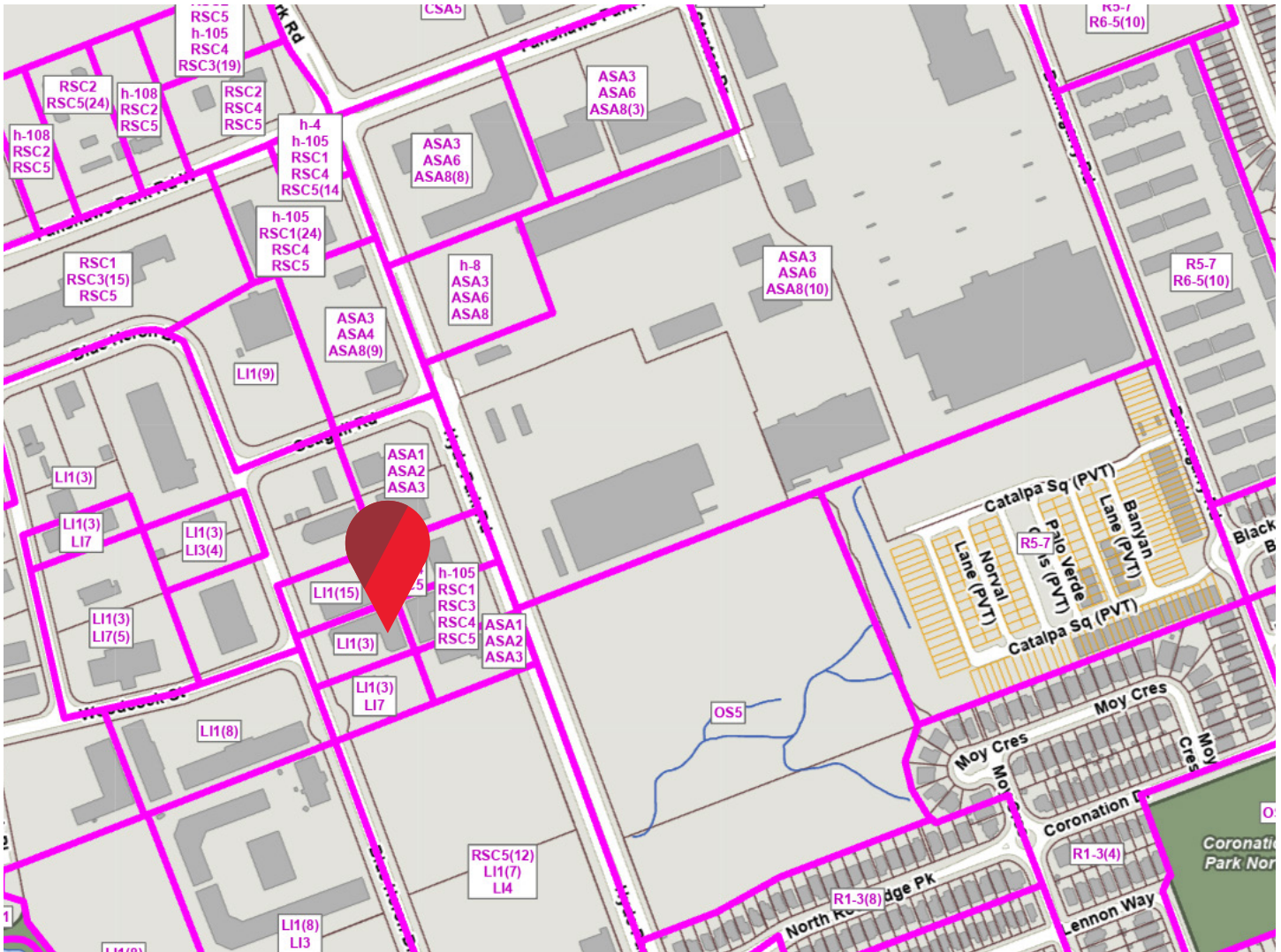


Located very close to Hyde Park Road and the Smartcentres development.



