

FOR LEASE

**4350
CASTLETON
ROAD**

LONDON, ONTARIO

HIGH CUBE INDUSTRIAL SPACE



LEASE RATE: \$6.75 PSF NET

FOR MORE INFORMATION PLEASE CONTACT

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CBRE

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PROPERTY FEATURES

Unit 1-2
Office: 1,836 SF ±
Warehouse: 16,232 SF ±
Total: 18,068 SF ±

Unit 5-7
Office: 5,241 SF ±
Warehouse: 18,871 SF ±
Total: 24,112 SF ±

Unit 8-12
Office: 1,872 SF ±
Warehouse: 39,368 SF ±
Total: 41,240 SF ±

**TOTAL
SQUARE FOOTAGE:**

CLEAR HEIGHT: 28 ft. ±

SHIPPING:

Unit 1-2: 2 truck level docks
2 drive-in door

Unit 5-7: 3 truck level docks
2 drive-in doors

Unit 8-12: 5 truck level docks
5 knockout panels
1 drive in door

ZONING: L11 (Light Industrial)

ADDITIONAL RENT: \$3.61 psf (2021)

ADDITIONAL FEATURES



+ Units can be combined for a total of 65,352 SF



+ Bay size is 40 ft. x 40 ft.



+ T5 lighting with motion sensors



+ 7 inch floor thickness



+ Constructed in 2009



+ Power: 400 A | 600 V



+ Ample parking on site



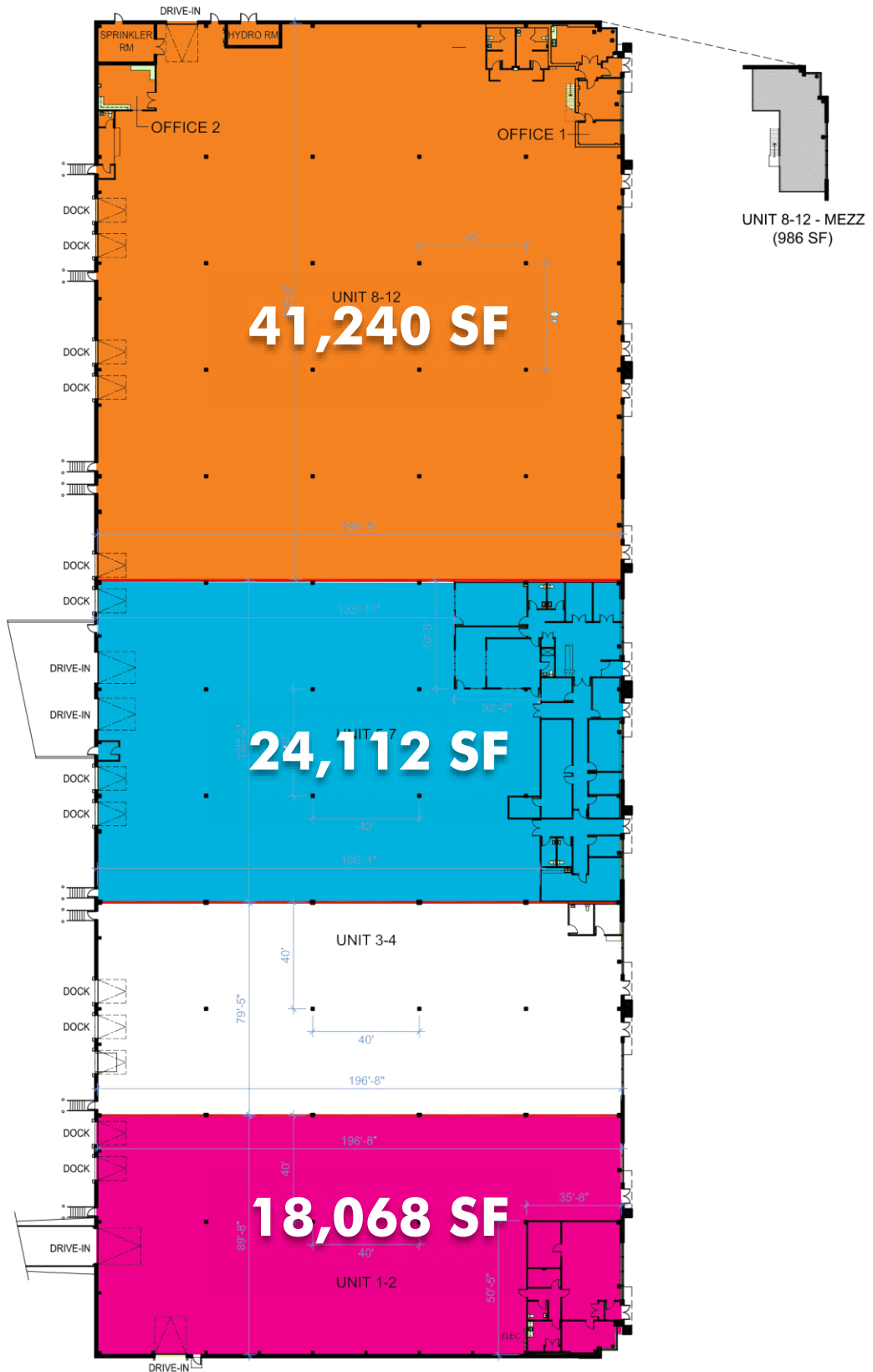
+ Easy access to Hwy 401 via Wellington Rd S. & Highbury Ave S.

