

NEWBOLD BUSINESS PARK

MULTI-TENANT INDUSTRIAL COMPLEX

LONDON, ONTARIO



MULTIPLE UNITS AVAILABLE FOR LEASE CLOSE TO HIGHWAY 401

Contact Us

Conor Eardley

Sales Associate

+1 519 286 2004

conor.eardley@cbre.com

Walter Raithby

Sales Representative

+1 519 286 2033

walter.raithby@cbre.com

Epic
Investment
Services

CBRE

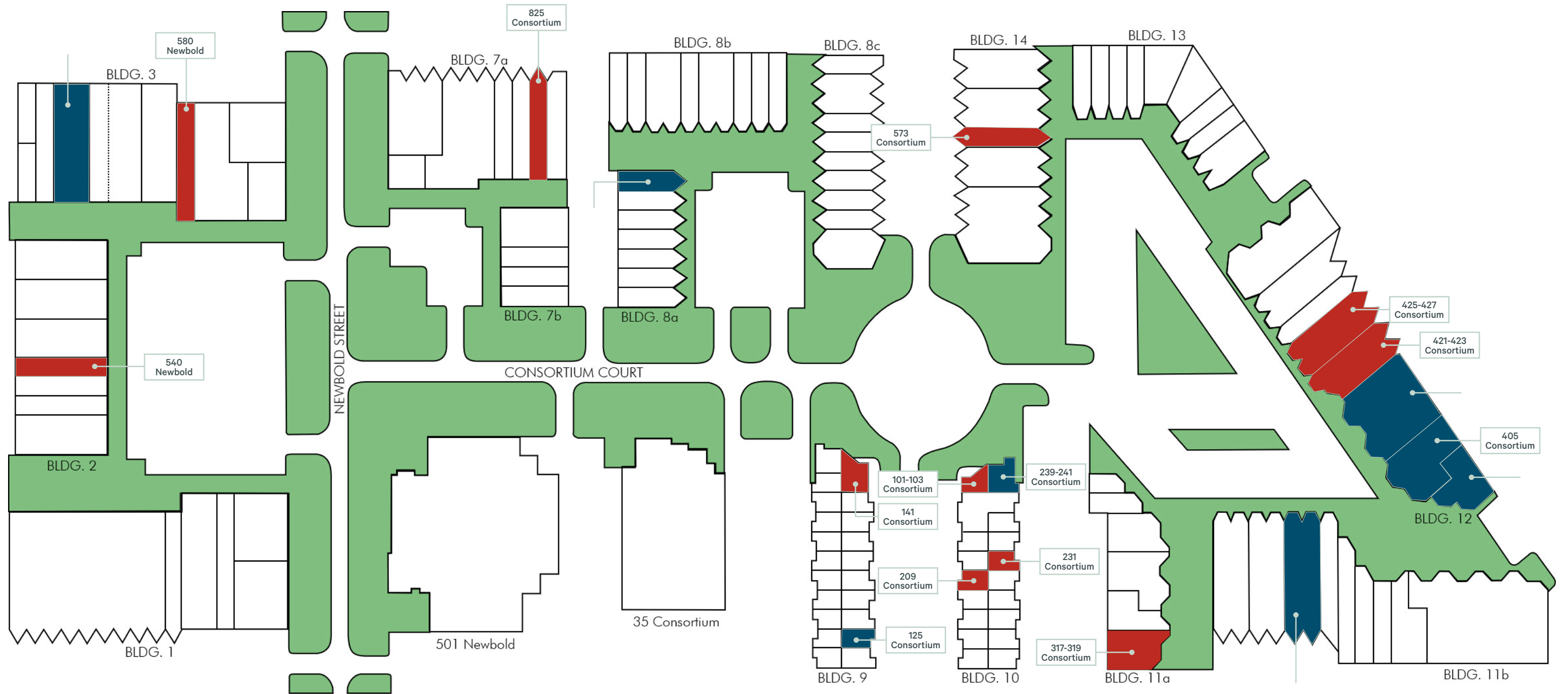
PROPERTY INFORMATION

Newbold Business Park is a multi-tenant complex under new ownership and professionally managed by Epic Investment Services. Comprised of 17 well maintained buildings, the Park is situated on Newbold Street as well as Consortium Court and enjoys easy access to Highway 401 via Highbury Avenue and Wellington Road. Current unit vacancies range in size up to ± 9,807 sq. ft. and possess LI1, LI2, and LI7 zoning, permitting a wide variety of uses. Future tenants will also benefit from plenty of free on-site parking and immediate access to a London City Transit bus route located on Newbold Street. Numerous restaurants and retail amenities along Wellington Road are in near proximity including White Oaks Mall. As a large multi-tenant complex, Newbold Business Park provides tenants the opportunity to grow and expand for future needs.

ADDRESS	SQ. FT.	CLEARANCE	SHIPPING	OFFICE %	LEASE RATE	COMMENTS
421-423 Consortium Court	3,989	13' 6"	2 Truck level	17%	—	LEASED
317-319 Consortium Court	2,743	10'	2 Grade level	100%	—	LEASED
101-103 Consortium Court	1,834	8' - 11' (Kitchen) 13' 6" (Warehouse)	1 Drive-in	N/A	—	LEASED
