



## Light industrial space available

- 1,651 sf available
- 12' clear heights
- One drive in door
- Partial office built out

---

### Charlie Gobert

Sales Representative, Principal  
+1 226 289 2836  
charlie.gobert@avisonyoung.com

### Nolan Adkin

Broker, Principal  
+1 226 289 2799  
nolan.adkin@avisonyoung.com

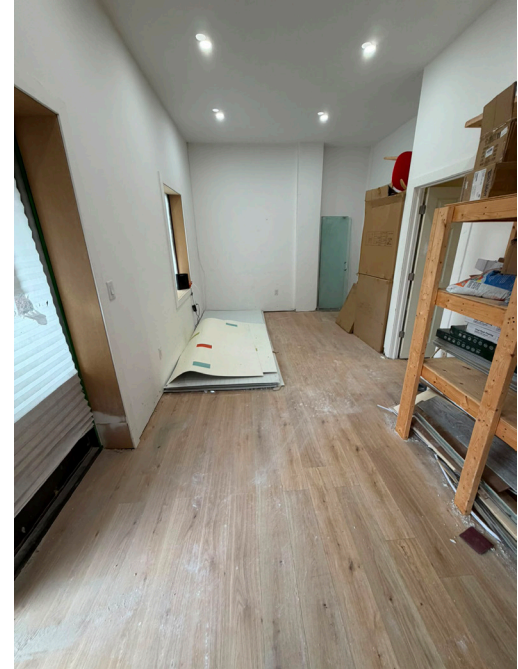
avisonyoung.ca



Platinum  
member

# Industrial For Lease

45 Pacific Court, London



## Property details

1,651 sf light industrial unit located in the northeast end of London. The space includes 1 drive in door and offers 12 feet of clear height to the bottom of the joists. Current buildout features a small office area at the front with one washroom, the remainder is warehouse. The property provides convenient highway access.

Available area	1,651 sf	Signage	Signboard & directory
Lot size	1.515 acres	Parking	Onsite
Clear height	12 feet	Public transit	On bus route #17
Shipping	One drive in door	Asking net rate	\$10 psf
Zoning	LI2 LI7	Additional rent	\$5.50 psf

# Floor Plan for Unit 8



ADDRESS: 45 PACIFIC COURT	SCALE 1/8" = 1'-0" <small>This Product is Prepared by Housmax.ca T: 647-960-6688 info@housmax.ca</small>
------------------------------	--

# London demographics



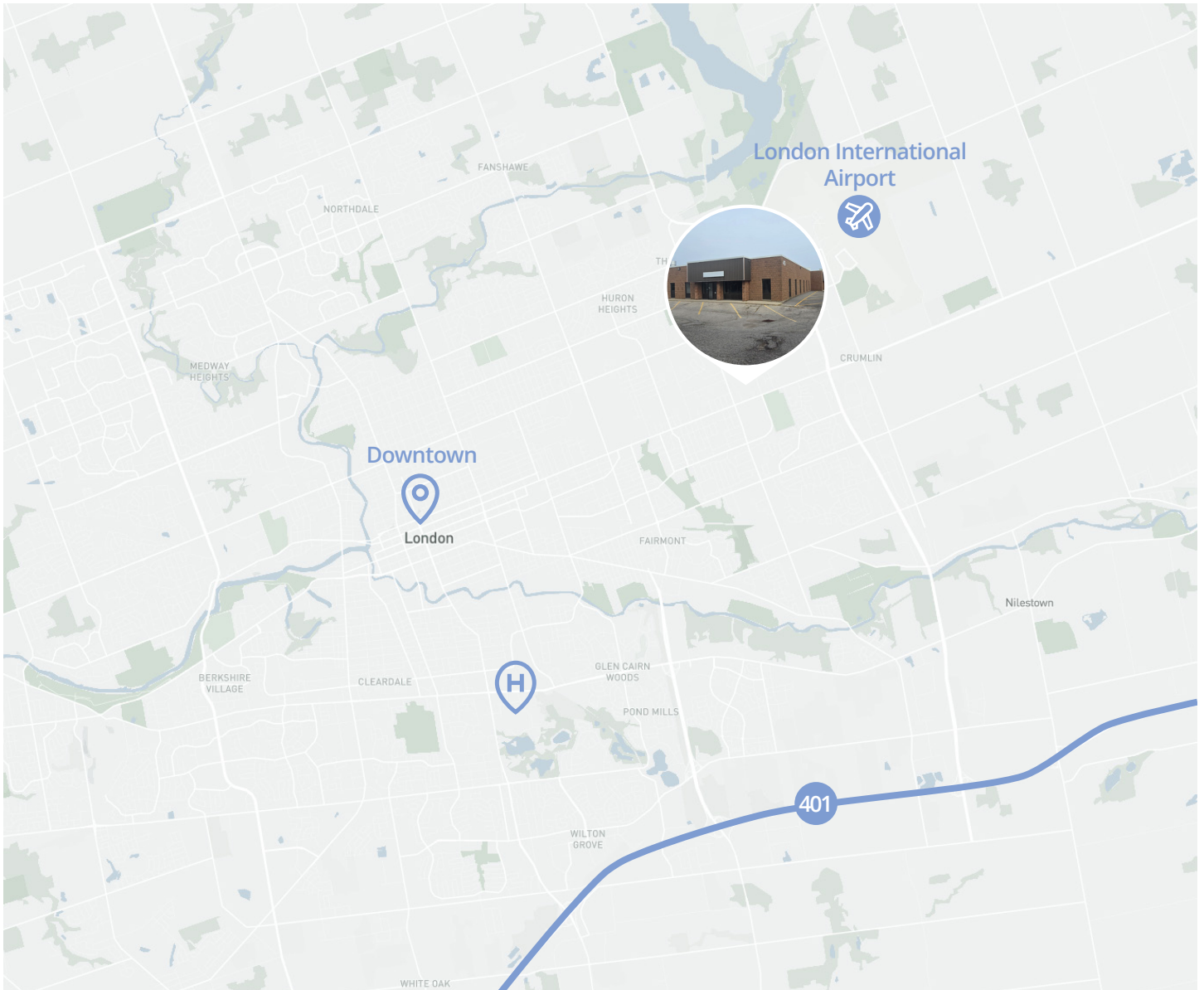
**551,066**  
Population



**380,809**  
Daytime population



**39.7**  
Median age



## Get more information

**Charlie Gobert**  
Sales Representative, Principal  
+1 226 289 2836  
charlie.gobert@avisonyoung.com

**Nolan Adkin**  
Broker, Principal  
+1 226 289 2799  
nolan.adkin@avisonyoung.com

**Avison Young** Commercial Real Estate Services, LP, Brokerage  
495 Richmond Street, Unit 104  
London, ON N6A 5A9  
T +1 226 366 9090 F +1 866 541 9755

