

FOR SALE / LEASE

2064-2076
Jetstream Road

LONDON, ONTARIO



**Take Advantage of London's Newest Industrial
Development and Grow Your Business Within
the Forest City**

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**AVISON
YOUNG**



Platinum member

2064-2076 Jetstream Road

LONDON, ONTARIO

The Opportunity

Situated in London, this brand new condominium development will offer businesses the opportunity to acquire space within a very restricted industrial market. London currently offers some of the most affordable industrial real estate relative to other major markets throughout Southwestern Ontario.

Unit sizes range from 2,781 sf up to +10,000 sf, giving owners the opportunity to customize their space within a modern, professional development.

Take advantage of this opportunity to be a part of London's preeminent industrial condominium development.



ZONING
L12 - Light Industrial



ANTICIPATED COMPLETION
Q1/Q2 2024



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Building Features



CLEAR HEIGHT

Minimum 28' clear height in the warehouse



SHIPPING

Each unit will have its own grade level door with access to a shared truck level shipping area



POWER

To be verified



MEZZANINE

Opportunity to create mezzanine space, or second floor offices



SPRINKLERS

ESFR sprinkler system



LIGHTING

High efficiency LED lighting



CUSTOMIZATION

Each unit will offer flexible customization options at an additional cost



Available Units For Lease/Sale

UNIT 1 | FOR LEASE

AVAILABLE AREA	1,908 sf
SHIPPING	1 Grade level
NET RENT	\$15.00 psf

UNIT 3 | FOR LEASE

AVAILABLE AREA	2,346 sf
SHIPPING	1 Grade level
NET RENT	\$15.00 psf

UNIT 7 | FOR SALE

AVAILABLE AREA	3,608 sf
SHIPPING	1 Grade level
ASKING PRICE	\$1,172,600

UNIT 9 | FOR SALE

AVAILABLE AREA	2,804 sf
SHIPPING	1 Grade level
ASKING PRICE	\$911,300

UNIT 11 | FOR SALE

AVAILABLE AREA	2,804 sf
SHIPPING	1 Grade level
ASKING PRICE	\$911,300

UNIT 13 | FOR SALE

AVAILABLE AREA	7,182 sf
SHIPPING	1 Grade level
ASKING PRICE	\$2,334,150

UNIT 15 | FOR SALE

AVAILABLE AREA	2,802 sf
SHIPPING	1 Grade level
ASKING PRICE	\$910,650

UNIT 17 | FOR SALE

AVAILABLE AREA	2,811 sf
SHIPPING	1 Grade level
ASKING PRICE	\$913,575

UNIT 19 | FOR SALE

AVAILABLE AREA	2,781 sf
SHIPPING	1 Grade level
ASKING PRICE	\$903,825

UNIT 2 | FOR LEASE

AVAILABLE AREA	1,995 sf
SHIPPING	1 Grade level
NET RENT	\$15.00 psf

UNIT 4 | FOR LEASE

AVAILABLE AREA	2,734 sf
SHIPPING	1 Grade level
NET RENT	\$15.00 psf

UNIT 8 | FOR SALE

AVAILABLE AREA	2,804 sf
SHIPPING	1 Grade level
ASKING PRICE	\$911,300

UNIT 10 | FOR SALE

AVAILABLE AREA	2,804 sf
SHIPPING	1 Grade level
ASKING PRICE	\$911,300

UNIT 12 | FOR SALE

AVAILABLE AREA	2,804 sf
SHIPPING	1 Grade level
ASKING PRICE	\$911,300

UNIT 14 | FOR SALE

AVAILABLE AREA	3,519 sf
SHIPPING	1 Grade level
ASKING PRICE	\$1,143,675

UNIT 16 | FOR SALE

AVAILABLE AREA	2,811 sf
SHIPPING	1 Grade level
ASKING PRICE	\$913,575

UNIT 18 | FOR SALE

AVAILABLE AREA	2,811 sf
SHIPPING	1 Grade level
ASKING PRICE	\$913,575

Note:
Each unit will have access
to a shared ramp for truck
level loading





Location Details

Located in southwestern Ontario, London is a charming city that blends urban sophistication with natural beauty. Nestled along the serene banks of the Thames River, this vibrant hub stands approximately 200 kilometers southwest of Toronto, making it easily accessible to Canada’s bustling metropolis. With its strategic location, London serves as a key regional center, offering residents and visitors a mix of modern amenities and cultural attractions within driving distance to Toronto’s vibrant cultural scene, business opportunities, and major international connections. Moreover, London’s advantageous position extends southward, creating a gateway to the United States, with Detroit just a two-hour drive away. This proximity fosters cross-border exchanges and trade, further enhancing London’s economic significance and enriching its diverse community with cross-cultural influences.

