



MEADOWBROOK BUSINESS CAMPUS

FOR LEASE
LONDON, ON



PROPERTY DETAILS & FEATURES

Property consists of multi-tenant buildings with a range of unit sizes from 1,200 square feet and up, with varying percentages of finished office to warehouse space.

Landlord will assist with renovations to suit Tenants needs.

- Minutes to Wellington Road and the Highway 401 ramp
- West Campus offers fibre ready internet connectivity
- Professionally managed property

CURRENT AVAILABILITY

ADDRESS	SUITE	SF	TYPE	ASKING RENT	COMMENTS	ZONE
<i>Meadowbrook Business Campus East</i>						
179 Exeter Rd.	I	1,902	100% Warehouse	\$10.00 PSF Net	<ul style="list-style-type: none"> Grade Loading Door (8'x8') Clear Height: 11'8" 	LI1 & 7
177 Exeter Rd.	G	2,200	100% Warehouse	\$12.00 PSF Net*	<ul style="list-style-type: none"> Grade Loading Door Clear Height: 11'8" Unit can be combined with neighbouring space for 4,400 SF 	LI1 & 7
177 Exeter Rd.	H	2,200	100% Warehouse	\$12.00 PSF Net*	<ul style="list-style-type: none"> Grade Loading Door Clear Height: 11'8" Unit can be combined with neighbouring space for 4,400 SF 	LI1 & 7
197 Exeter Rd.	D&E	4,400	78% Warehouse 22% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> Grade Loading Door (10'x10') Clear Height: 11'8" 	LI 1, 4 & 7
181 Exeter Rd.	A&B	5,100	15% Office 85% Warehouse	\$12.00 PSF Net*	<ul style="list-style-type: none"> Two Grade Loading Door (10'x10') Clear Height: 11'8" 	LI1 & 7
<i>Meadowbrook Business Campus West</i>						
4056 Meadowbrook Dr.	120	1,600	85% Office 15% Warehouse	\$13.00 PSF Net	<ul style="list-style-type: none"> Single Person Door Warehouse Clear Height: 11'8" Built out unit 	LI1, 2, 3 & 7

