



# MEADOWBROOK BUSINESS CAMPUS

FOR LEASE  
LONDON, ON





# PROPERTY DETAILS & FEATURES

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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>						
197 Exeter Rd.	D&E	4,400	78% Warehouse 22% Office	\$14.00 PSF Net*	• Grade and Dock Loading Doors (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*	• Two Grade Loading Door (10'x10')   Clear Height: 11'8"	LI1 & 7
<i>Meadowbrook Business Campus West</i>						
4056 Meadowbrook Dr.	122	1,600	90% Office 10% Industrial	\$12.00 PSF Net*	• Clear Height: 11' +	LI1, 2, 3, 4(10), 7

\*\$0.50 PSF annual escalation



# SPECIFICS

MOST UNITS HAVE GRADE LOADING DOOR ACCESS

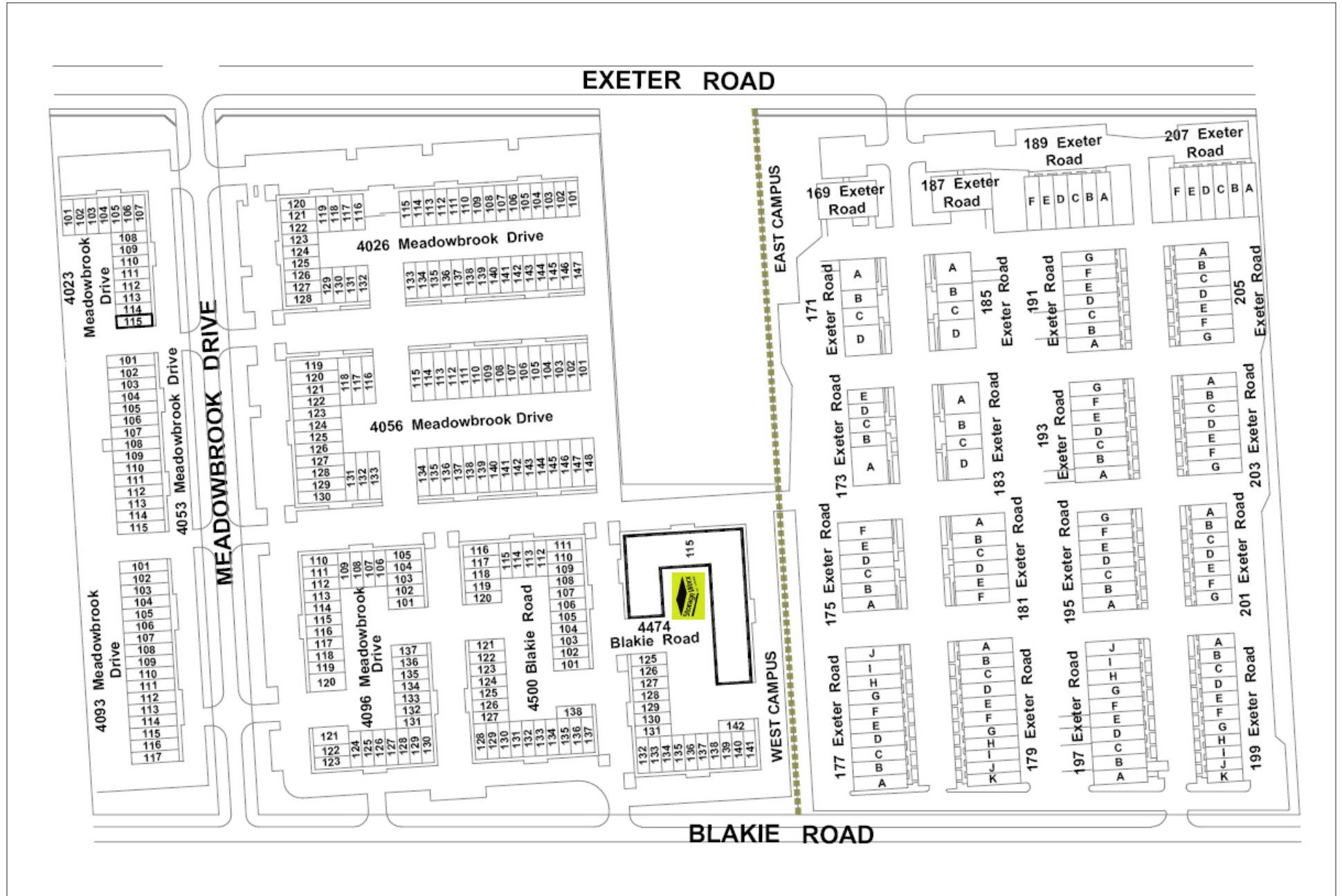
## ADDITIONAL RENT

EAST CAMPUS \$5.98 PSF (2024)