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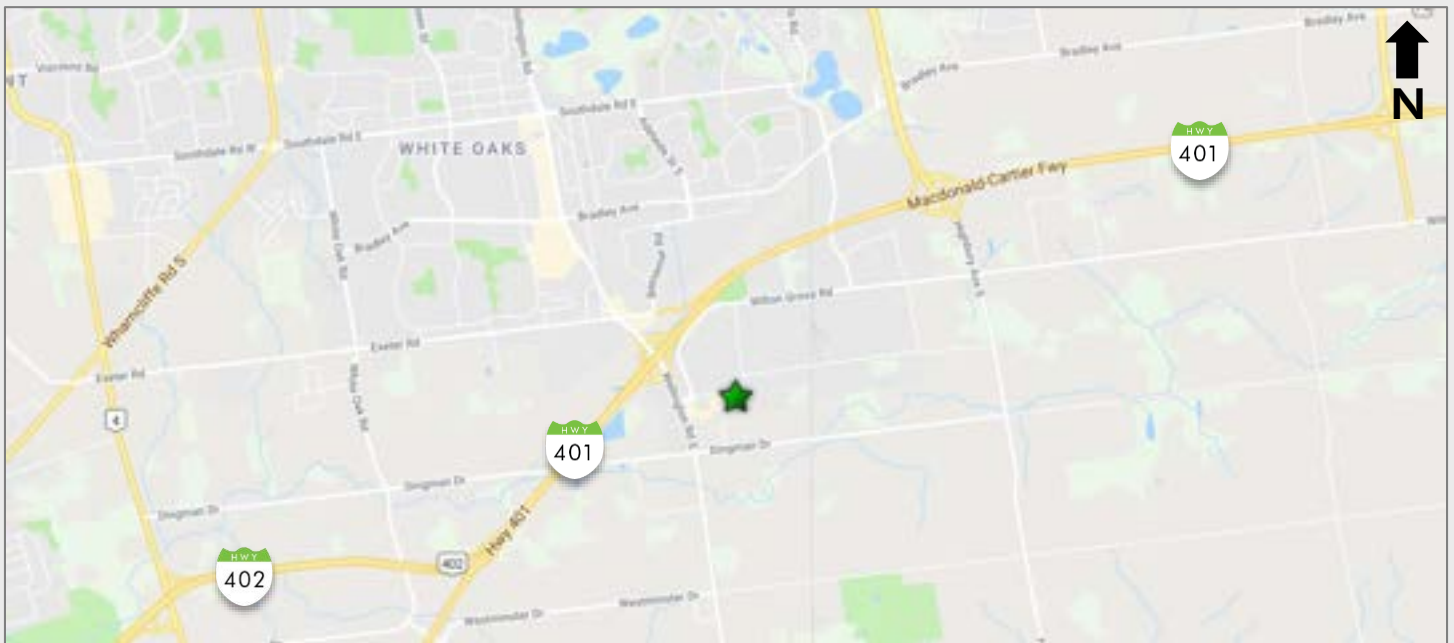
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Mapping Sources: Google Earth

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