

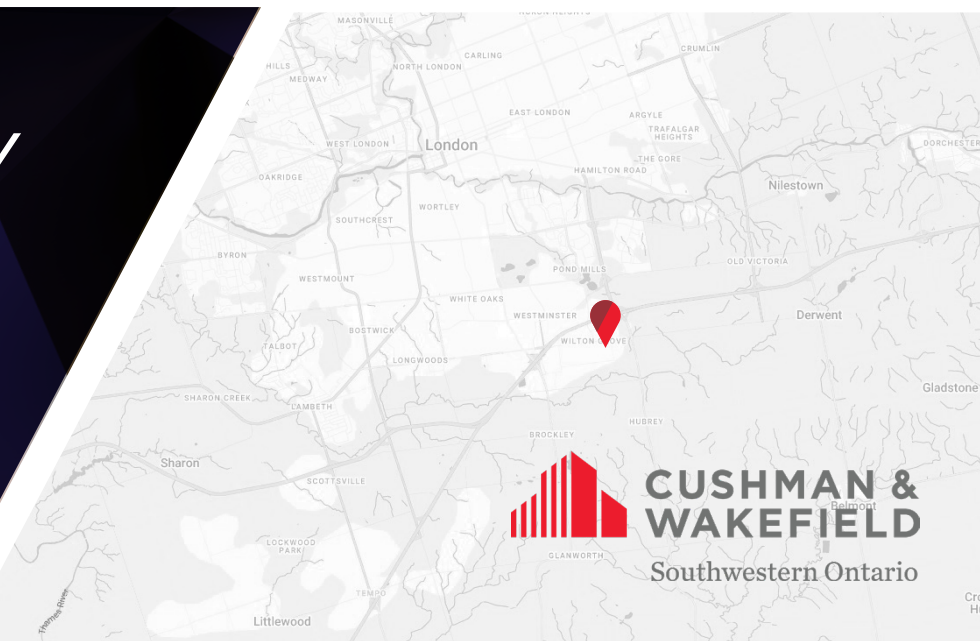


FOR LEASE | MULTI-TENANT LIGHT INDUSTRIAL BUILDING

Asking Rent: \$11.00 PSF Net | Additional Rent: \$4.55 PSF | Building Area: 4,874 SF

1031 HUBREY
ROAD
UNITS 8-9

London, ON



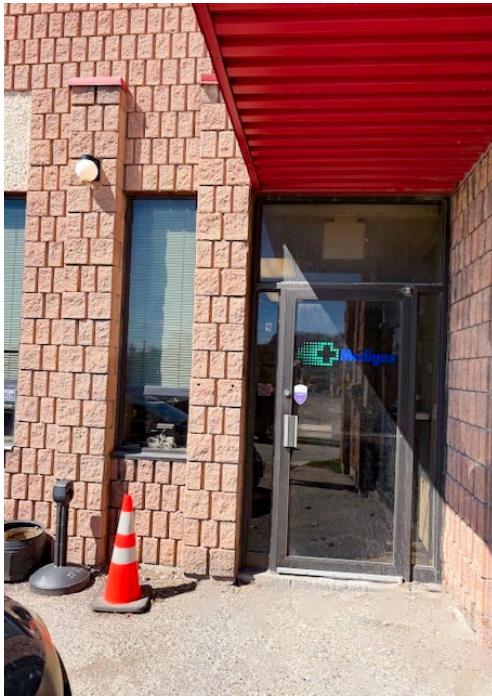
**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

ABOUT THE PROPERTY

South London warehouse space, Exeter Road location, with quick and easy access Highway 401 on ramp

UNITS	AVAILABLE SPACE	ASKING RENT	ADDITIONAL RENT
8-9	4,874 SF	\$11.00 PSF Net	\$4.55 PSF (2025)

- **Zoning:** LI 2,3 & 7 - Permitted a broad range of uses including wholesaling, warehousing, support office, R&D, printing, assembly hall, commercial rec facility and many more
- **Clear Height:** 18'
- **Unit 8:**
 - » **Dock Loading Door:** 2 (7'9"x7'9")
- **Unit 9:**
 - » **Dock Loading Door:** 2 (9'9"x9'9")
 - » **Grade Loading Door:** 1 (11'x10')
- Front office with rear warehouse layout
- Units can be split to 2,437 SF
- Professionally managed property
- Space available as of August 1st, 2025



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**CUSHMAN &
WAKEFIELD**

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