WEST CAMPUS \$6.25 PSF (2024)

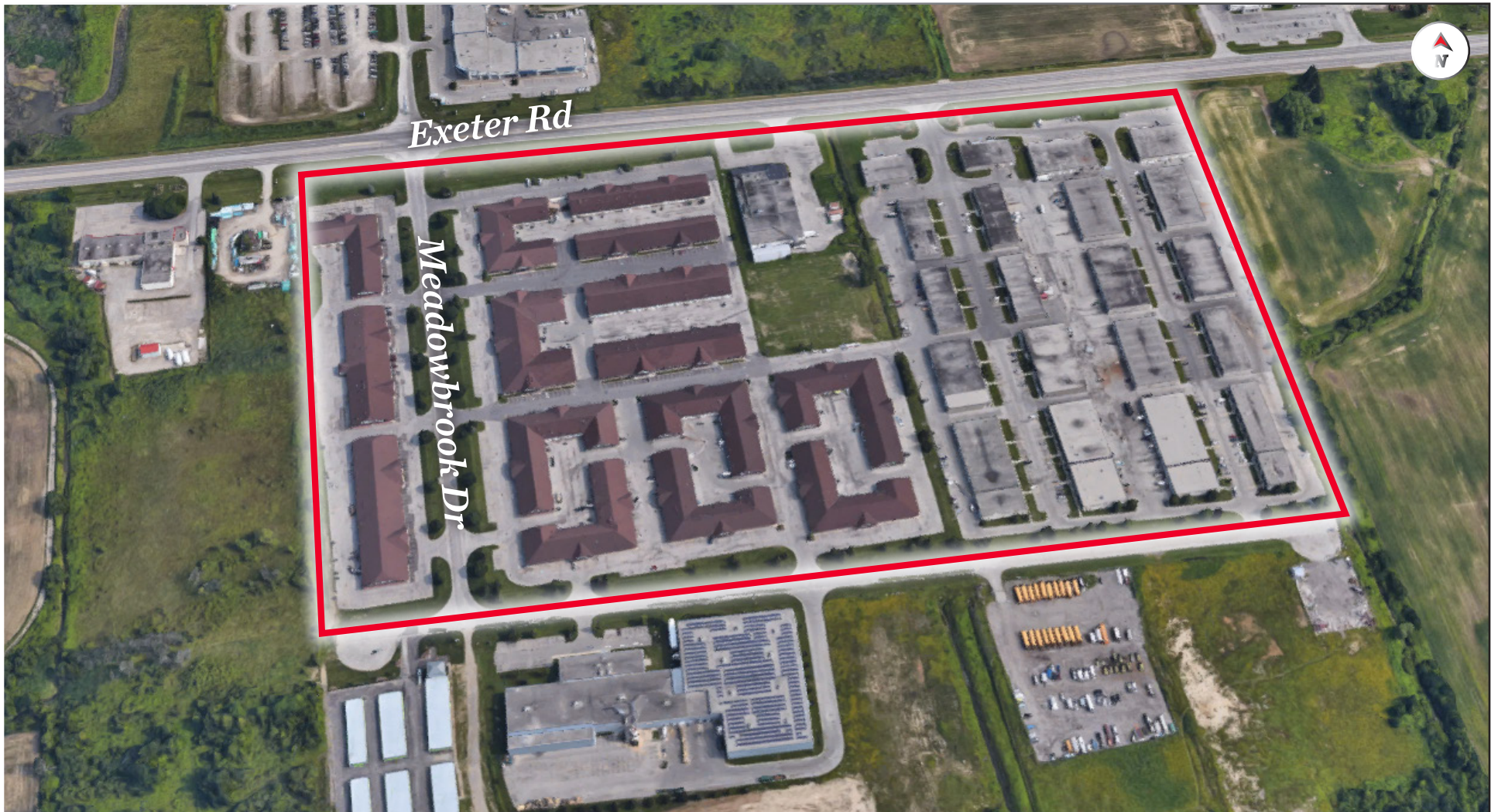


# SITE PLAN





# AERIAL



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