*\$0.50 PSF annual escalation

SPECIFICS

MOST UNITS HAVE GRADE LOADING DOOR ACCESS

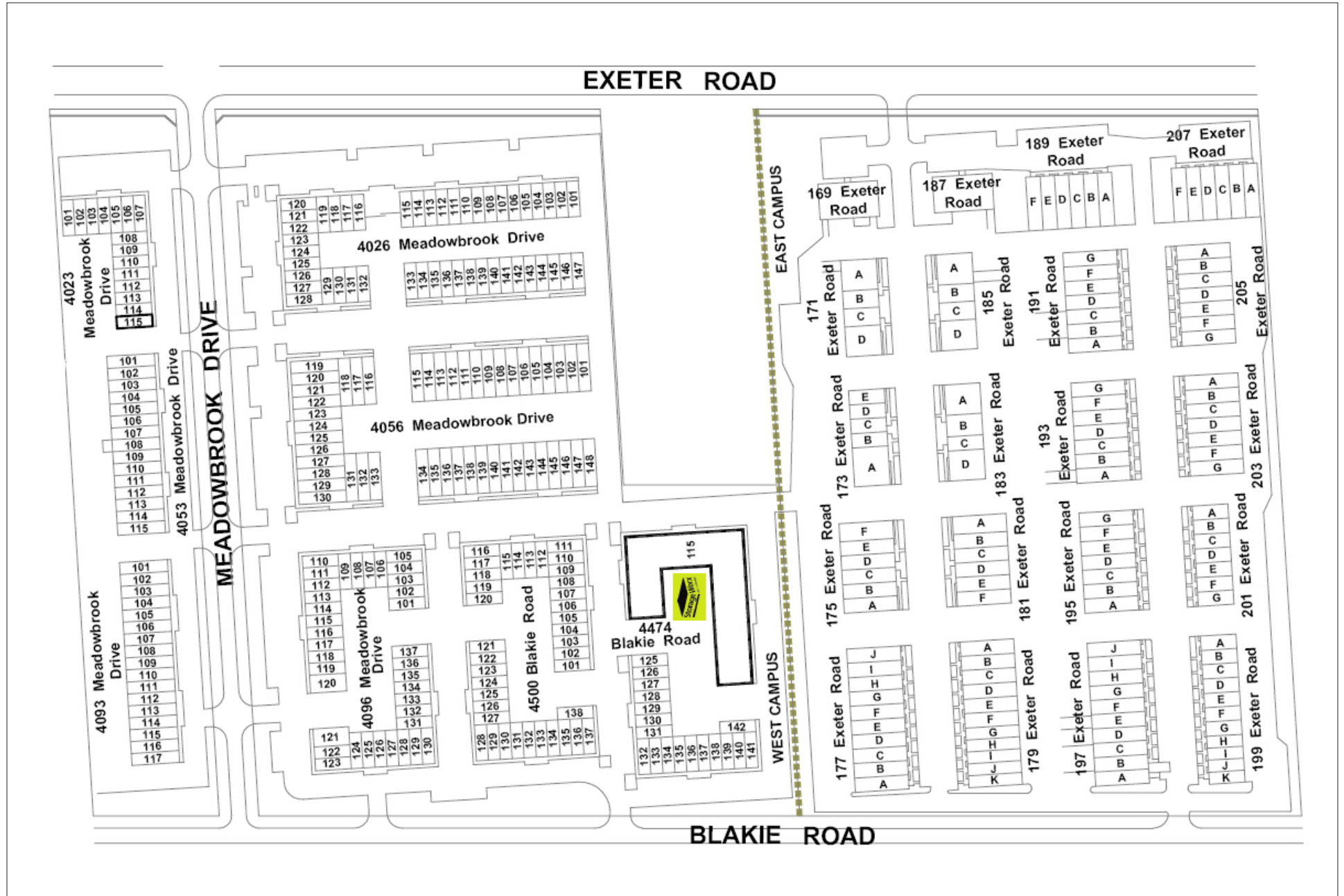
ADDITIONAL RENT

EAST CAMPUS \$5.98 PSF (2024)

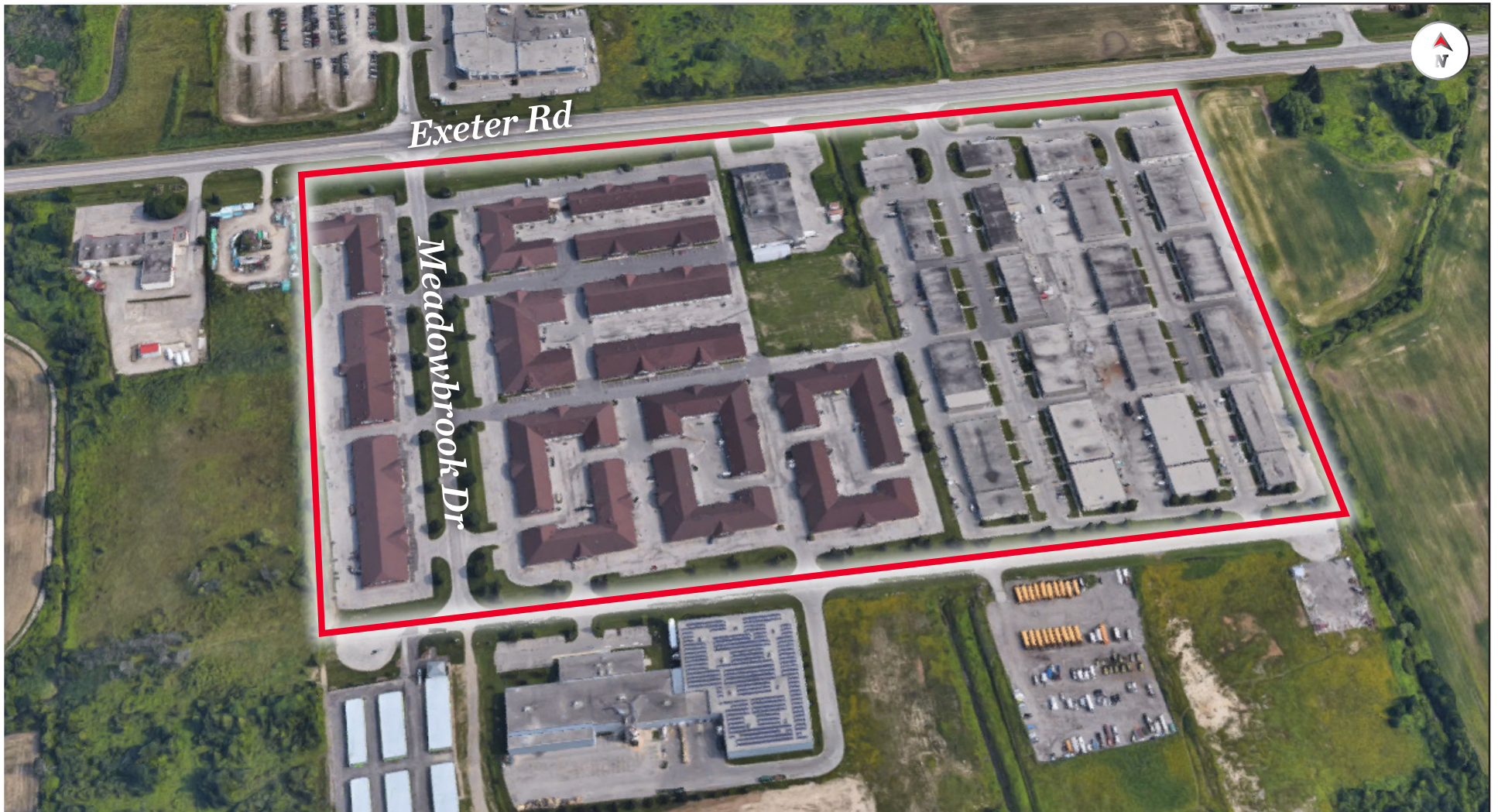
WEST CAMPUS \$6.25 PSF (2024)



SITE PLAN



AERIAL



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