



Unit 1-2, 85 Midpark Rd, London, ON N6N 1B2

Prime End-Cap Industrial Space For Sub-Lease

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Prime End-Cap Industrial Space For Sub-Lease | 6,885 SF

Strategically located at 85 Midpark Road (Unit 1-2, London, ON). Available July 1st, 2026. The functional layout features a 16 ft clear ceiling height and a generous, well-appointed office build-out perfect for administrative operations. Shipping is highly efficient, boasting 1 exterior truck-level dock with dual-door access directly into the warehouse. Versatile LI2, LI3, and LI7 (Light Industrial) zoning permits a wide array of commercial and industrial uses, making this a turnkey solution for logistics, warehousing, or light manufacturing businesses looking to position themselves in a prime London industrial corridor. 2026 Additional Rent is \$4.62 per sq ft annual.

Accelerating success.

\$9.00 PSF NET



16 ft clear ceiling height



Versatile LI2, LI3, and LI7 zoning



1 exterior truck-level dock with dual-door access directly into the warehouse

Available Immediately

Head-Lease Expiry:	May 31, 2027 (option to extend)
Lot Front	280.26 ft
Lot Depth	169 ft
Zoning	LI 2, 3 & 7



Site Access



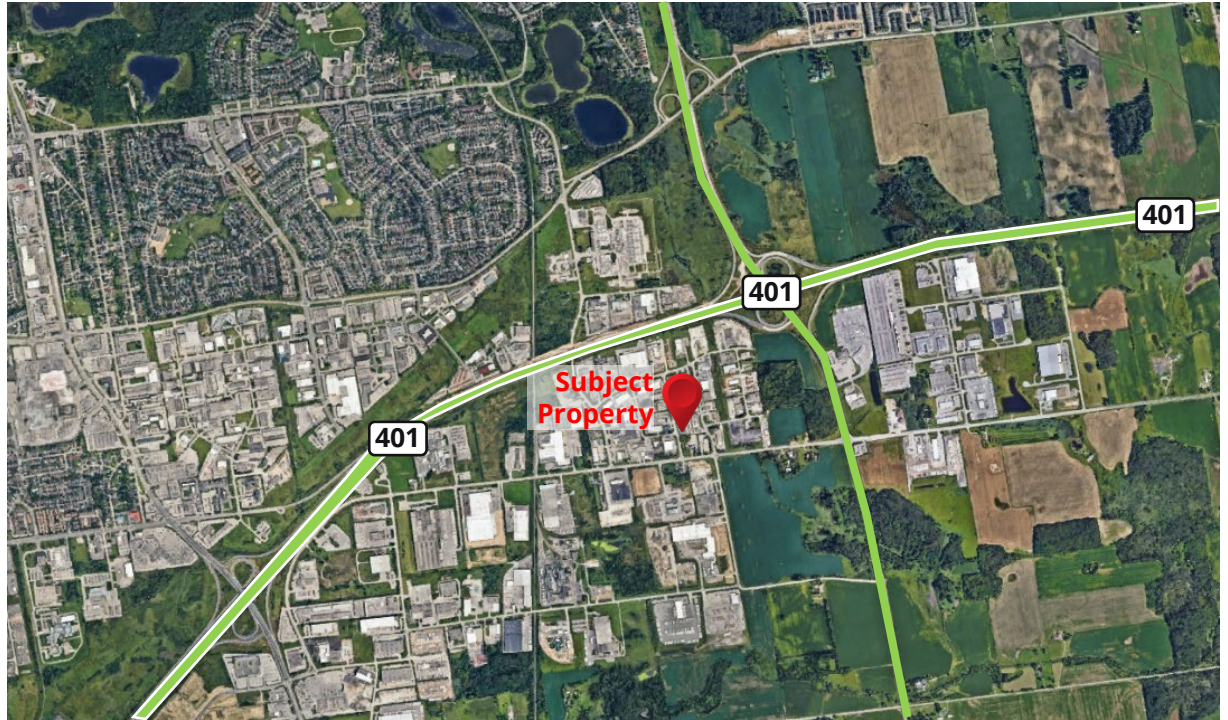
Highway 401
4 minutes
1.8 km



London International Airport
18 minutes
16.6 km



Downtown London
15 minutes
11.1 km



Toronto
184 KM

Woodstock
47 KM

Kitchener-Waterloo
103 KM

Sarnia
109 KM

Windsor
187 KM

Site Photos



Zoning: LI 2, 3 & 7 (Light Industrial)

LI1 Zone Permitted Uses:

- a) Bakeries;
- b) Business service establishments;
- c) Laboratories;
- d) Manufacturing and assembly industries;
- e) Offices support;
- f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- g) Pharmaceutical and medical product industries;
- h) Printing, reproduction and data processing industries;
- i) Research and development establishments;
- j) Warehouse establishments;
- k) Wholesale establishments;
- l) Custom workshop; Z-1-051390
- m) Brewing on premises establishments. Z-1-051390
- n) Service Trade Z.-1-071679
- o) Existing Self-storage Establishments (Z.-1-132230)
- p) Artisan Workshop (Z.-1-172561)
- q) Craft Brewery (Z.-1-172561)
- r) Tow Truck Business (Z.-1-223025)

LI2 Zone Permitted Uses:

- a) Any use permitted in the LI1 Zone variation;
- b) Dry cleaning and laundry plants;
- c) Food, tobacco and beverage processing industries excluding meat packaging;
- d) Leather and fur processing excluding tanning;
- e) Repair and rental establishments;
- f) Service and repair establishments;
- g) Service trades;
- h) Textile processing industries.

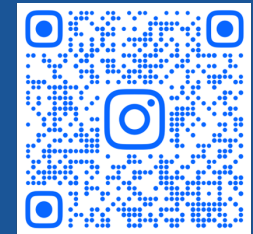
LI3 Zone Permitted Uses:

- a) Assembly halls;
- b) Commercial recreation establishments;
- c) Day care centres;
- d) Private clubs;
- e) Private parks.

LI7 Zone Permitted Uses:

- a) Automobile body shops;
- b) Automobile repair garages;
- c) Building or contracting establishments;
- d) Repair and rental establishments;
- e) Service and repair establishments;
- f) Service trades;
- g) Truck sales and service establishments (Z-1-051390)
- h) Custom workshops (Z-1-051390)
- i) Tow Truck Business (Z.-1-223025)





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