Estimated additional rent (TMI) is \$7.06 PSF + HST & Utilities

PROPERTY ZONING

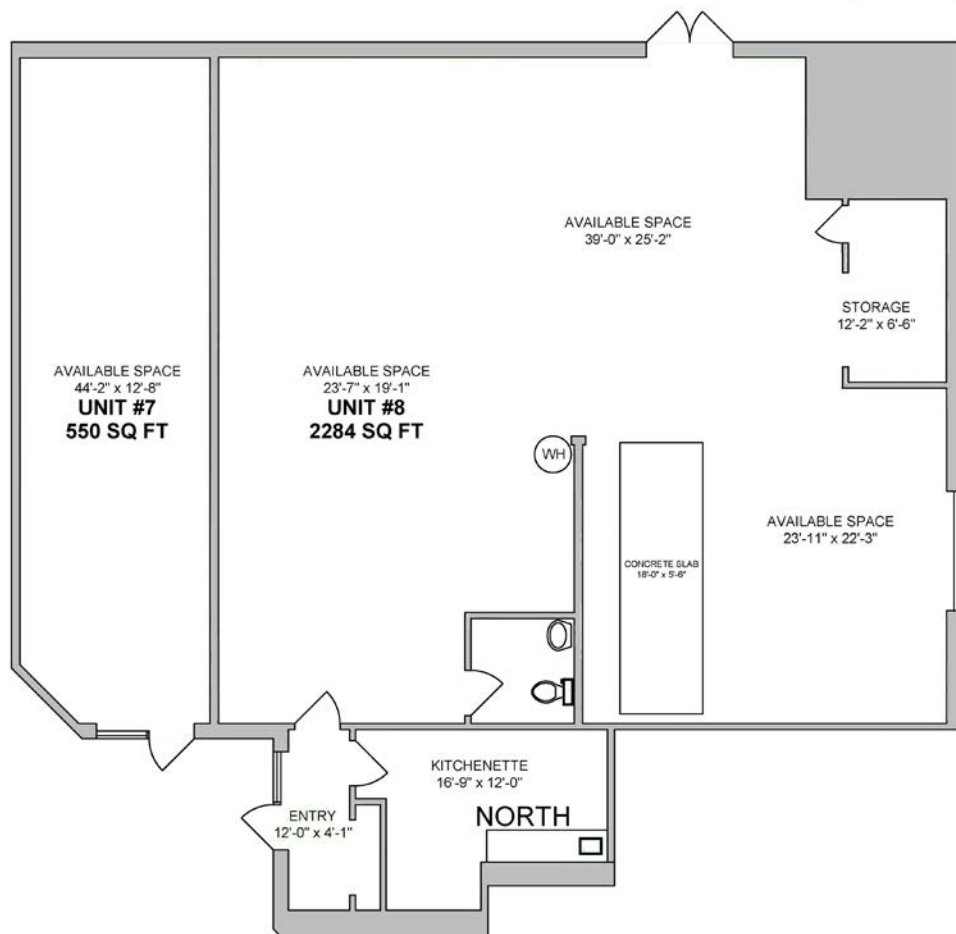
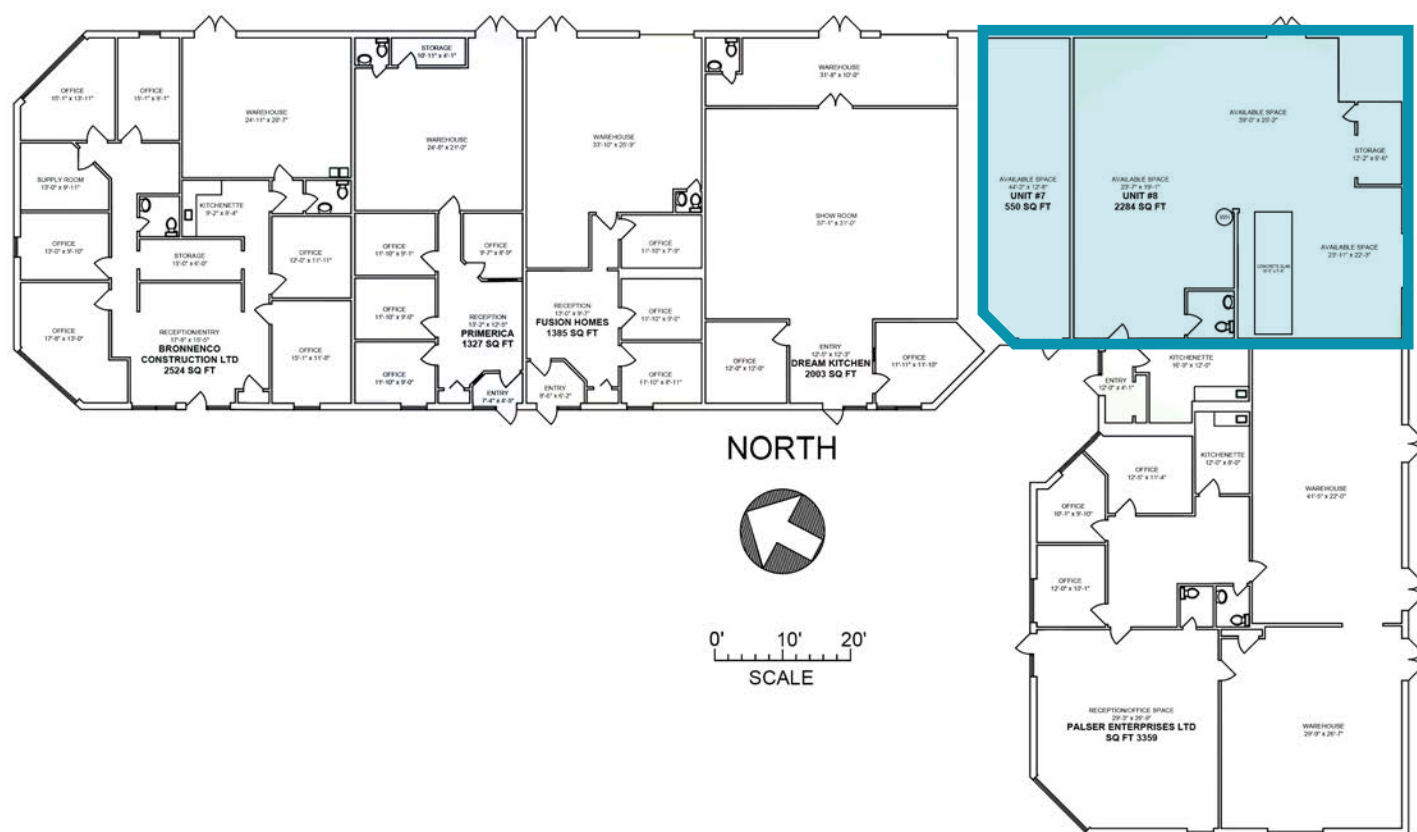


