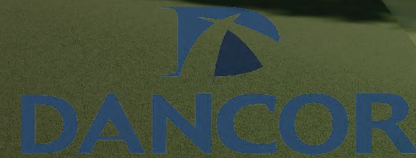




For Lease

Up to 150,000 SF single building option available

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



Prominent Industrial Development
2130 Oxford St. East,
London, Ontario



VIEW ONLINE

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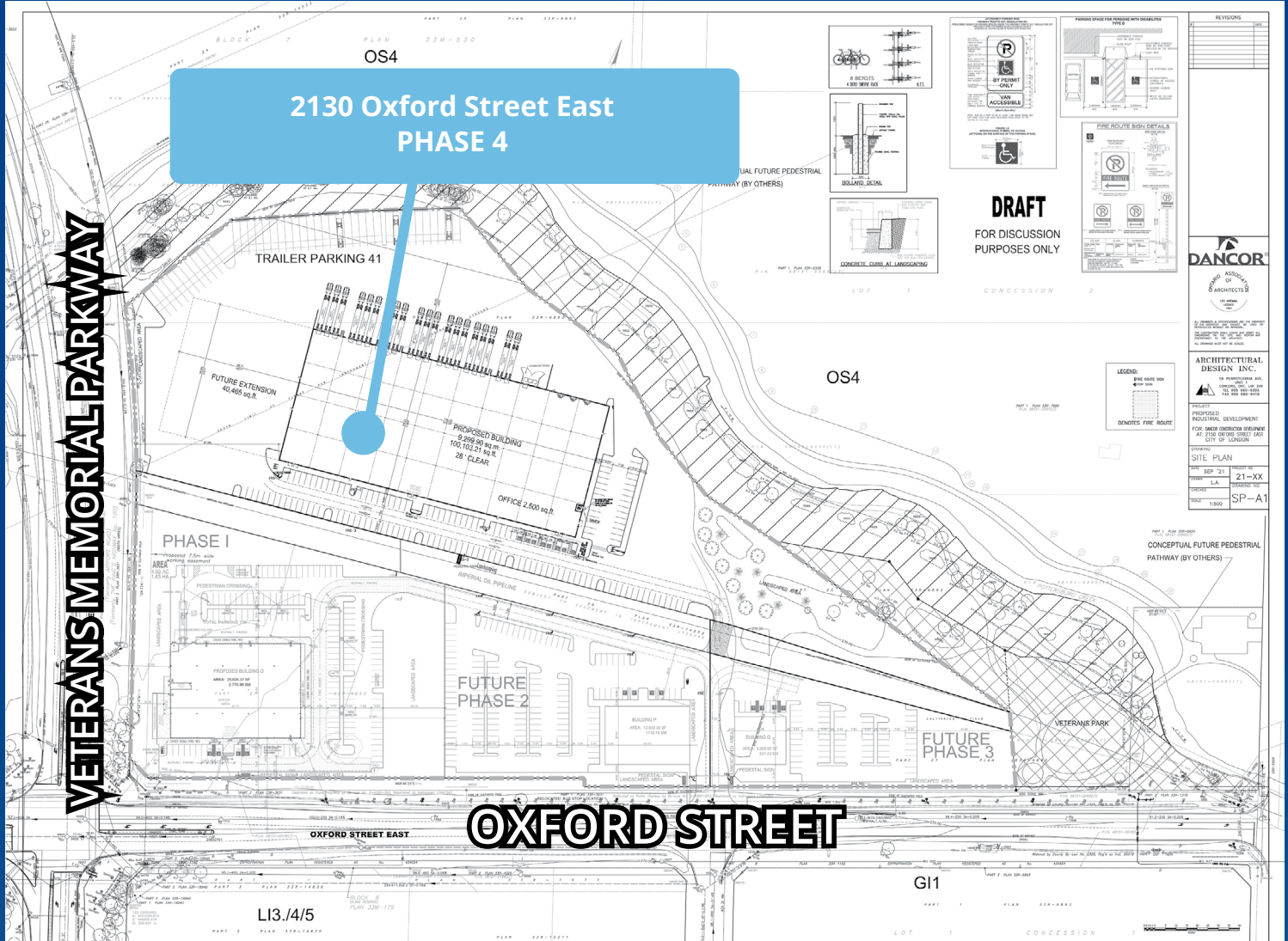
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Colliers Southwestern Ontario, Brokerage

Accelerating success.