The city is home to prestigious institutions like Western University and Fanshawe College, attracting students from around the world and contributing to its dynamic social fabric.

SWO Industrial Market Monitor

Fast Facts

Q2 2023

198 msf

Inventory (sf)

8.8 msf

Total Available (sf)

4.3%

Total Available (%)

\$12.21

Avg. Net Asking Rent (\$psf)

\$4.33

Avg. Additional Rent (\$psf)

7.4 msf

Under Construction (sf)

339,000 sf

Current Completions (sf)

Qoq Change

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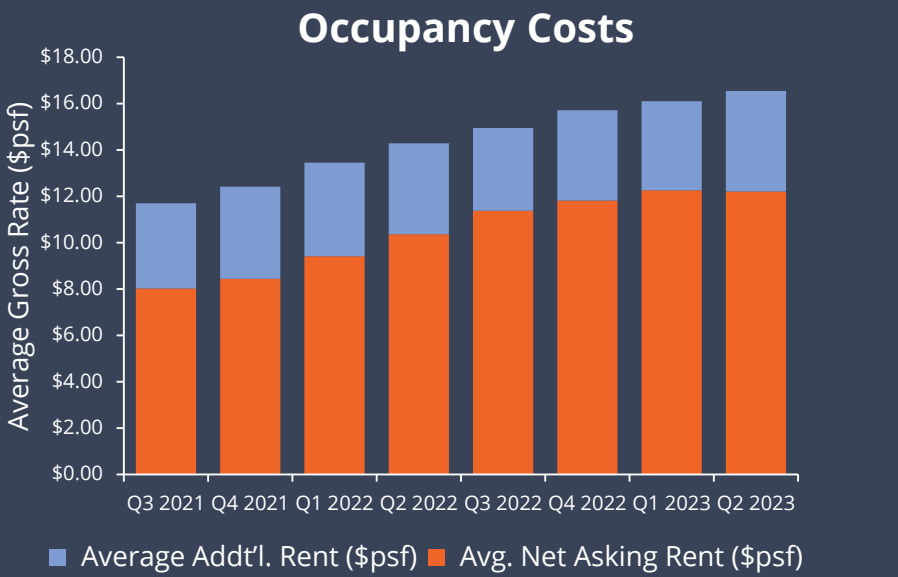
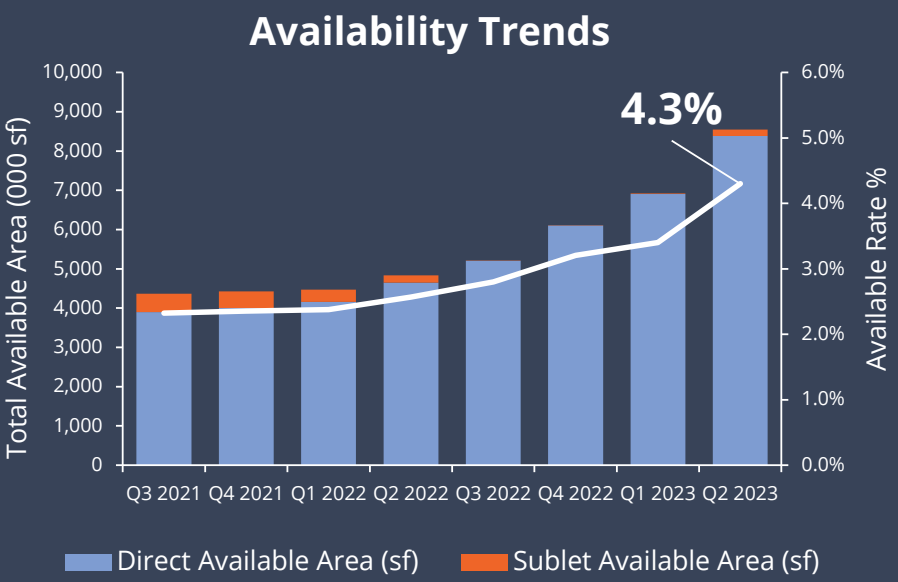
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