



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

381 SOUTH EDGEWARE ROAD

St. Thomas, ON



WAREHOUSE BUILDING

ASKING RENT

\$9.50
PSF NET

ADDITIONAL RENT

\$2.23
PSF (Est. 2025)

AVAILABLE SPACE

UP TO 68,000 SF
DEMISABLE TO 17,000 SF

DAVID JONGERDEN

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CUSHMAN & WAKEFIELD

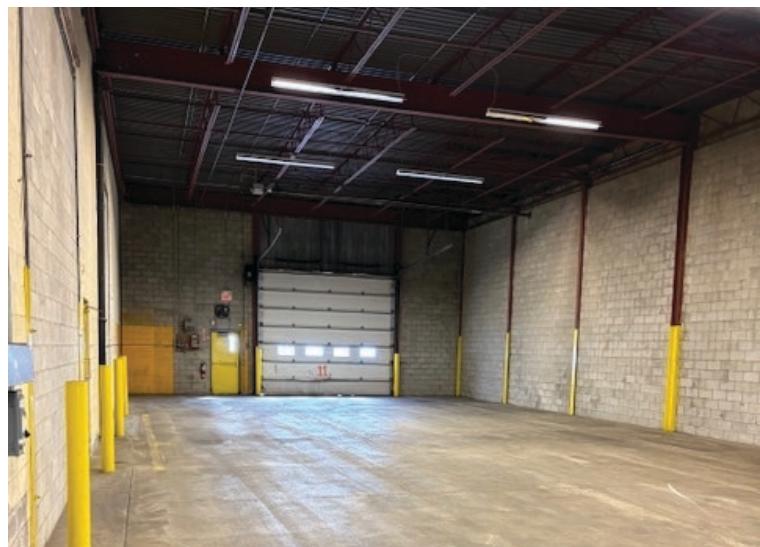
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5G6

www.cushwakeswo.com

ABOUT THE PROPERTY

68,000 SF warehouse available in co-tenanted building. Located on South Edgeware Road in St Thomas just 16 km from highway 401 ramp

- **Available Space: 68,000 SF total**
 - » Potential to demise to 17,000 SF with grade level loading access
 - » If 17,000 SF is leased, the remaining 51,000 SF will be available
- Additional rent is inclusive of property taxes, maintenance, building insurance and utilities
- **Zoning: EL - Employment Lands** - Allowing a wide variety of uses including: warehouse, bulk storage, transport truck terminal, manufacturing, pharma and medical production, construction trade, wholesaling, self storage and many more
- **Clear Height: 19'9"**
 - » With 40' pillar spacing
- **Dock Level Doors: 6 (9'8"x9')**
- **Grade Level Doors: 1 (15'7"x18')**
- **Grade Level Loading Doors: 2 (14'x16')**
- **Power:**
 - » 600 Volts
 - » 400 Amps
- Fenced truck yard/storage area available at additional cost
- Minimal office with cafeteria and washrooms already built
- New roof in 2024
- Direct truck access from highway with approx. 9 minute drive



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