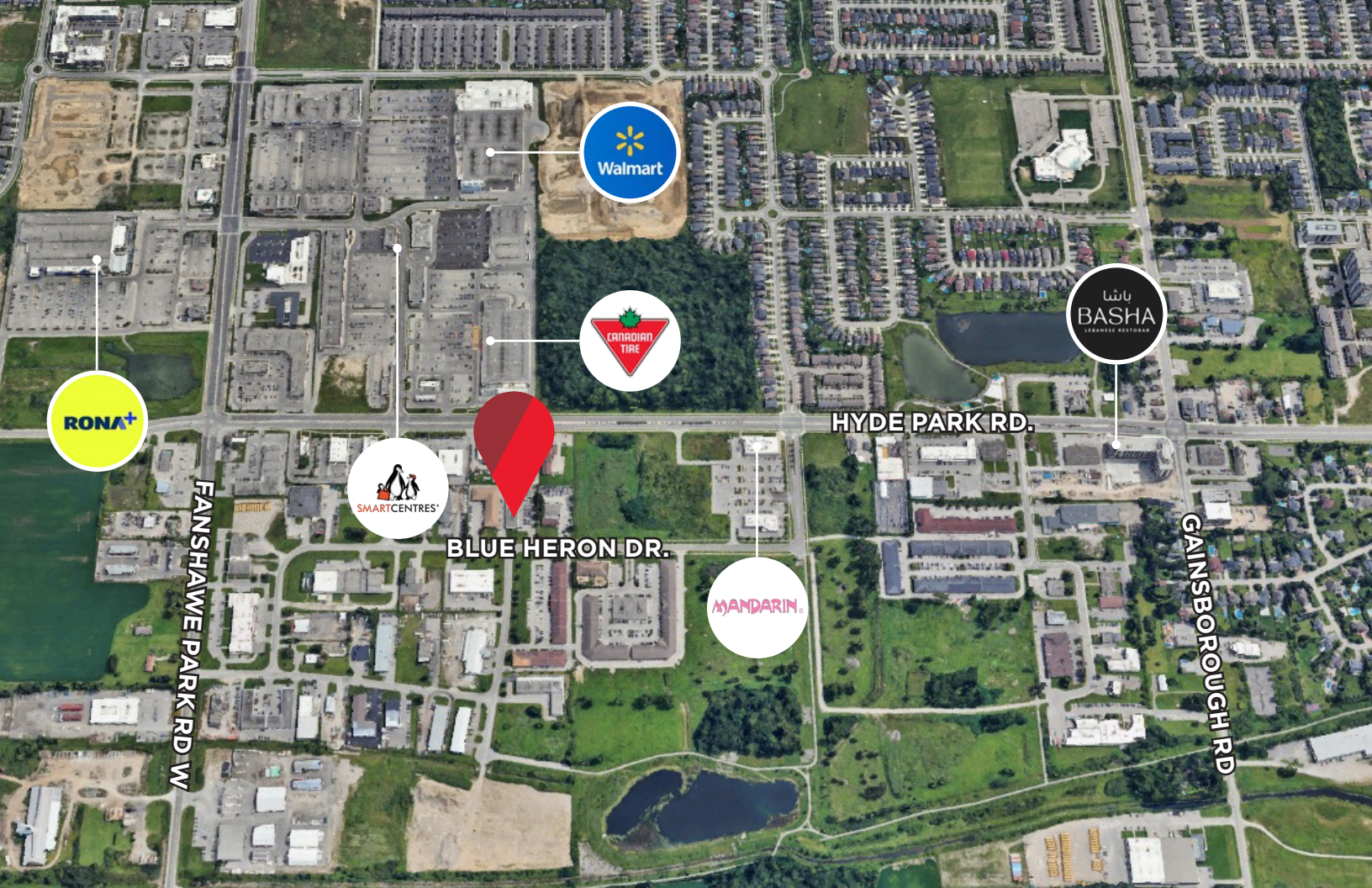
LI1(3) - LIGHT INDUSTRIAL ZONE

Permitted Uses

- Artisan Workshop
- Bakeries
- Brewing on premises establishments
- Business service establishments
- Commercial schools
- Craft Brewery
- Custom workshop
- Electrical and electronic products industries
- Existing Self-storage Establishments
- Laboratories
- Manufacturing and assembly industries
- Office, store and business electronic products industries
- Offices support
- Paper and allied products industries excluding pulp and paper and asphalt roofing industries
- Pharmaceutical and medical product industries
- Printing, reproduction and data processing industries
- Research and development establishments
- Service Trade
- Tow Truck Business
- Warehouse establishments
- Wholesale establishments

FLOOR PLAN





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