

286

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 19,161 SF FREE STANDING INDUSTRIAL BUILDING

Contact Us

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CBRE



**AVAILABLE
FOR
LEASE**

19,161 SF industrial building available for lease at Welford Place and Universal Road. The site offers multiple options at 6,276 SF. Available Q4 2025.



±19,161 Sq. Ft. on
±1 Acre



3 Truck Level Doors
3 Drive-In Doors



M3 - General
Industrial



24' Clear Ceiling
Height

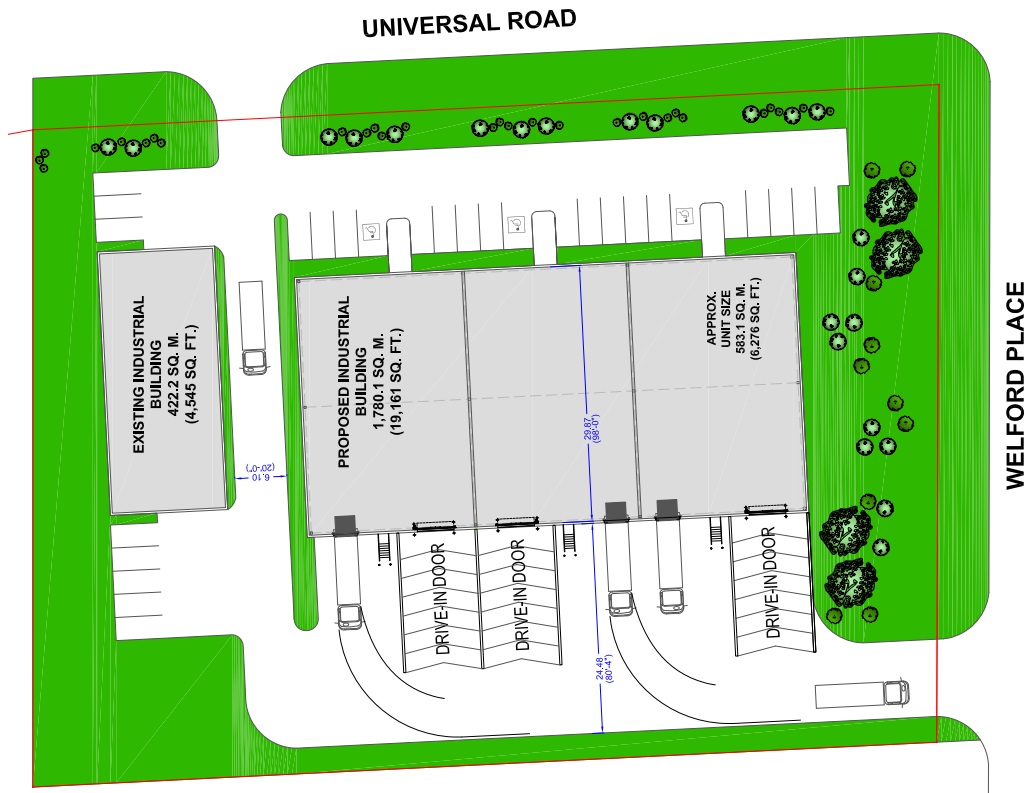


Lease Rate:
Contact Listing Agent



TMI:
\$4.25 Per Sq. Ft. Net

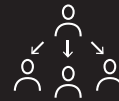




PROPERTY DETAILS

LEASE OPTIONS	±19,161 Sq. Ft. divisible to 6,276 Sq. Ft.
OFFICE	3%
LOT SIZE	±1 Acre
LOADING	3 Truck Level Doors (9'x10') 3 Drive-In Doors (12'x14')
CEILING HEIGHT	24' Clear
ZONING	M3 — General Industrial
LEASE RATE	Contact Listing Agent
TMI	\$4.25 Per Sq. Ft.
OCCUPANCY	Q4 2025

