

2130

OXFORD STREET EAST
LONDON, ONTARIO



For Lease
\$12.00 Psf Net
(Year 1 with escalations)

Based on design build, the appearance can be altered to suit the client's needs and preferences.

INCENTIVES!! 6 Months Net Free Rent for Tenants and Broker Bonus of \$2,500 Visa Gift Card for Deals Done by July 31, 2026



DANCOR
CLICK TO VIEW AERIAL VIDEO

New To-be-built
50,000 -150,000 SF
Pristine Industrial Space

Matt Chambers
Vice President
Sales Representative
+1 519 438 4300 EXT 203
matt.chambers@colliers.com

Lisa Handa, P. ENG.
Associate Vice President
Sales Representative
+1 519 438 4300 EXT 206
lisa.handa@colliers.com

Chris Kirwin, AACI, SIOR
President
Broker of Record
+1 519 438 4300 EXT 201
chris.kirwin@colliers.com

COLLIERS | SOUTHWESTERN ON
649 Colborne St., Ste. 200
London, ON N6A 3Z2
+1 519 438 4300
www.collierscanada.com

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LONDON, ONTARIO

Key Features

Located on the Oxford Street transit route with easy access to the London International Airport & Highway 401. Site is located on the NE corner of Veterans Memorial Parkway & Oxford Street East. Part of a broader 29 acres mixed office and industrial business development.

- *Excellent exposure on Oxford Street East and/or Veterans Memorial Parkway*
- *Build to suit buildings available up to 150,000 SF*
- *5% Office space*
- *Easy access to Highway 401 via Veteran's Memorial Parkway*
- *Zoned to include Office, Retail, Commercial, Industrial and Warehouse*
- *Located close to London International Airport, along Bus Transit Route*

Available Industrial Units:

UNIT 100: 150,000 SF, \$12.00 PSF NET*

UNIT 200: 125,000 SF, \$12.00 PSF NET*

UNIT 300: 100,000 SF, \$12.00 PSF NET*

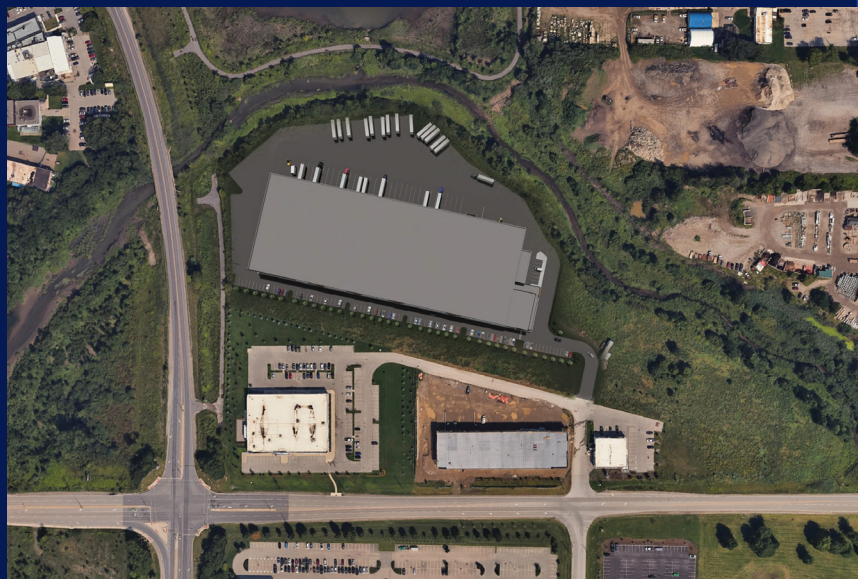
UNIT 400: 75,000 SF, \$12.00 PSF NET*

UNIT 500: 50,000 SF, \$12.00 PSF NET*

*Year 1 Introductory rate of \$12 PSF Net!
Year 2 rate is \$14 PSF Net.

** BUILD TIME is 8 MONTHS from execution of Agreement

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Property Renderings



Zoning LI1, LI2, LI4, LI5



No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any LI Zone variation for any use other than the following uses:

LI1

The following are permitted uses in the LI1 Zone variation:

- 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

The following are permitted uses in the LI2 Zone variation:

- 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.

LI4

The following are permitted uses in the LI4 Zone variation:

- a) Any use permitted in the LI1 Zone variation;
- b) Automotive uses, restricted;
- c) Clinics;
- d) Convenience service establishments;
- e) Convenience stores;
- f) Day care centres;
- g) Financial institutions;
- h) Medical/dental offices;
- i) Personal service establishments;
- j) Restaurants.

LI5

The following are permitted uses in the LI5 Zone variation:

- a) Hotels;
- b) Motels

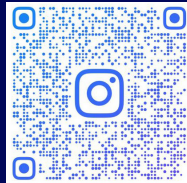
h-199 Purpose: To ensure that the works required to implement the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project are completed prior to any development on the site, the "h-199" symbol shall not be deleted until the "as-built" drawings for the required works are submitted and accepted to the satisfaction of the Upper Thames River Conservation Authority and City Engineer. (Z.-1-152430)

h-200 Purpose: To ensure that urban design is addressed at site plan, a development agreement shall be entered into that incorporates high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks. The "h-200" symbol shall not be deleted until building elevations and site plan have been submitted that recognizes the prominent gateway location of the site, to the satisfaction of the City Planner. (Z.-1-152430)

Property Location



View on [Collierscanada.com](https://collierscanada.com)



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For more information about this property please contact:



Matt Chambers
Vice President
Sales Representative
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Colliers Canada | London
Colliers Southwestern Ontario, Brokerage
649 Colborne Street, Ste. 200
London, ON N6A 3Z2
+1 519 438 4300

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