



FOR LEASE | EXCELLENT INDUSTRIAL OPPORTUNITY

Asking Rent: \$14.00 PSF Net | Additional Rent: \$4.00 PSF (Est.) | Building Area: 162,000 SF

1500 MAX BROSE DRIVE

London, ON



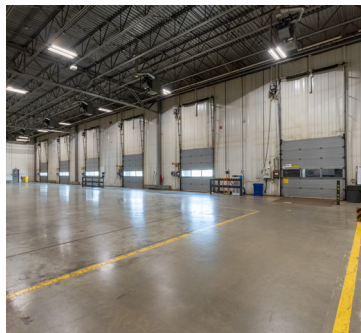
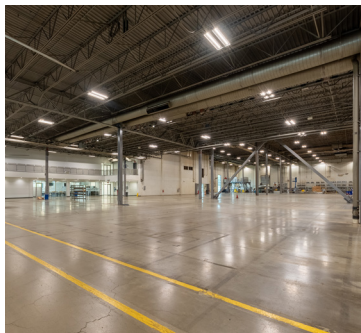
**CUSHMAN &
WAKEFIELD**
Southwestern Ontario

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.

BUILDING AREA	ASKING RENT	ADDITIONAL RENT
162,000 SF	\$14.00 PSF Net	\$4.00 PSF (Est.)

- **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



ANDREW JOHNSON

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CUSHMAN &
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Southwestern Ontario

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