



LEASE RATE: \$12.00 / sq. ft. Net

1425 MAX BROSE DRIVE

CLASS A INDUSTRIAL SPACE LOCATED IN LONDON, ON

± 57,748 UP TO 231,312 SQ. FT. MINUTES SOUTH OF HWY 401

For more information, please contact

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UNIT 6 (± 85,762 sq. ft.)



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UNIT 7 (± 57,748 sq. ft.)



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UNIT 8 (± 87,802 sq. ft.)



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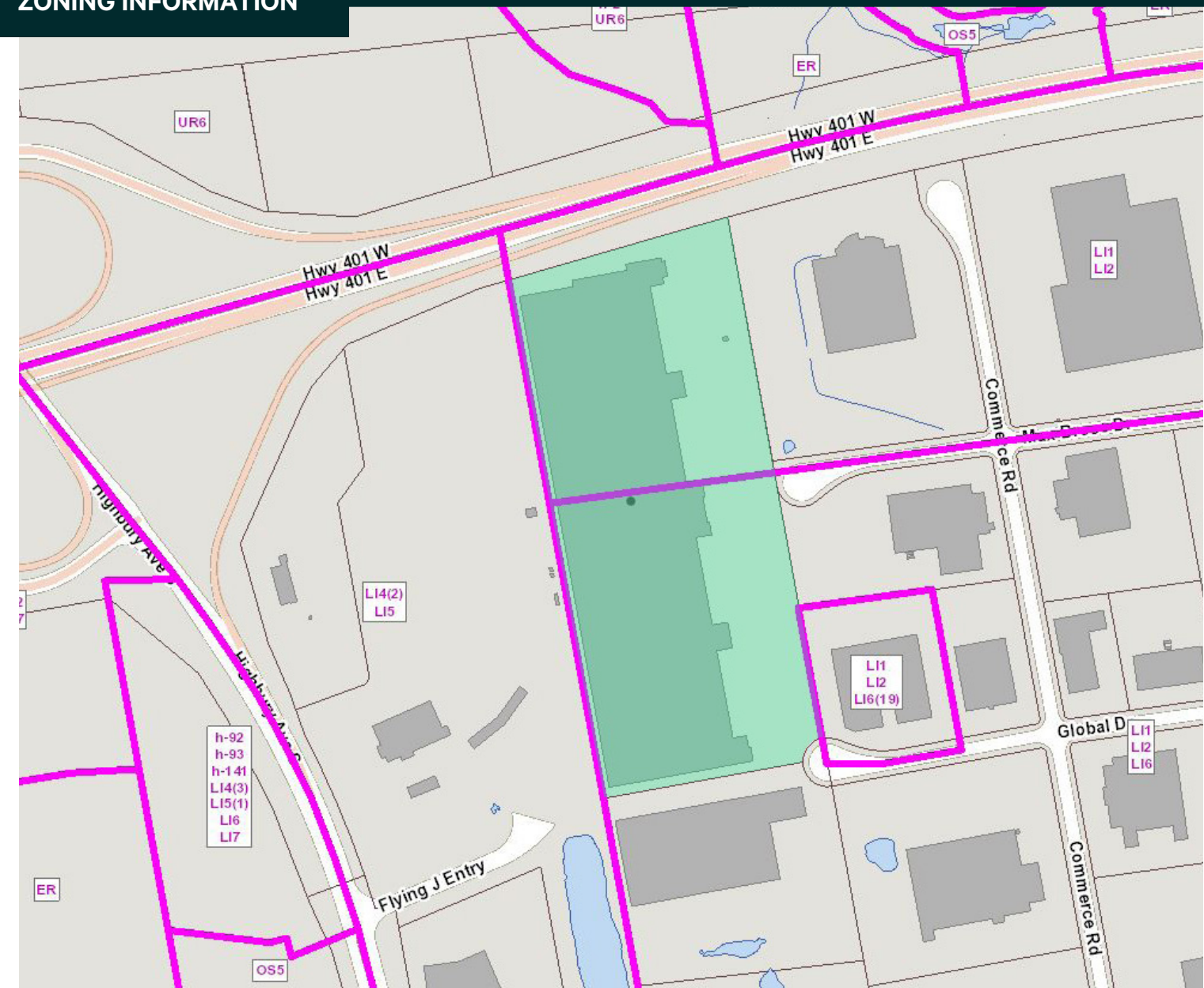
KEY PROPERTY STATISTICS

