

Industrial | For Lease

**CBRE**

# 570 Clarke Road

Showroom - Warehouse

LONDON, Ontario

22,000 Daily Vehicle Counts

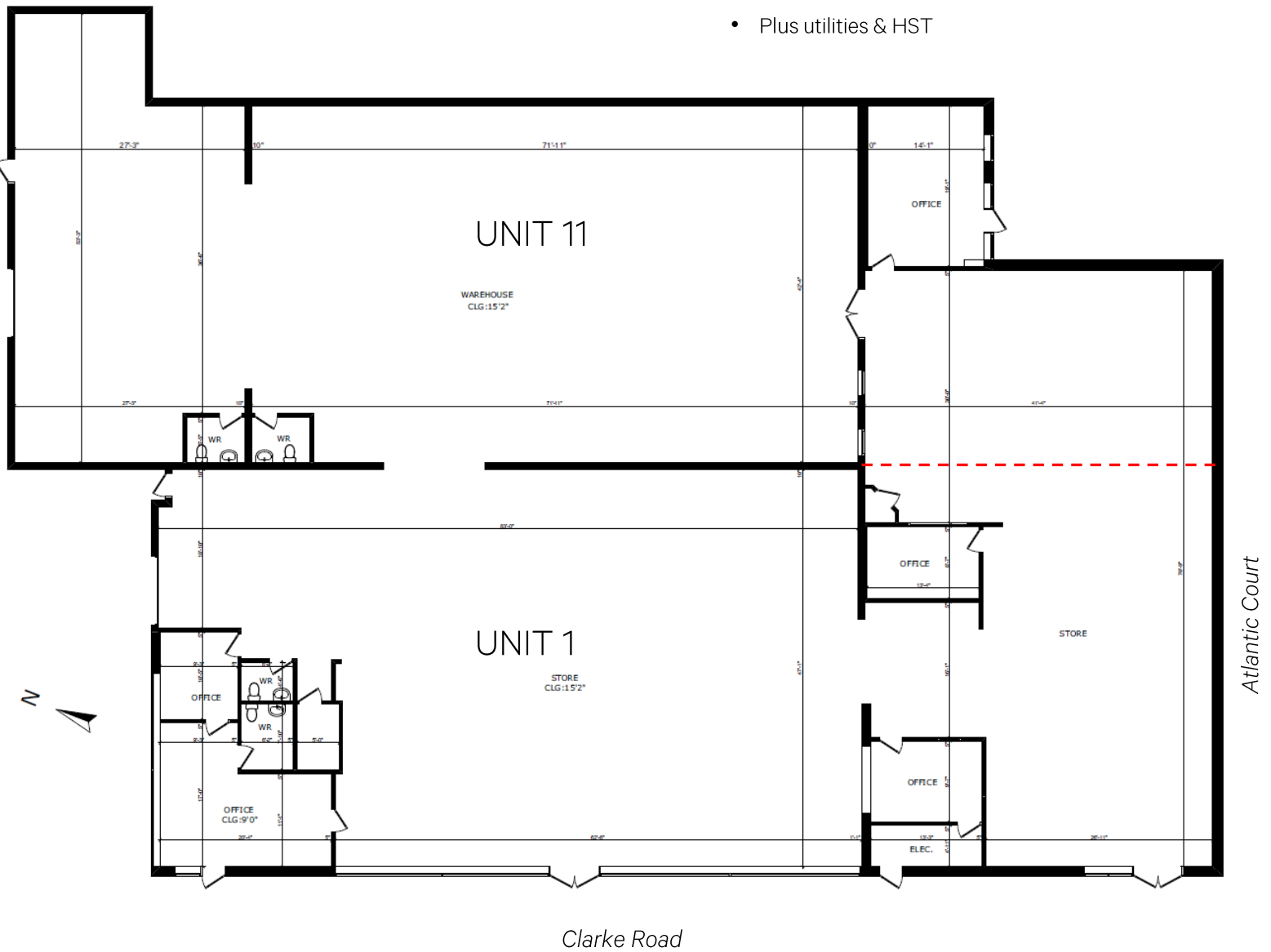


**572 Clarke Road**  
 London, Ontario

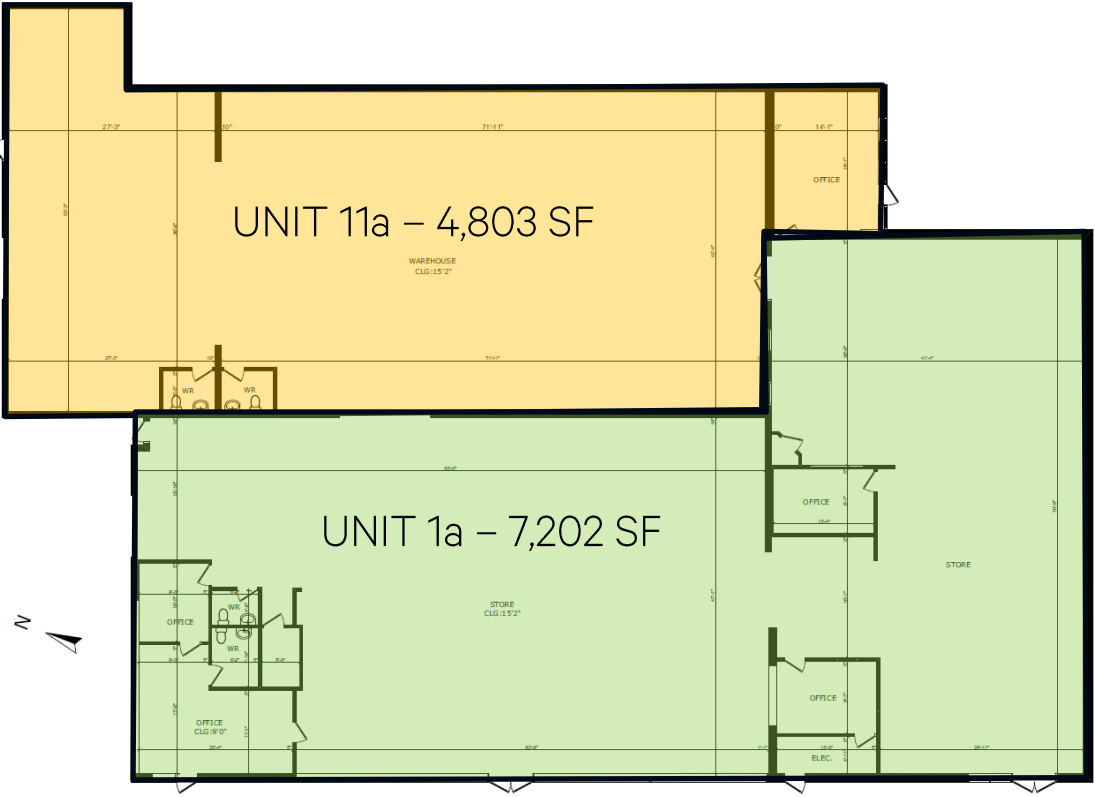
### Options for Lease

| Unit | Type       | SF     | NET     | ADD R  | Per Month |
|------|------------|--------|---------|--------|-----------|
| 1a   | Showroom   | 7,202  | \$12.50 | \$6.50 | \$11,403  |
| 1b   | Showroom   | 6,154  | \$13.00 | \$6.50 | \$10,000  |
| 1-11 | Shwrm/Whse | 12,005 | \$11.00 | \$6.50 | \$17,507  |
| 11a  | Warehouse  | 4,803  | \$9.00  | \$6.50 | \$6,204   |
| 11b  | Shwrm/Whse | 5,851  | \$10.00 | \$6.50 | \$8,045   |

- South of Oxford St. on the East side of Clarke Rd. at the NE corner of Atlantic Court
- 275 feet of exposure to 22,000 vehicles daily
- Hwy. 401 via Veterans Memorial Pkwy. (2.3 K. east)
- 3.2 K. to London International Airport
- London Transit route along Clarke Rd.
- 12.5 foot clear - 2 drive-in level loading doors
- Zoned LI 1 + LI 4 + LI 7 – Light Industrial
- 5 year Lease preferred - minimum 3-year
- NET RENTS increase annually
- Additional Rent (2025) - \$6.50 psf
- Plus utilities & HST