Property Profile



Industrial Building Options - Phase 4

Type	Size (SF)	Lease Rate (Net)	Zoning
Industrial	150,000	\$ 16.95 PSF	Light Industrial LI 1, 2, 4, 5 Note: LI4 (8) Zoning Permits Office

ADDITIONAL RENT (ESTIMATE): \$4.95 PSF

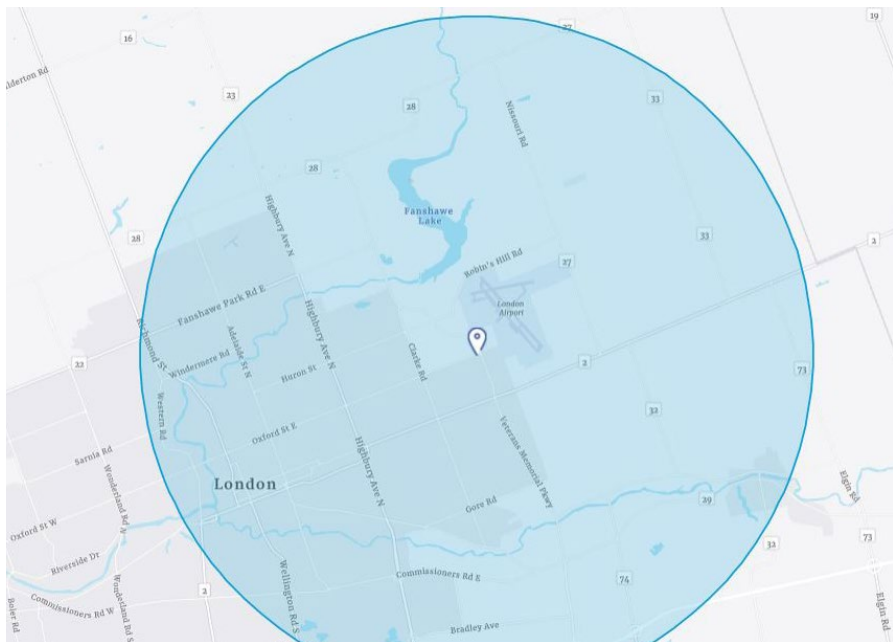
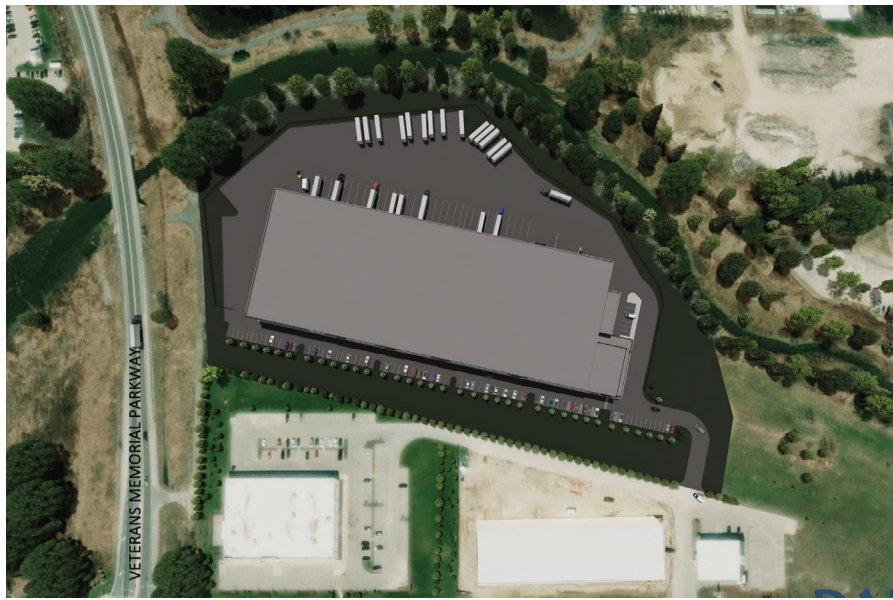
*** Up to 150,000 SF available, pricing based on user requirements.

Key Features

The development is located in east London at Oxford Street East and Veteran's Memorial Parkway providing easy access to Highway 401.

The sites are surrounded by numerous international corporations and are close to London International Airport and Fanshawe College.

