

# 428

## UNIVERSAL ROAD

WOODSTOCK, ON



**SPEC INDUSTRIAL OPPORTUNITY FOR LEASE**  
**CONSTRUCTION STARTING SPRING 2025**  
**Q4 2025 OCCUPANCY**

**CLOSE PROXIMITY TO HWY #401 & 403 | WOODSTOCK, ON**

**UP TO 15,709 SF MULTI TENANT INDUSTRIAL BUILDING**

### Contact Us

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**CBRE**



**RENDERING**

**AVAILABLE  
FOR  
LEASE**

15,709 SF industrial building available for lease and sale at Universal Road and Commerce Way. Site offers multiple options starting at 5,236 SF. Within close proximity of amenities and Highway #401 and #403. Available Q4 2025.



±15,709 Sq. Ft. on  
±1.4 Acres



6 Drive-In Doors



M3 - General Industrial



24' Clear Ceiling Height

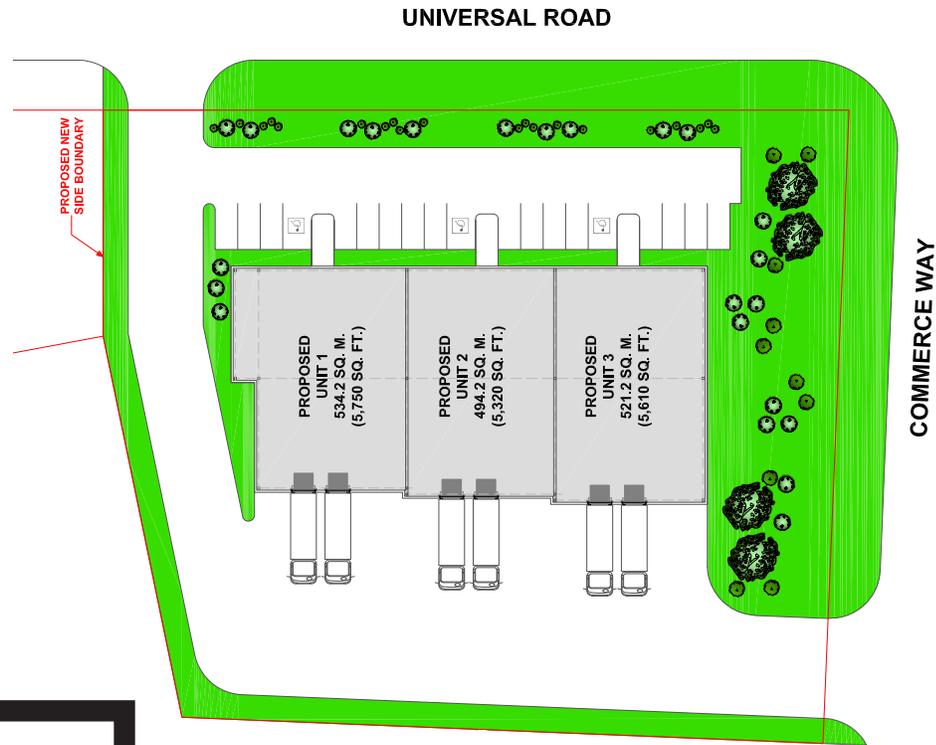


Lease Rate:  
Contact Listing Agent



TMI:  
\$4.25 Per Sq. Ft. Net

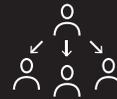




# PROPERTY DETAILS

<b>LEASE OPTIONS</b>	±15,709 Sq. Ft. divisible to ±5,236 Sq. Ft.
<b>OFFICE</b>	3%
<b>LOT SIZE</b>	±1.4 Acres
<b>LOADING</b>	6 Drive-In Doors (14'x12')
<b>CEILING HEIGHT</b>	24' Clear
<b>ZONING</b>	M3-1 — General Industrial
<b>LEASE RATE</b>	Contact Listing Agent
<b>TMI</b>	\$4.25 Per Sq. Ft.
<b>OCCUPANCY</b>	Q4 2025

# DEMOGRAPHICS



**52,500**

Total Population of Woodstock



**40**

Median Age



**\$112,800**

Avg. Household Income



**30,600**

Labour Force

Source: SiteWise Tetrad 2024

# M3-1 GENERAL INDUSTRIAL

## PERMITTED USES

- Agricultural Services Industry
- Ambulance, Police or Fire Depot
- Assembly Plant
- Business Support Service
- Cartage Express or Truck Terminal or Yard
- Catering and/or Food Preparation Establishment
- Cold Storage Facility
- Commercial Laundry Establishment
- Commercial School
- Computer, Electronics or Data Processing Use
- Contractor's Yard or Shop
- Custom Workshop
- Customer Contact Centre
- Distribution Facility
- Fabrication Plant
- Eating Establishment
- Health Club
- Laboratory
- Machine Shop
- Manufacturing Plant
- Packaging Plant
- Recreational Building
- Rental Establishment
- Research and Development Centre
- Service Shop
- Retail Sales Outlet or Business or Business Office
- Stamping Plant
- Warehouse
- Wholesale Outlet





