



MEADOWBROOK BUSINESS CAMPUS

FOR LEASE
LONDON, ON

 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario



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>						
175 Exeter Rd.	AB	5,387	100% Warehouse	\$11.00 PSF Net*	2 Grade Loading Doors (10'x11'), (11'x11')	LI1, LI2, LI3, LI4(10) & LI7
183 Exeter Rd.	BDC	7,167	100% Warehouse	\$11.00 PSF Net*	1 Grade Loading Door (10'x10') 1 Double Man Door	LI1, LI2, LI3, LI4(10) & LI7
205 Exeter Rd.	A-D	8,800	100% Warehouse	\$11.00 PSF Net*	4 Grade Loading Doors - Can be demised 4,400 or 6,600 SF	LI 1, 4 & 7
<i>Meadowbrook Business Campus West</i>						
4500 Blakie Rd.	128	1,200	100% Office	\$12.00 PSF Net*	- Clear Height: 11' 2 private offices, reception and open office area	LI1, LI2, LI3, LI4(10) & LI7
4093 Meadowbrook Dr.	116	1,600	40% Office 60% Warehouse	\$12.00 PSF Net*	- Clear Height: 11' 1 Grade Loading Door (10'x10')	LI1, LI2, LI3, LI4(10) & LI7

**\$0.50 PSF annual escalation*

SPECIFICS

MOST UNITS HAVE GRADE LOADING DOOR ACCESS

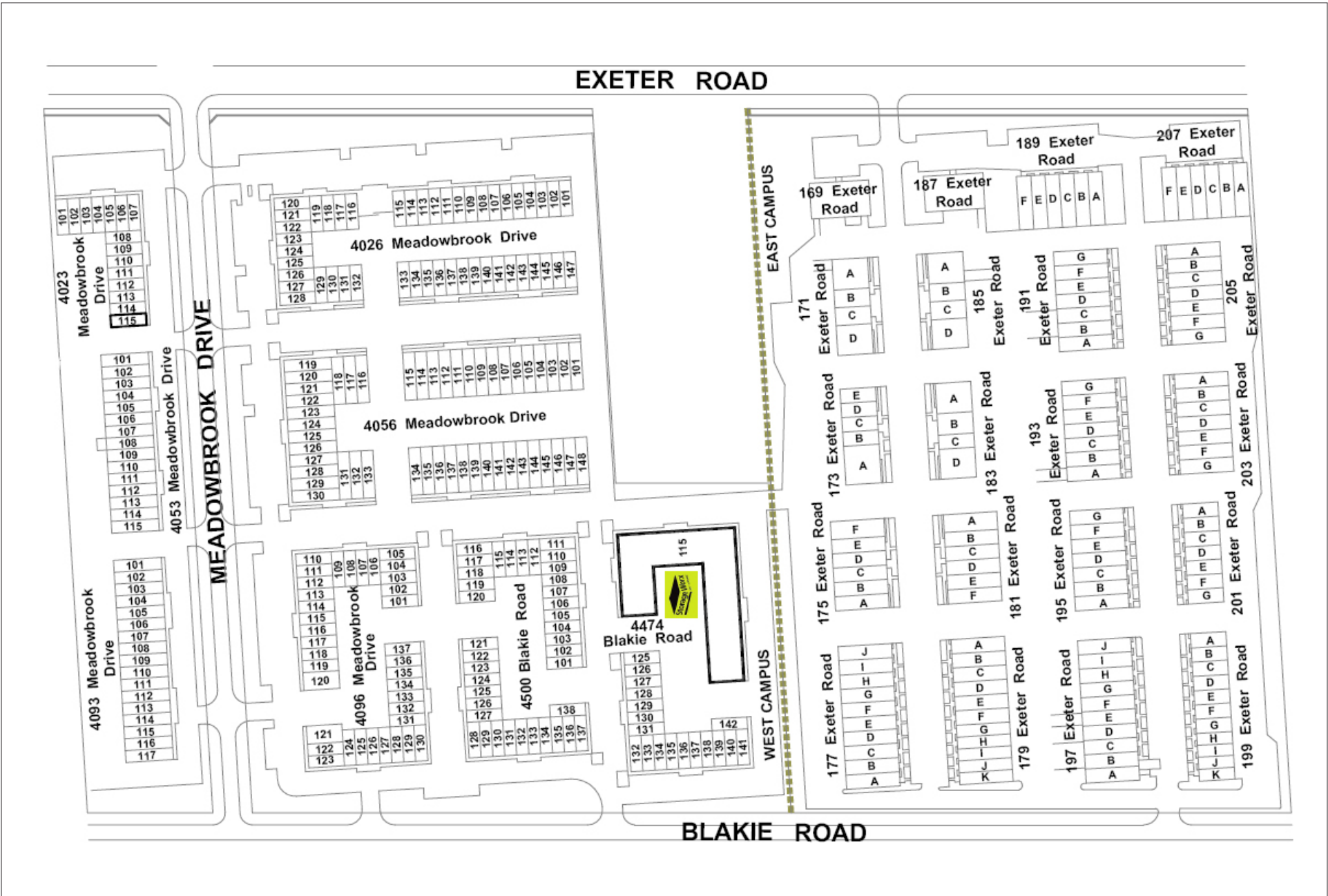
ADDITIONAL RENT

EAST CAMPUS \$6.50 PSF (2026)

