



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FOR LEASE

1500 MAX BROSE DRIVE

London, ON



EXCELLENT INDUSTRIAL OPPORTUNITY

ASKING RENT

\$14.00
PSF NET

ADDITIONAL RENT

\$4.00
PSF (Est.)

AVAILABLE SPACE

162,000
SF

ANDREW JOHNSON

Sales Representative

519 438 8639

andrew.johnson@cushwakeswo.com

BRENT RUDELL

Broker of Record

519 438 5608

brent.rudell@cushwakeswo.com

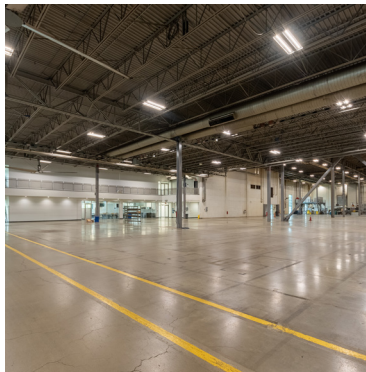
CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
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ABOUT THE PROPERTY

Premium class A industrial facility for lease. Impeccably maintained class A industrial facility offering approximately 162,000 square feet of versatile space. This property is strategically positioned on 31.798-acre parcel with outstanding visibility and access to Highway 401. This exceptional offering represents a rare opportunity to secure premium industrial space combining state-of-the-art specifications, strategic accessibility, and long-term growth potential in a highly sought-after location.

- **Zoning:** LI1 & LI2
- **Power:**
 - » 3,000 Amps
 - » 600 Volts
- **Clear Height:** 22'-34' throughout the facility
- **Truck Loading Doors:** 7
- Electrical service accommodating heavy manufacturing and high-intensity operations
- Prime Highway 401 frontage providing exceptional visibility and transportation advantages



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