Rare opportunity to lease 231,312 sq. ft. of Class A industrial space with excellent exposure to Hwy 401 and easy access to Hwy 401 and Veterans Memorial Parkway. This Unit has 30 foot clear height, 24 truck level docks (9ft x 10ft), 2 grade level doors (14ft x 16ft) and an ESFR sprinkler system. Can be demised down to Unit 6 (85,762 sq. ft.), Unit 7 (57,748 sq. ft.) and Unit 8 (87,802 sq. ft.). Majority of the 231,312 sq. ft. is available immediately. Highway 401 signage available.



TOTAL BUILDING SIZE	Unit 6: ± 85,762 sq. ft. Unit 7: ± 57,748 sq. ft. Unit 8: ± 87,802 sq. ft. Total: ± 231,312 sq. ft.
CLEAR HEIGHT	± 30 ft. to underside of steel structure
COLUMN SPACING	37 ft. x 40 ft. in main field 37 ft. x 55 ft. 9 inches in staging area
SHIPPING	Unit 6: 10 truck level docks Unit 7: 6 truck level docks & 1 drive-in door Unit 8: 8 truck level docks & 1 drive-in door
POWER	600 amps, 347/600 volts, 3 phase
ZONING	L11, L12, L16 (Light Industrial)
SERVICES	Municipal water, sanitary & storm sewers
POSSESSION	Unit 6 & 7: available immediately Unit 8: available August 1, 2025
ADDITIONAL RENT	\$4.13 (2024)
HWY 401 AADT	75,200 average vehicles per day (2021)