# WOODSTOCK ONTARIO

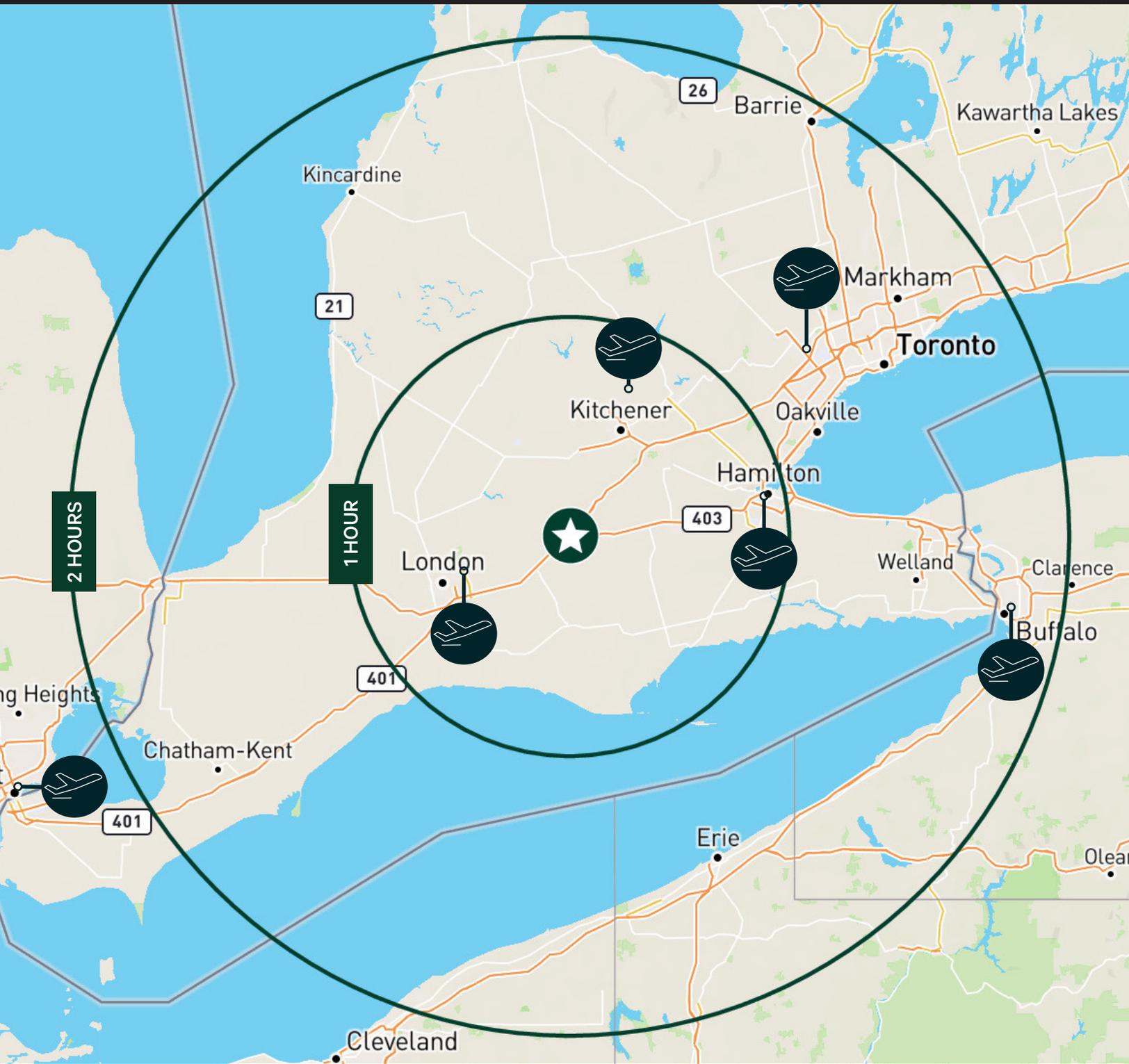
Woodstock is located in the heart of Southwestern Ontario, amidst one of the most robust economies in North America. Strategically positioned at the crossroads of Hwy 401 & 403, the City Provides exceptional access to surrounding markets, the GTA and U.S. border crossings. Woodstock offers a strong local labour pool, and is within commuting distance of Kitchener, Waterloo, Cambridge, Brantford, Hamilton, London and several smaller communities in between. The location offers direct access to a population of 2,215,563 within a 1-hour drive time radius, 10,388,104 within 2-hours and 29,784,269 within 5-hours on both sides of the border.

## MAJOR EMPLOYERS

- Toyota Motor Manufacturing
- Contrans Group Inc
- Vuteq Canada Inc
- Toyota Boshoku Canada
- Transfreight Integrated Logistics
- Sysco SWO
- Great Northern Insulation
- Agropur, Bright Cheese House
- North American Stamping
- TigerCat Industries

## INDUSTRIAL BASE

Woodstock has 198 industries with approximately 10,855 employees.



## DRIVE TIMES

Highway 401	2.4 KM   3 min	Waterloo	61.4 KM   42 min
Cambridge	45.6 KM   33 min	Toronto Pearson International Airport	119 KM   1 hr 12 min
Kitchener	55.7 KM   41 min	Niagara Falls (Fort Erie) Border Crossing	147 KM   1 hr 31 min
London	57.9 KM   42 min	Windsor Border Crossing	237 KM   2 hr 21 min

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# FOR LEASE

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