- 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

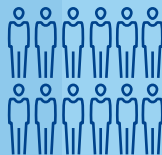


Market Overview

within Trade Area (10 km Radius)



2021 Average Household Income
\$82,147



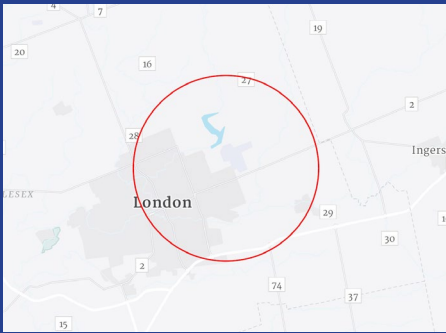
Daytime population
272,960



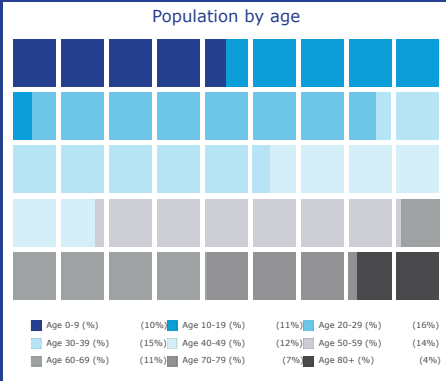
Total Households
101,154

Population Trends & Key Indicators

2130 Oxford St E, London, Ontario, N5V 0B7 | 10 km radius



231,042	101,154	2.2	38.7	CA\$63,043	56%	118,958	109,913	9,045
Population	Household	Avg size household	Median age	Median household income	Dwellings: owned	Labour force	Employed	Unemployed

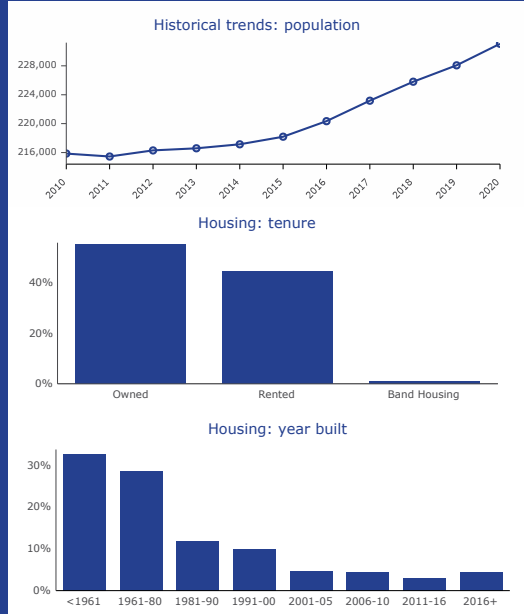


Household spending

CA\$89,103	CA\$4,598
Avg household expenditure	Avg rental expenditure

Population by generation

G	B	X
16,425	52,148	42,667
Greatest gen: born 1945/earlier	Baby boomer: born 1946 to 1964	Generation x: born 1965 to 1980
M	Z	A
55,710	52,996	11,095
Millennial: born 1981 to 1998	Generation z: born 1999 to 2016	Alpha: born 2017 to present



Environics, Environics 2020 Time Series

Market Overview

2130 Oxford St E, London, Ontario, N5V 0B7
10 km radius



Current Population

231,042	38.7	272,960
Total Population	Total Population Median Age	Total Daytime Population

Current Households

101,154	2.2	CA\$82,147	CA\$63,043
Total Households	Avg Persons Per Private Household	HH Average Income (Current Year \$)	HH Median Income (Current Year \$)

