

\$ - 18 - 540 Clarke Road, London East (east I)

MLS® #X12473275

\$

0 Bedroom, 0.00 Bathroom, 2,600 sqft
Industrial on 1.38 Acres

East I, London East (east I), Ontario

RARE OPPORTUNITY! Unit 18 at 540 Clarke Road offers 2,600 SF of versatile space featuring two 12'x10' drive-in doors and 15 ft clear height ceilings, plus an additional 800 SF mezzanine at no extra cost. The layout includes a spacious warehouse area, reception/retail area, two offices, and two washrooms-perfect for a wide range of business operations. Located at the high-traffic corner of Clarke Road and Dundas Street, this property is zoned RSC4/LI7, permitting numerous uses such as Warehousing and distribution, studios, auto supply stores, commercial recreation establishments, bake shops, custom workshops, service trades, repair establishments, building or contracting businesses, and brewing-on-premises operations (automotive use limited to detailing only). Enjoy excellent exposure, easy access to Veterans Memorial Parkway and major routes, and optional pylon signage for \$50/month. Total gross rent is \$4,149.16/month plus HST and utilities (\$14.00/SF net + \$5.15/SF TMI). (id:6289)



Essential Information

Listing #	X12473275
Bathrooms	0.00
Square Footage	2,600
Acres	1.38
Type	Industrial

Community Information

Address 18 - 540 Clarke Road
Subdivision East I
City London East (east I)
Province Ontario
Postal Code N5V2C7

Interior

Heating Other
Cooling Partially air conditioned

Listing Details

Listing Office EXP REALTY



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