



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

109 GAYLORD ROAD

St. Thomas, ON



PRIME FREE STANDING INDUSTRIAL/WAREHOUSE BUILDING

ASKING RENT

\$10.95
PSF NET

ADDITIONAL RENT

\$2.50
PSF

AVAILABLE SPACE

13,500
SF

TYLER DESJARDINE

Sales Representative

519 438 5403

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CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Located in St. Thomas, Ontario, the property sits on approximately 1.003 acres. The building features upgraded LED lighting throughout most areas, a main floor washroom, and second-level mezzanine offices. Heating is provided by gas unit heaters and gas radiant heaters.

- **Grade Level Doors**

- » 3 At the front of the building, 1 grade loading at the side, near the rear of the building.
- » Approximate Grade loading door sizes
 - * 18'x12'
 - * 14'x12'
 - * 14'x14'
 - * 10'x10'

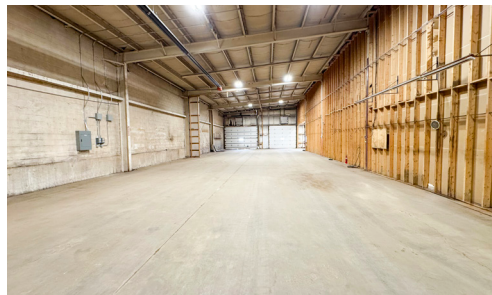
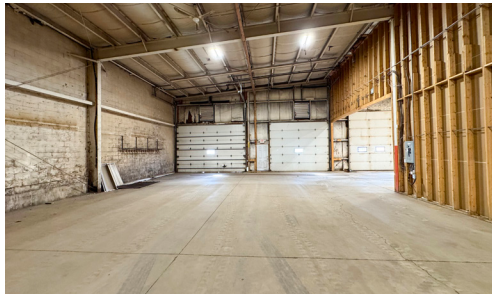
- **Clear Height:** Metal Pitched Roof

- » Approx. 17'- 20'
- » Approx. 20' from the floor to the roof deck at the middle of the building

- **Power:**

- » Three Phase
- » 600 Volts

- Formerly used as a metal fabrication shop
- **Zoning:** EL (Employment Lands) permitting a broad range of uses such as: automotive uses/ service/body shop, auction sales, builders depot, construction trade, bulk storage, repair and machine shop, manufacturing, trucking, warehousing, wholesale, private recreation facilities, self storage and much more
- Tenant shall look after their own snow removal, landscaping, maintenance/repairs etc and pay for all utilities



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