141 Consortium Court	1,194	8'	N/A	100%	—	LEASED
209 Consortium Court	708	10'	N/A	100%	—	LEASED
231 Consortium Court	698	10'	N/A	100%	—	LEASED
677 Consortium Court	1,388	14'	1 Drive-in	60%	—	LEASED
540 Newbold Street	2,165	13' 6"	1 Drive-in	45%	—	LEASED
580 Newbold Street	2,471	8' - 9' (Office) 13' 6" (Warehouse)	1 Truck level	75%	—	LEASED
825 Consortium Court	1,916	13' 6"	1 Truck level	N/A	—	LEASED
573 Consortium Court	1,714	14'	1 Truck level	38%	—	LEASED
425-427 Consortium Court	3,956	14' 9" (Warehouse) 7' 10" (Office)	2 Truck level 10x10 ft.	60% (Warehouse)	—	LEASED
566 Newbold Street	4,800	14' 9"	1 Drive-in	41% (Warehouse)	\$12.00 PSF Net	Available Immediately
401 Consortium Court	2,666	15' 8" (Warehouse) 7' 10" (Office)	2 Drive-in 10x10 ft.	88% (Warehouse)	\$12.00 PSF Net	Available Immediately
329 Consortium Court	4,317	14' 9"	2 Truck level	90%	\$12.00 PSF Net	Available Immediately
411-419 Consortium Court	9,754	15' 8" (Warehouse) 7' 9" (Office)	Drive-in 10x10 ft. Loading Dock 10x10 ft.	76% (Warehouse)	\$12.00 PSF Net	Available Immediately
405 Consortium Court	5,086	14' 9"	1 Drive-in	75% (Warehouse)	\$12.00 PSF Net	Available Immediately
125 Consortium Court	706	N/A	N/A	100%	\$12.00 PSF Net	Available Immediately
239-241 Consortium Court	1,294	14' 9"	1 Grade level	45% (Warehouse)	\$12.00 PSF Net	Available Immediately
681 Consortium Court	1,333	14' 9" (Warehouse) 7' (Office)	1 Drive-in	92%	\$12.00 PSF Net	Available Immediately