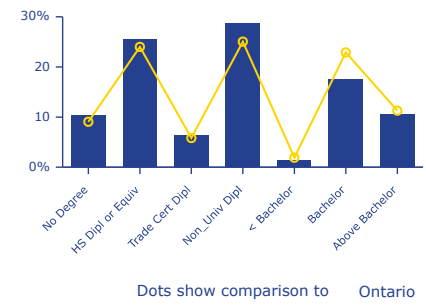
Current Avg Annual HH Spending

CA\$4,841	CA\$2,923	CA\$9,930
Health Care	Clothing	Food

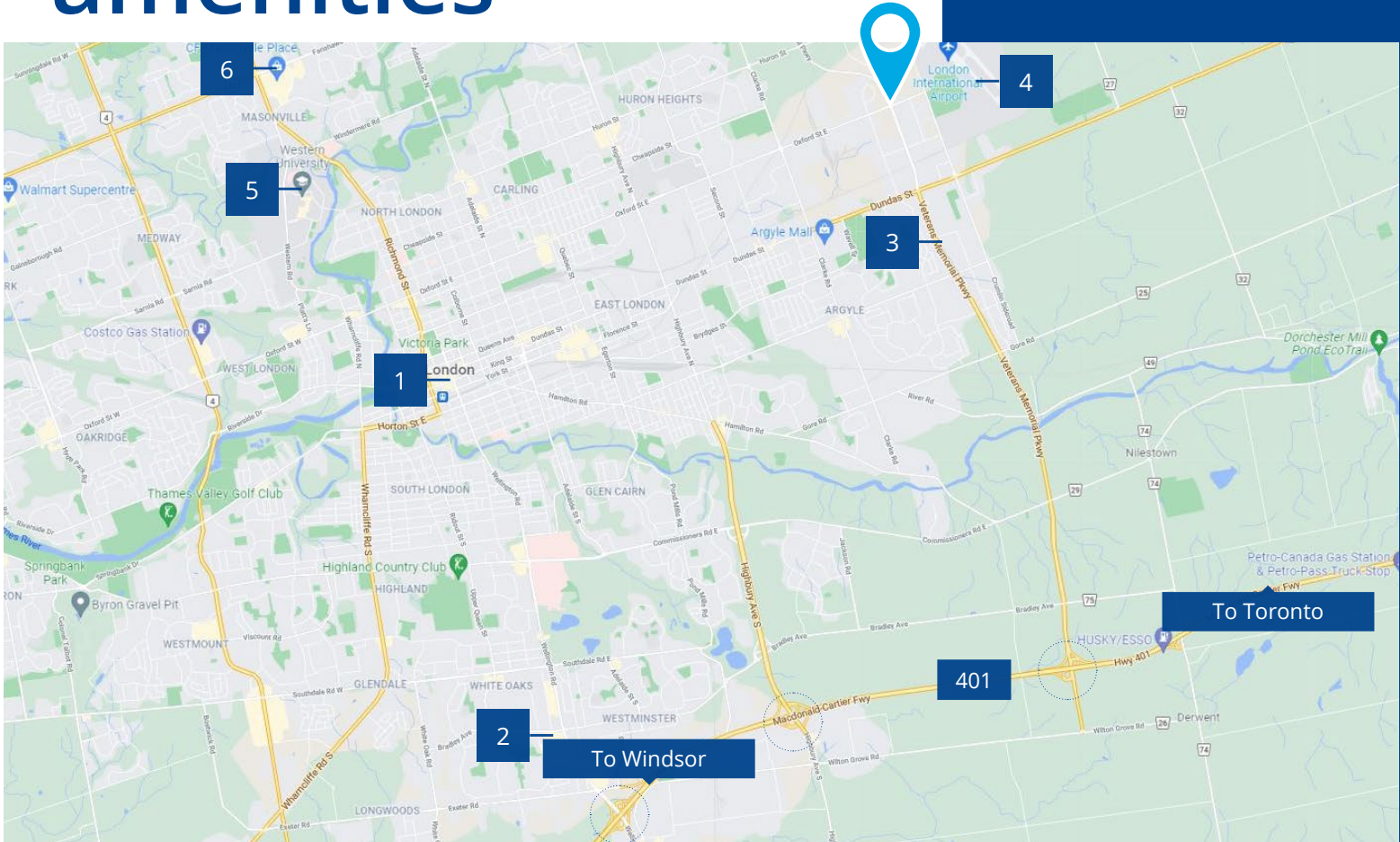
Current Labour Force

61.6%	92.4%
Labour Participation Rate	Labour Employment Rate

Population (25 to 64) by Education Attainment



Easy access to local amenities



Local Amenities

- 1 Downtown London
 - 2 White Oaks Mall
 - 3 Veterans Memorial Pkwy
 - 4 London International Airport
 - 5 Western University
 - 6 Masonville Place Mall
- 3 Highway Interchanges

Distance & Drive Times

Highway 401	9 mins / 9.4 km
Woodstock	32 mins / 37 km
Downtown London	19 mins / 10 km
Windsor	2 hrs 3 mins / 200 km
Toronto	2 hrs / 188 km

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