ZONING INFORMATION

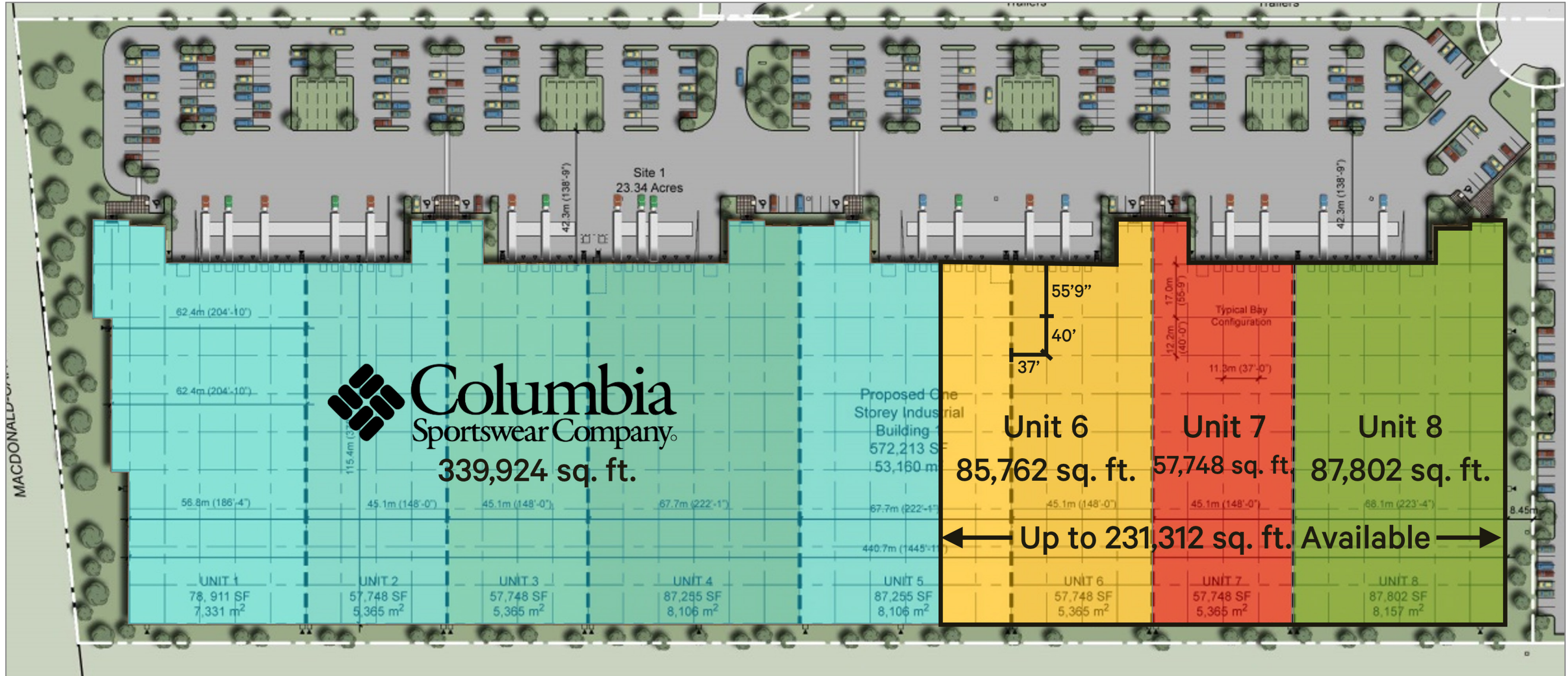


LIGHT INDUSTRIAL (L11, L12, L16) ZONE

PERMITTED USES

- Bakeries;
- Business service establishments;
- Laboratories;
- Manufacturing and assembly industries;
- Offices support;
- Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- Pharmaceutical and medical product industries;
- Printing, reproduction and data processing industries;
- Research and development establishments;
- Warehouse establishments;
- Wholesale establishments;
- Custom workshop;
- Brewing on premises establishments;
- Service Trade;
- Existing Self-storage Establishments;
- Artisan Workshop;
- Craft Brewery;
- Tow Truck Business;
- Dry cleaning and laundry plants;
- Food, tobacco and beverage processing industries excluding meat packaging;
- Leather and fur processing excluding tanning;
- Repair and rental establishments;
- Service and repair establishments;
- Service trades;
- Textile processing industries.
- Building or contracting establishments;
- Storage depots;
- Terminal centres;
- Transport terminals.

BUILDING PLAN



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LOCATION OVERVIEW

DRIVE TIMES

POINT OF INTEREST	DISTANCE	DRIVE TIME
HIGHWAY 401	2 KM	5 MINS
LONDON INTERNATIONAL AIRPORT	16 KM	20 MINS
ST. THOMAS	20 KM	20 MINS
WOODSTOCK	47 KM	35 MINS
TORONTO	187 KM	2 HRS
BLUE WATER BRIDGE SARNIA/PORT HURON	112 KM	1 HR
AMBASSADOR BRIDGE WINDSOR/DETROIT	192 KM	2 HRS
LEWISTON-QUEENSTON BRIDGE NIAGRA/BUFFALO	194 KM	2 HRS