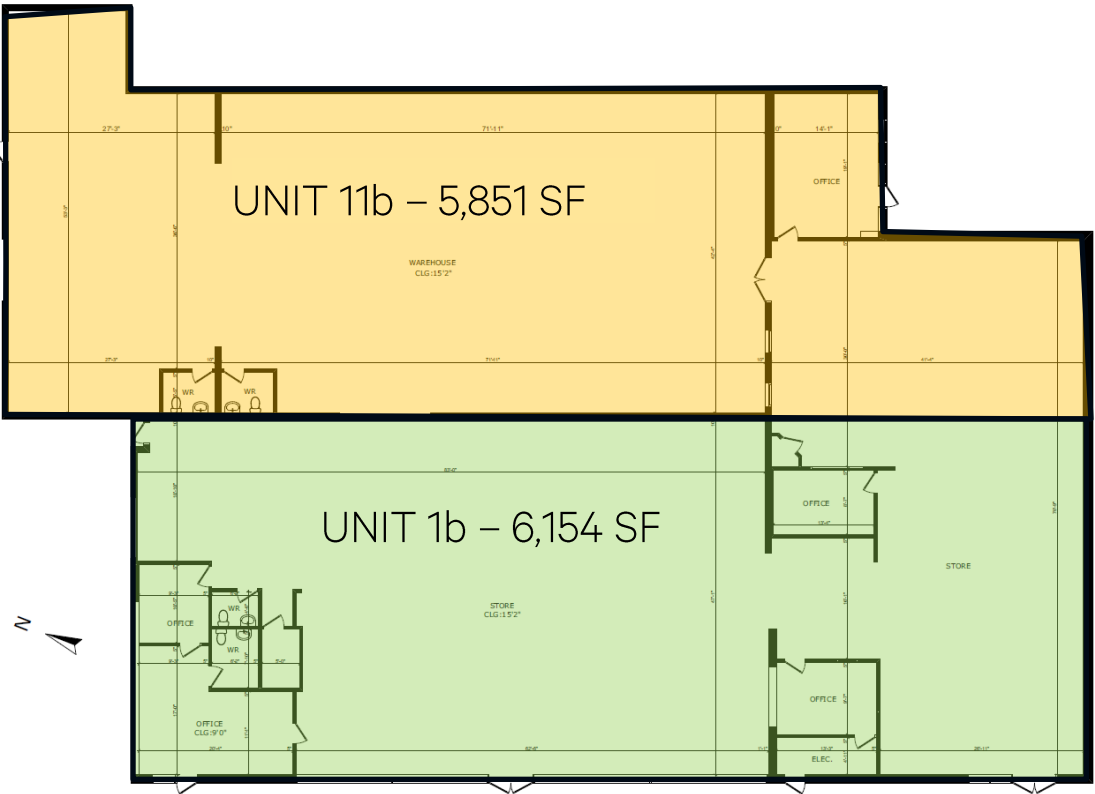


# Options For Lease



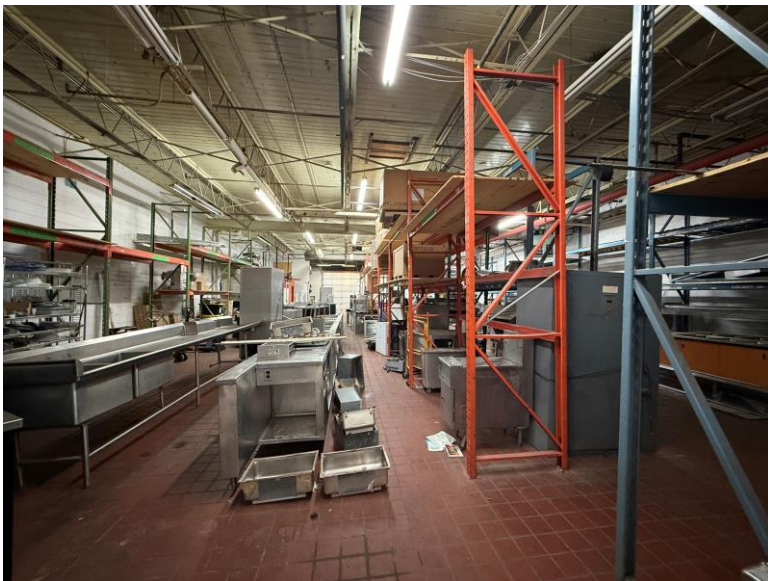
Clarke Road

## UNITS 1-11 - 12,005 SF

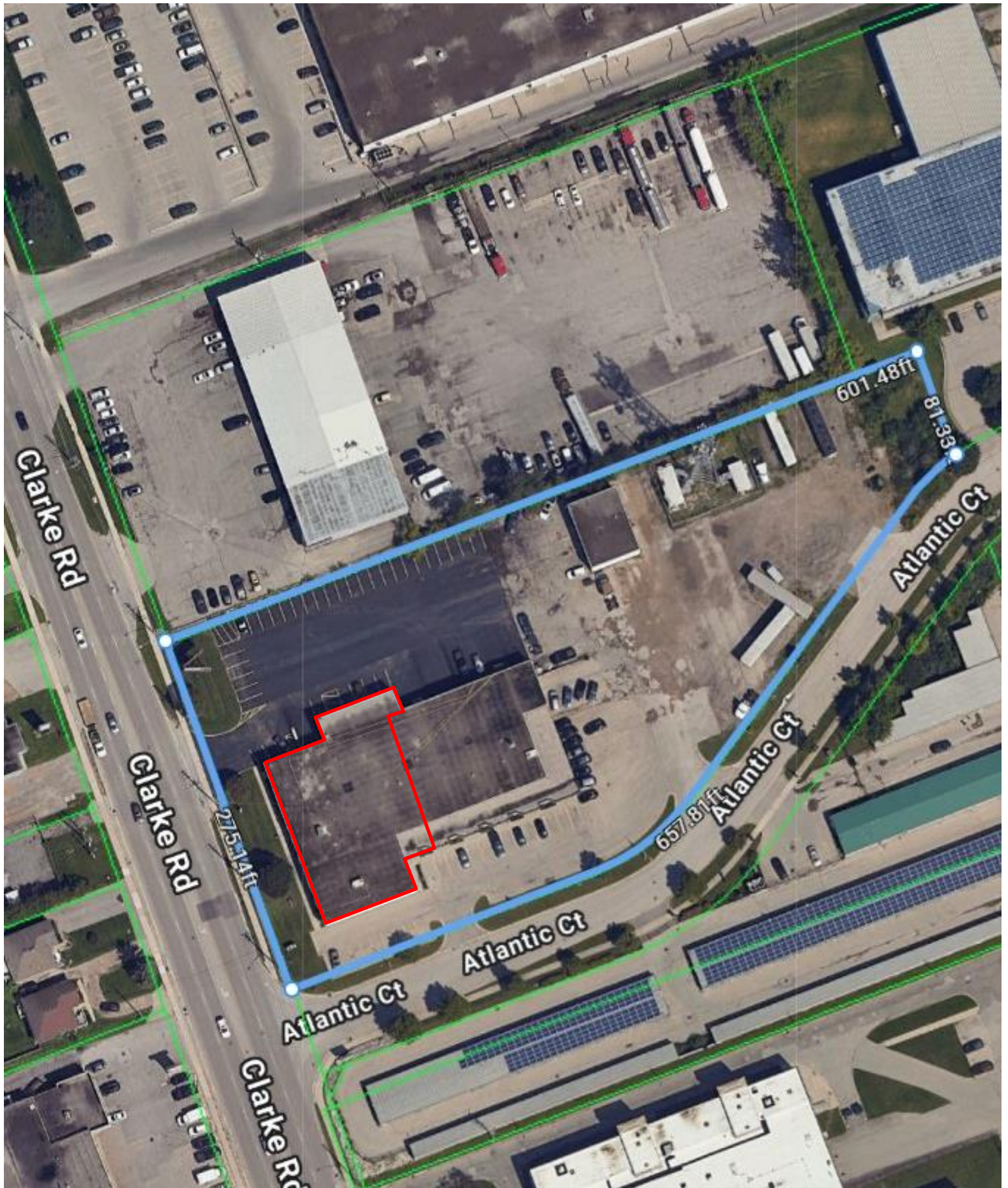


