



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>						
177 Exeter Rd.	E	2,200	65% Warehouse 35% Office	\$12.00 PSF Net*	<ul style="list-style-type: none"> Grade Loading Doors (11'x11') 2 private offices, kitchen and reception area with washroom 	LI 1, 4 & 7
197 Exeter Rd.	D&E	4,400	78% Warehouse 22% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> Grade and Dock Loading Doors (10'x10') Clear Height: 11'8" 	LI 1, 4 & 7
205 Exeter Rd.	A-D	8,800	100% Warehouse	\$11.00 PSF Net*	<ul style="list-style-type: none"> 4 Grade Loading Doors Can be demised 4,400 or 6,600 SF 	LI 1, 4 & 7
<i>Meadowbrook Business Campus West</i>						
4096 Meadowbrook Dr.	125	1,200	20% Warehouse 80% Office	\$12.00 PSF Net*	<ul style="list-style-type: none"> Grade Loading Doors (10'x10') Clear Height: 11'8" 1 private office with reception and open area along with a boardroom Rear warehouse/storage room 	LI1, 2, 3, 4, 7
4023 Meadowbrook Dr.	111/112	2,400	50% Warehouse 50% Office	\$14.00 PSF Net*	<ul style="list-style-type: none"> Clear Height: 11'8" 2 private offices, staff room, open reception and office area along with open rear warehouse/storage area 	LI1, 2, 3, 4, 7