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AREA AMENITIES

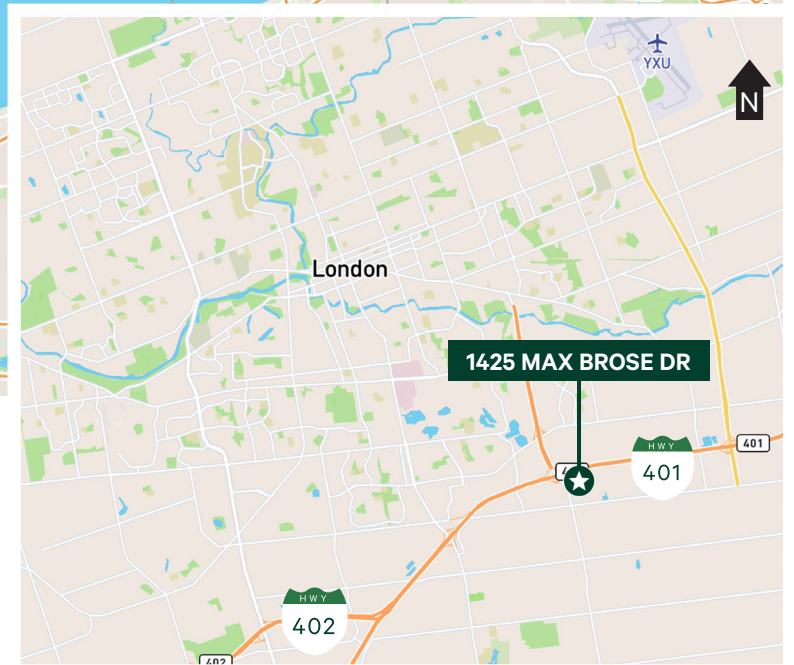
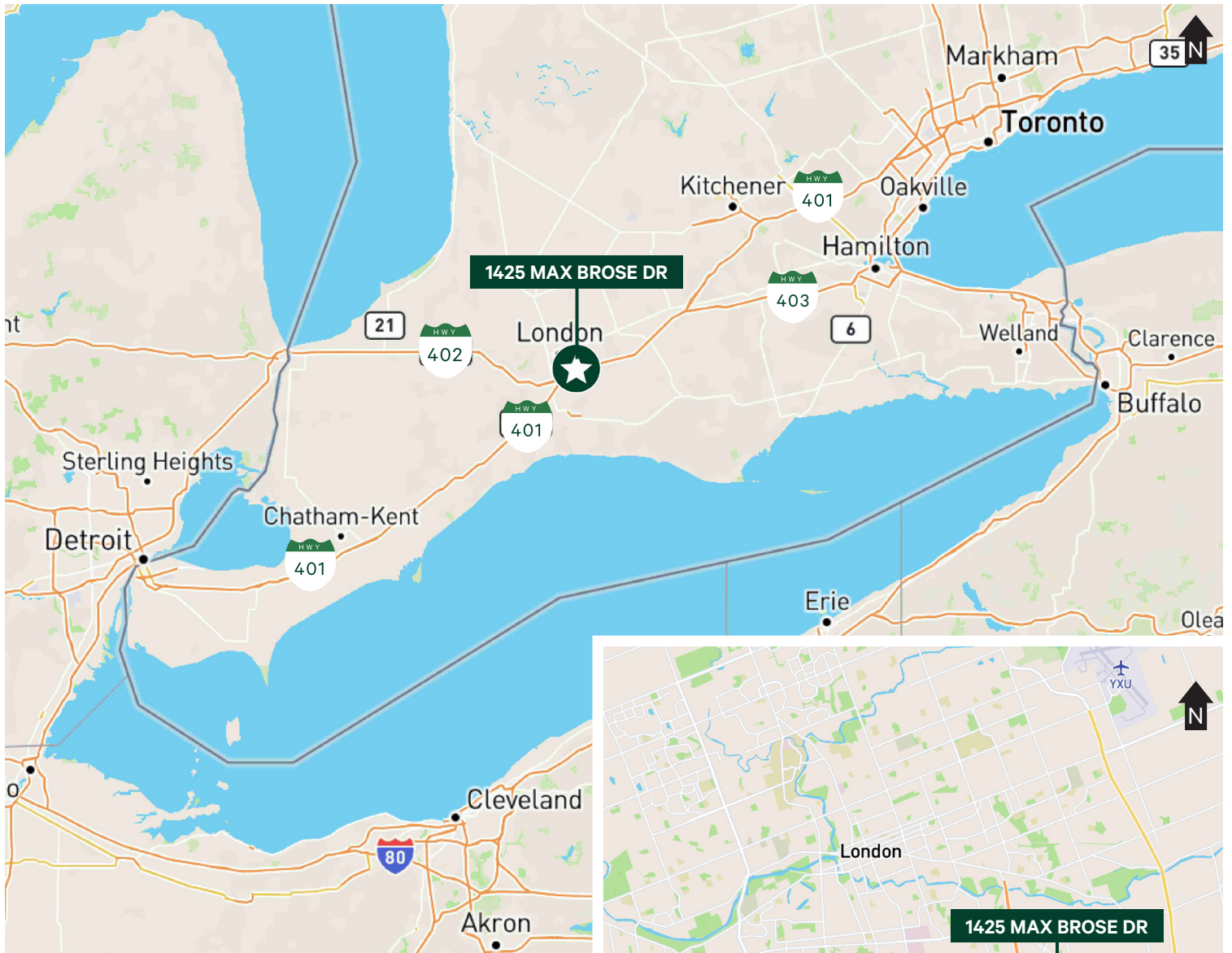


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