

FOR LEASE

MULTI-TENANT LIGHT INDUSTRIAL BUILDING IN SOUTH LONDON

1031

HUBREY ROAD | UNIT 8-9

London, Ontario

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CUSHMAN & WAKEFIELD
Southwestern Ontario



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HUBREY ROAD
UNIT 8-9

London, Ontario

AVAILABLE AREA	Unit 8-9: 4,874 SF Unit 8: 2,437 SF Unit 9: 2,437 SF
CLEAR HEIGHT	18 ft.
SHIPPING	2 dock, 1 grade
PARKING	On-site
ZONING	LI1, 2, 3, 7
LEASE RATE (PSF NET)	Unit 8-9: $10.50 Unit 8: $11.00 Unit 9: $11.00
T.M.I.	$4.67 PSF (2026)

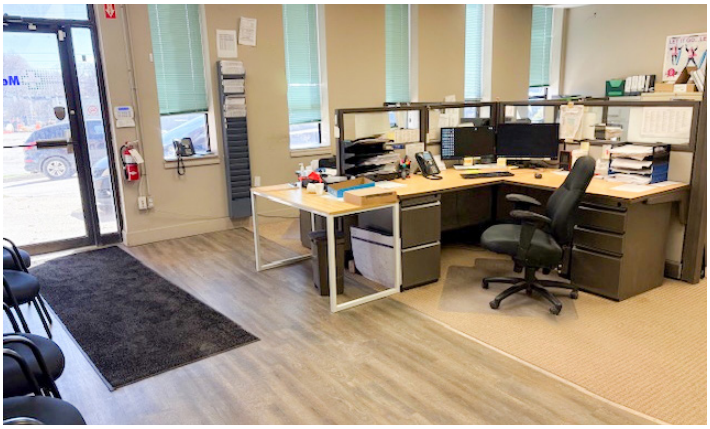
PROPERTY FEATURES

- Unit 8-9 totals 4,847 SF and can be easily divided into 2 units of 2,437 SF.
- Unit 8 has 1 dock door (7’9” x 7’9”), Unit 9 has 1 grade door and 1 dock door.
- Mix of front office/showroom space and rear warehouse.
- Located 2 minutes from the Highway 401 interchange at Highbury Avenue.
- Zoning permits a broad range of uses including wholesaling, warehousing, support office, R&D, printing, assembly hall, and many more.

PROPERTY PHOTOS



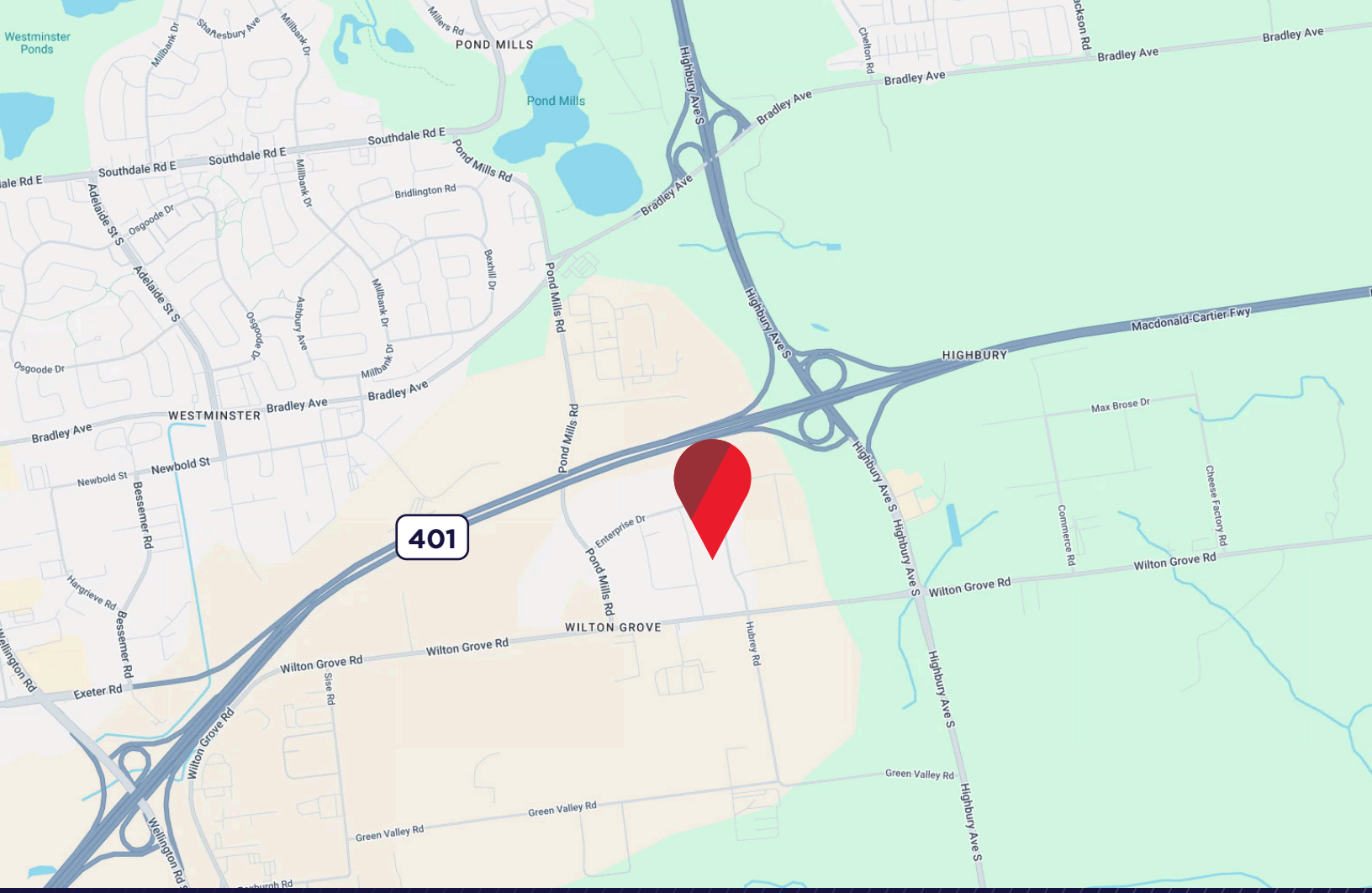












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