*\$0.50 PSF annual escalation

SPECIFICS

MOST UNITS HAVE GRADE LOADING DOOR ACCESS

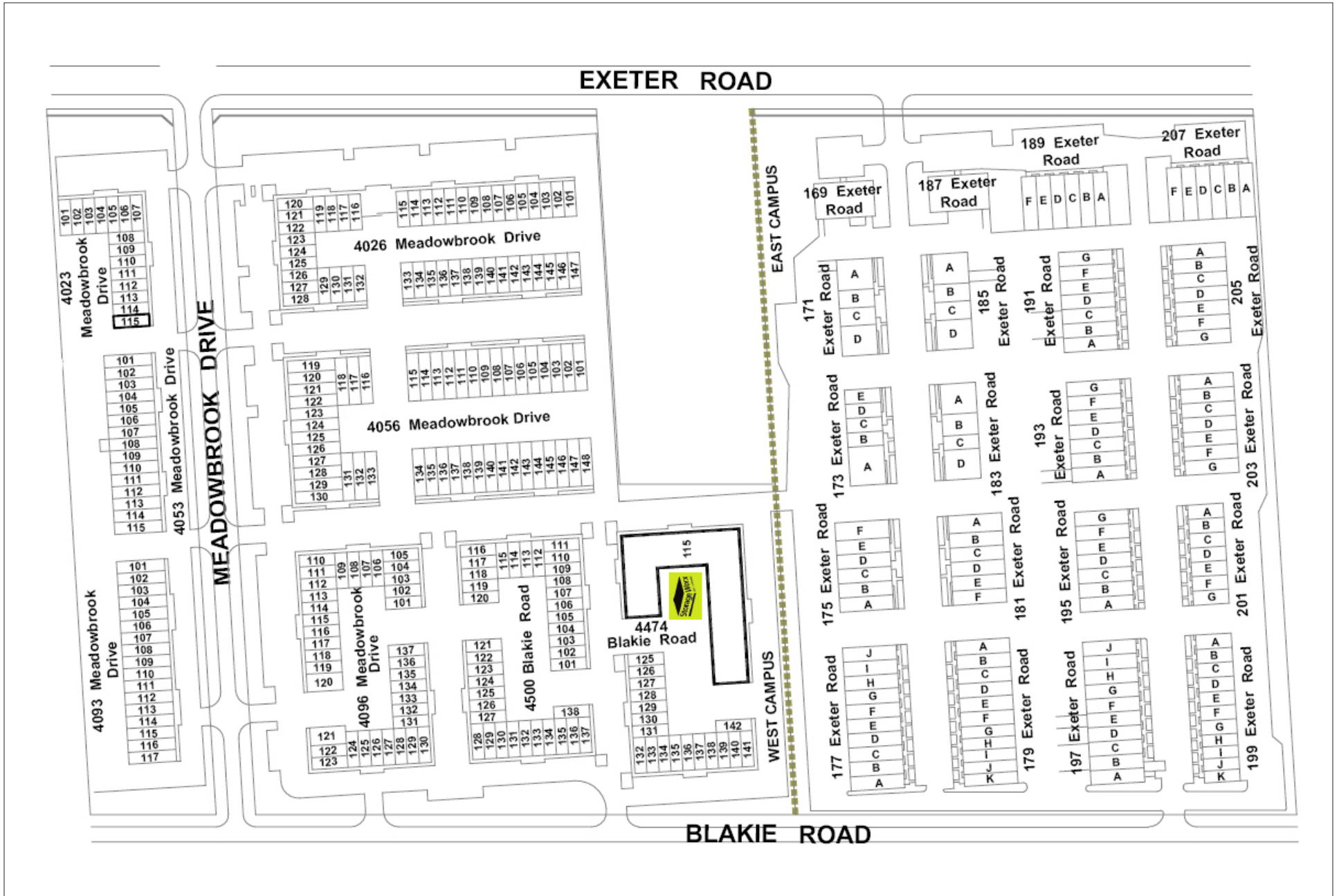
ADDITIONAL RENT

EAST CAMPUS \$5.98 PSF (2025)

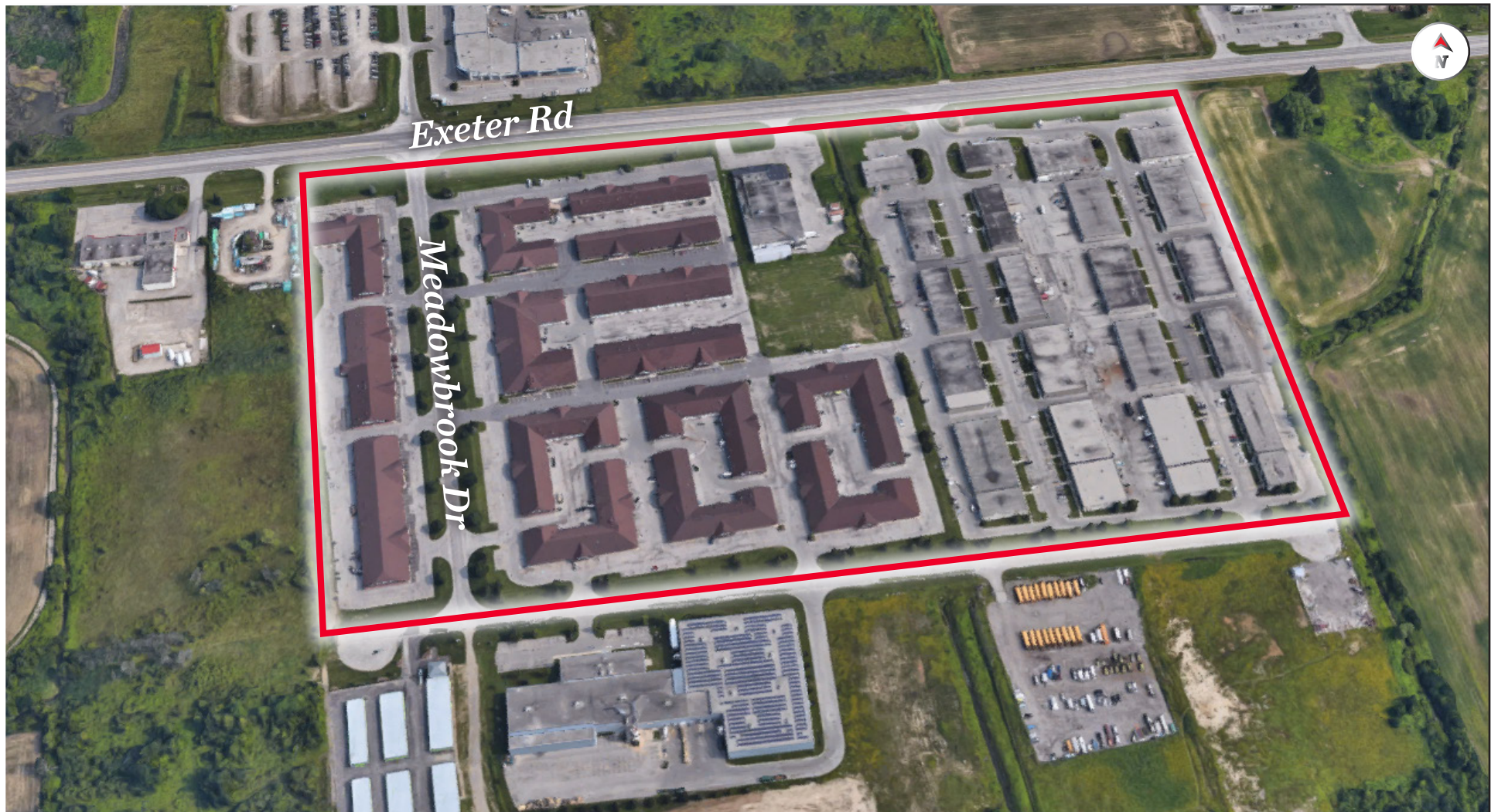
WEST CAMPUS \$6.25 PSF (2025)



SITE PLAN



AERIAL



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