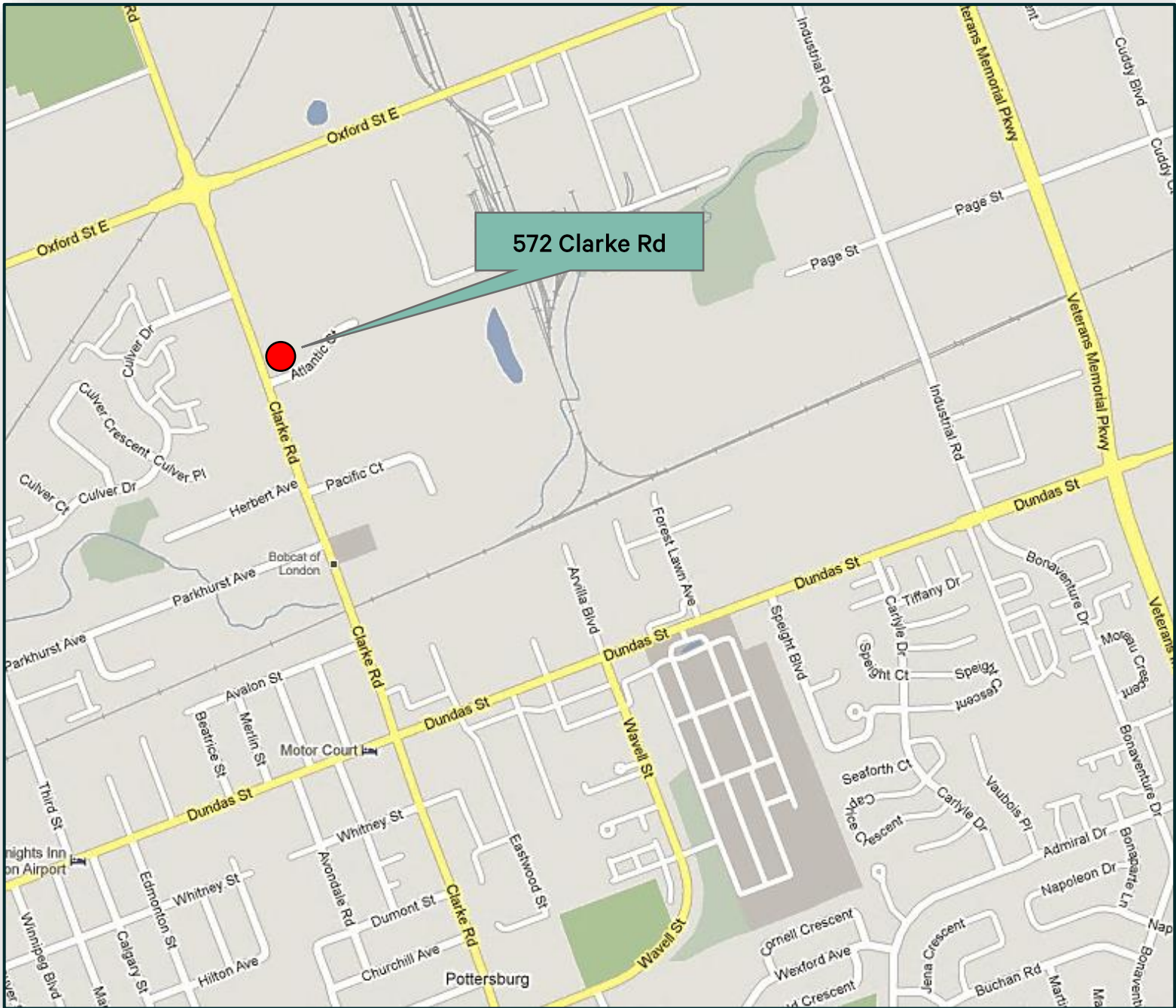
Clarke Road

572 Clarke Road  
London, Ontario



For Lease





## Contact

**Barry Poley**  
Sales Representative  
Sales Associate  
+1 519 286 2015  
barry.poley@cbre.com

**CBRE Limited, Brokerage**  
380 Wellington Street  
Suite 30  
London, ON N6A 5B5  
+1 519 673 6444

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth