

UP TO 170,013 SF AVAILABLE FOR LEASE

1020 ADELAIDE ST. S.

LONDON, ONTARIO



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

INDUSTRIAL SPACE

1020 Adelaide St. S.



PROPERTY HIGHLIGHTS

Positioned within a well-maintained industrial campus in South London, this property offers a prime leasing opportunity with immediate access to Highway 401 and a strong surrounding industrial base. The building features flexible unit configurations totaling up to 170,013 square feet, clear heights ranging from 17'2" to 28', and efficient shipping with nine dock-level doors and two grade-level door. Zoning (LI2, LI7) supports a wide range of industrial uses, while competitive lease rates and planned escalations provide an attractive, scalable solution for growing businesses.

UNIT	AVAILABLE	ASKING RENT	ADD. RENT
100-201	78,908 SF	\$9.75 PSF Net	\$2.75 PSF (est.)
103B	74,846 SF	\$8.00 PSF Net	\$2.75 PSF (est.)
105	16,259 SF	\$8.00 PSF Net	\$2.75 PSF (est.)
103B & 105	91,105 SF	\$8.00 PSF Net	\$2.75 PSF (est.)

RENT ESCALATIONS

Year 1	\$8.00 PSF Net	Year 4	\$9.75 PSF Net
Year 2	\$8.50 PSF Net	Year 5	\$10.50 PSF Net
Year 3	\$9.00 PSF Net		

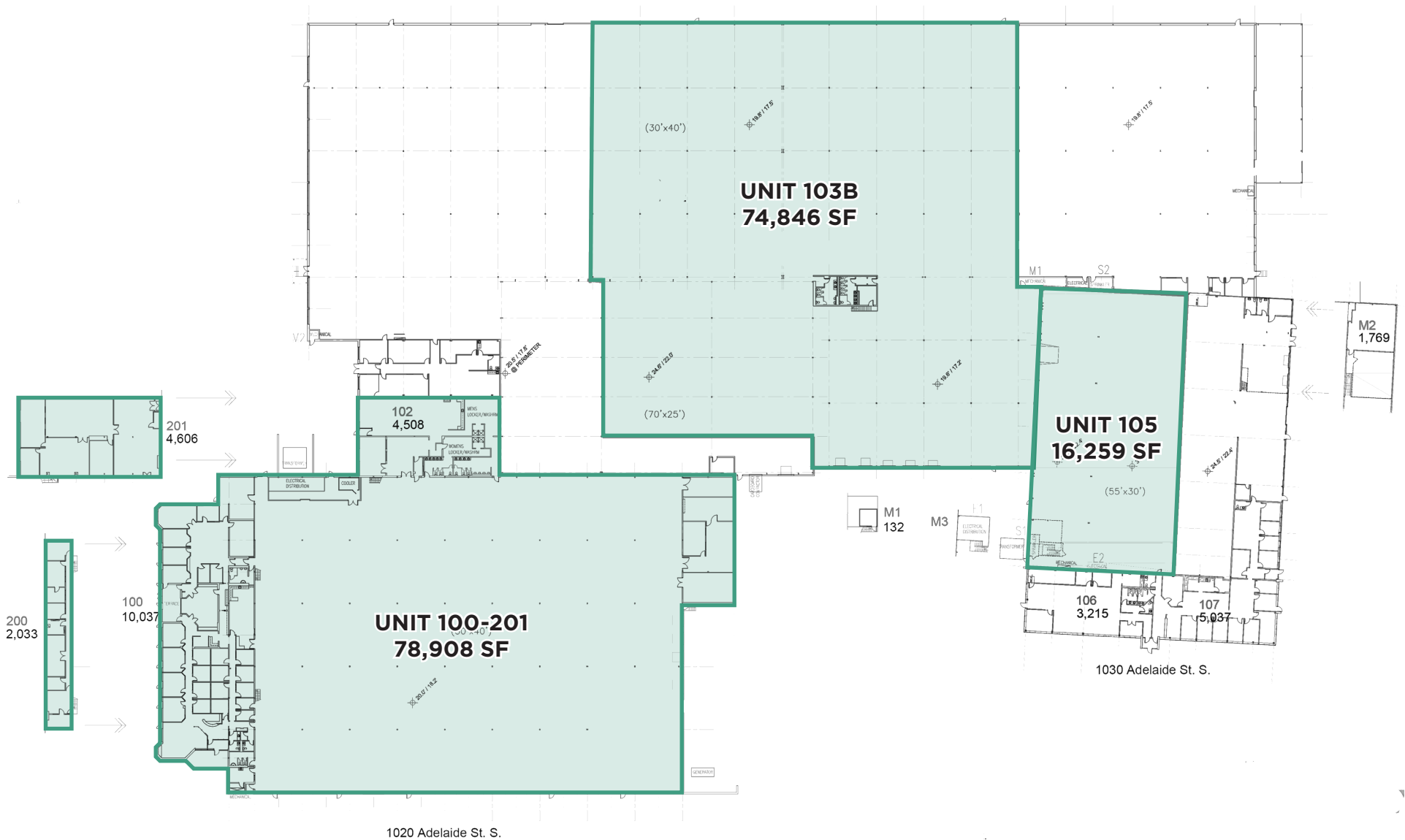
PROPERTY FEATURES

Shipping:	9 dock level & 2 grade level
Clear Height:	17'2" - 28'
Zoning:	Light Industrial (LI2, LI7)

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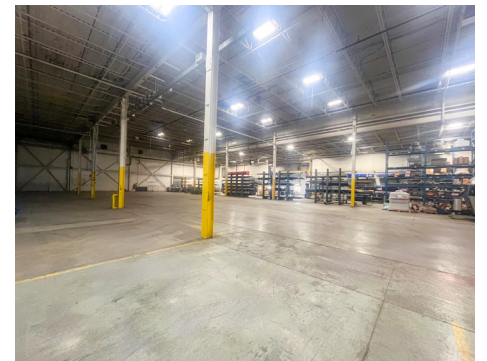
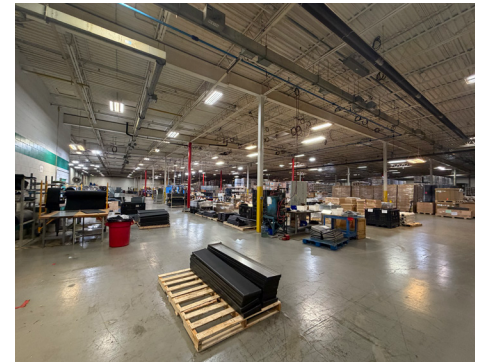
FLOOR PLAN



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PROPERTY
PHOTOS



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FOR MORE INFORMATION, CONTACT:

JAMESON LAKE
Sales Representative
+1 519 438 8548

jameson.lake@cushwakeswo.com

BRENT RUDELL
Broker of Record
+1 519 438 5608

brent.rudell@cushwakeswo.com

850 Medway Park Drive
Suite 201
London, ON N6G 5CG
cushwakeswo.com



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