



FOR LEASE | PRIME LIGHT INDUSTRIAL/WAREHOUSE/OFFICE SPACE
Asking Rent: \$10.50 PSF Net | Additional Rent: \$3.00 PSF | Building Area: 6,000 SF

56 CANAAN STREET BUILDING 2

Strathroy, ON



**CUSHMAN &
WAKEFIELD**

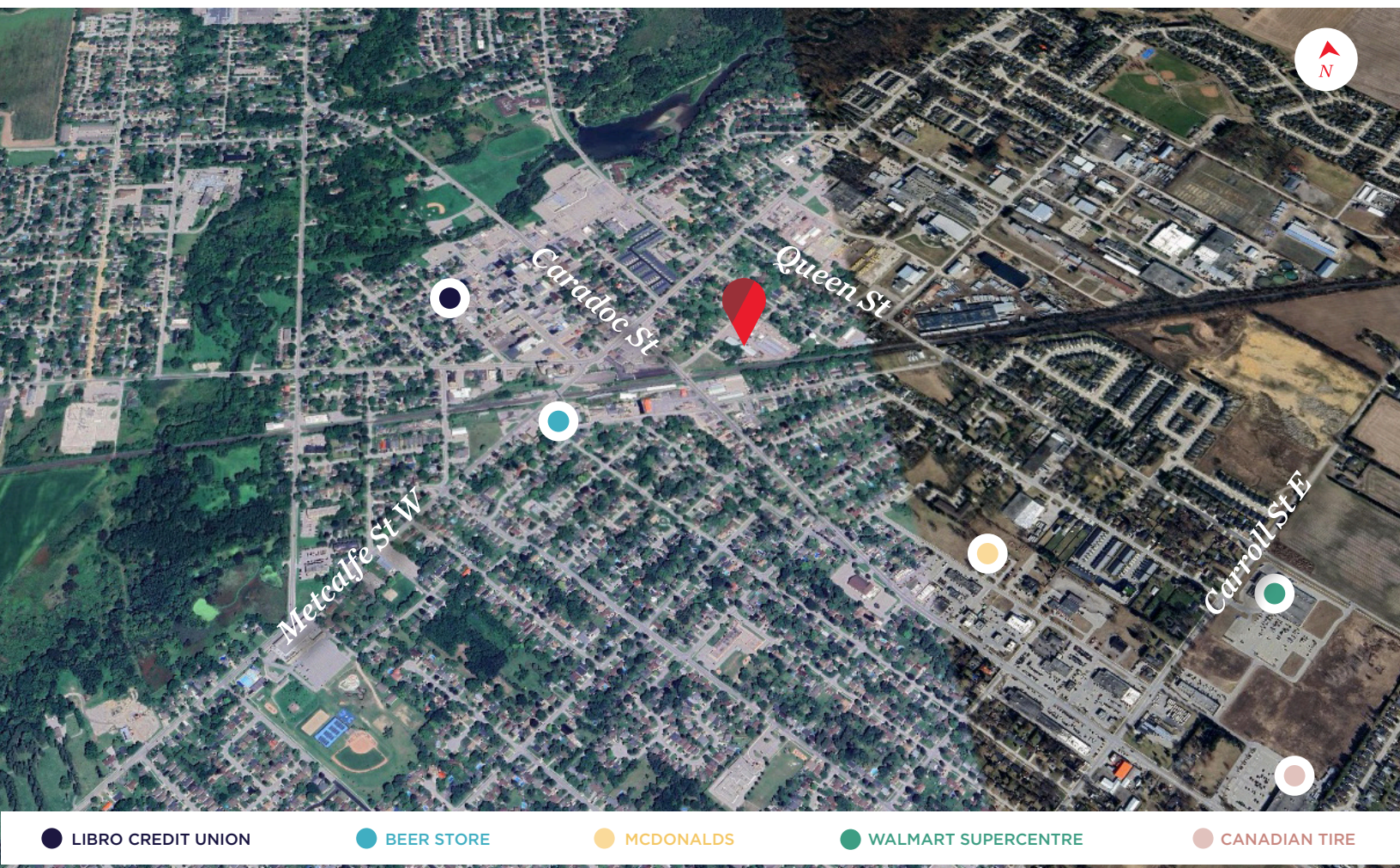
Southwestern Ontario

ABOUT THE PROPERTY

Prime light industrial/warehouse/office/commercial space for lease in central Strathroy, just minutes to Highway 402.

AVAILABLE SPACE	APPROX. SQUARE FEET	ASKING RENT	ADDITIONAL RENT
Building 2	6,000 SF	\$10.50 PSF Net	\$3.00 PSF (Est.)*
*Inclusive of building insurance, property taxes and snow removal			

- **Zoning:** M1 - Permits a wide range of uses
- **Parking:** Available on-site for free
- **Grade Loading Doors:** 2
- **Dock Door:** 1
- **Clear Height:** Approx. 13.4'
- **Heating:** Gas - unit heaters and furnace
- There is a potential for the space to be split into 2 units
- Very clean and modern warehouse spaces
- Utilities separately metered in tenant's name
- Competitive lease rates



● LIBRO CREDIT UNION

● BEER STORE

● MCDONALDS

● WALMART SUPERCENTRE

● CANADIAN TIRE

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Southwestern Ontario

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