PARK MAP



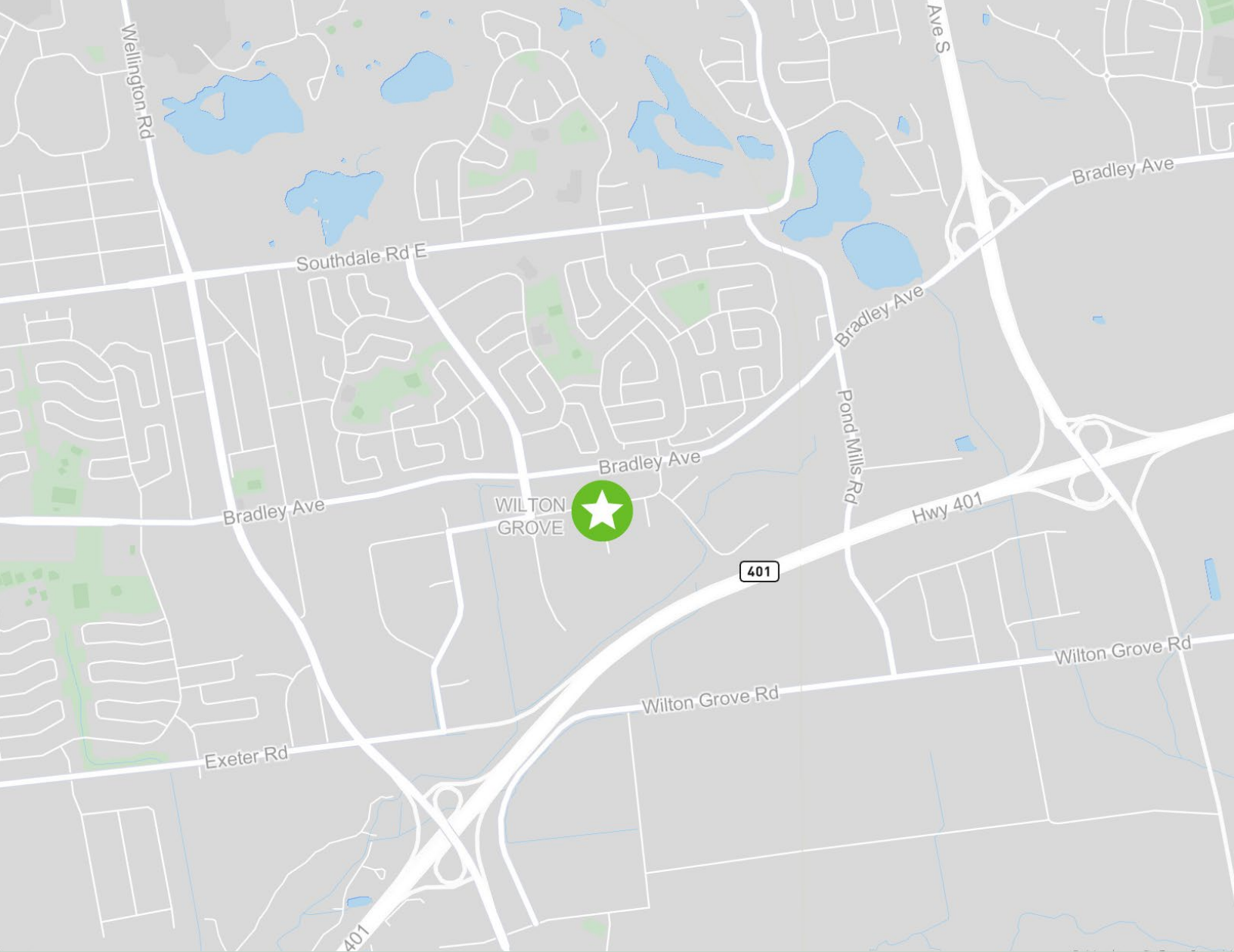
■ LEASED UNITS

■ AVAILABLE UNITS

**Click On Each Unit Above For More Information*

PROPERTY PHOTOS





Contact Us

Conor Eardley

Sales Associate
+1 519 286 2004
conor.eardley@cbre.com

Walter Raithby

Sales Representative
+1 519 286 2033
walter.raithby@cbre.com

www.cbre.ca

CBRE Limited, Real Estate Brokerage | 380 Wellington Street, Suite 30 | London, ON | N6A 5B5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth