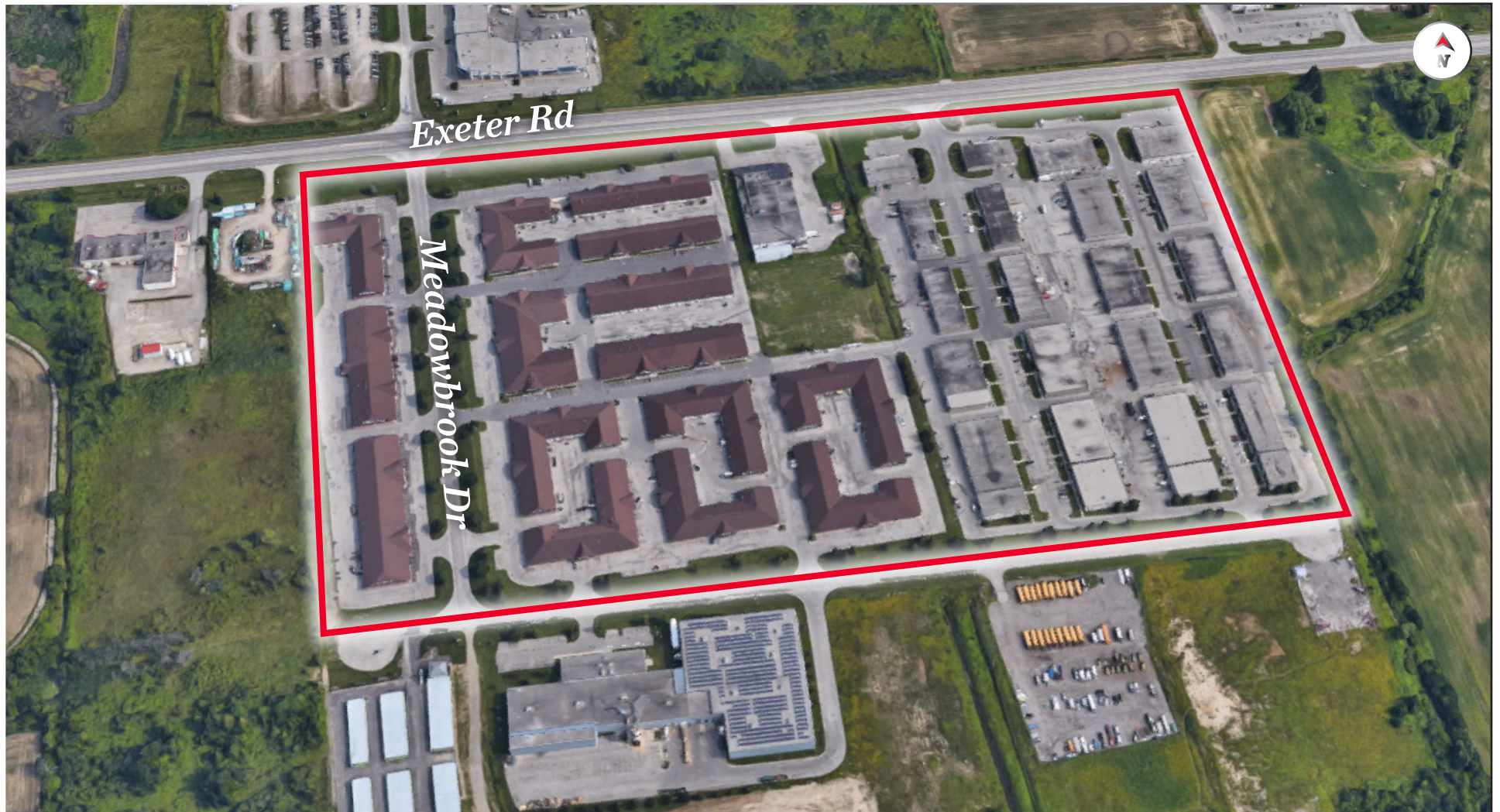
WEST CAMPUS \$6.50 PSF (2026)



SITE PLAN



AERIAL



DAVID JONGERDEN

Sales Representative

519 438 9125

david.jongerden@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance.

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.