DEMOGRAPHICS



52,500

Total Population of Woodstock



40

Median Age



\$112,800

Avg. Household Income



30,600

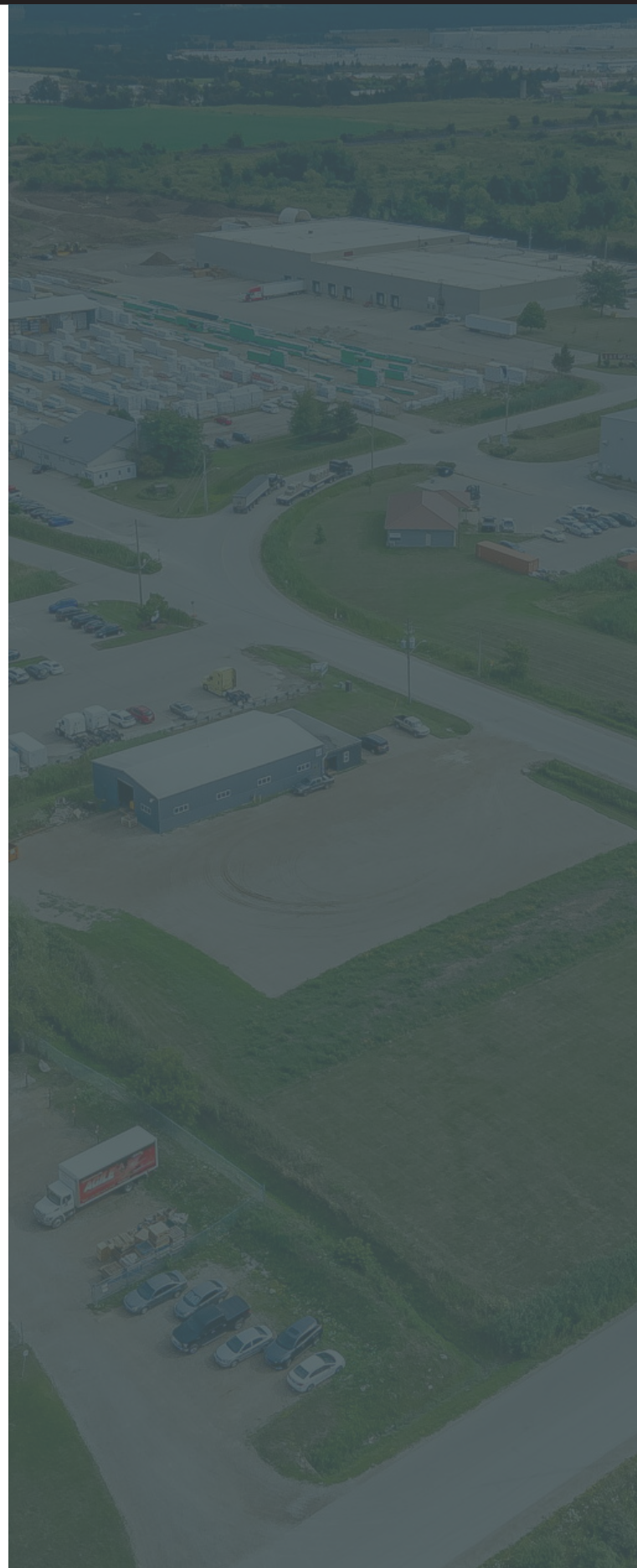
Labour Force

Source: SiteWise Tetrad 2024

M3 GENERAL INDUSTRIAL

PERMITTED USES

- Adult Entertainment Parlour
- Animal Kennel
- Animal Shelter
- Body Rub Parlour
- Bus Storage Establishment or Facility
- Cartage express or Truck Terminal or Yard
- Concrete Batching or Mixing Plant
- Contractor's Yard or Shop
- Customer Contact Centre Office
- Farm Implement Dealer
- Feed Mill
- Flour Mill
- Food Processing Plant
- Fuel Storage Tank or Supply Yard
- Grain Elevator
- Municipal Yard
- Open Storage Use of Goods or Materials
- Planning Mill and/or Saw Mill
- Storage Tank
- Retail Sales Outlet or Business Office





WOODSTOCK ONTARIO

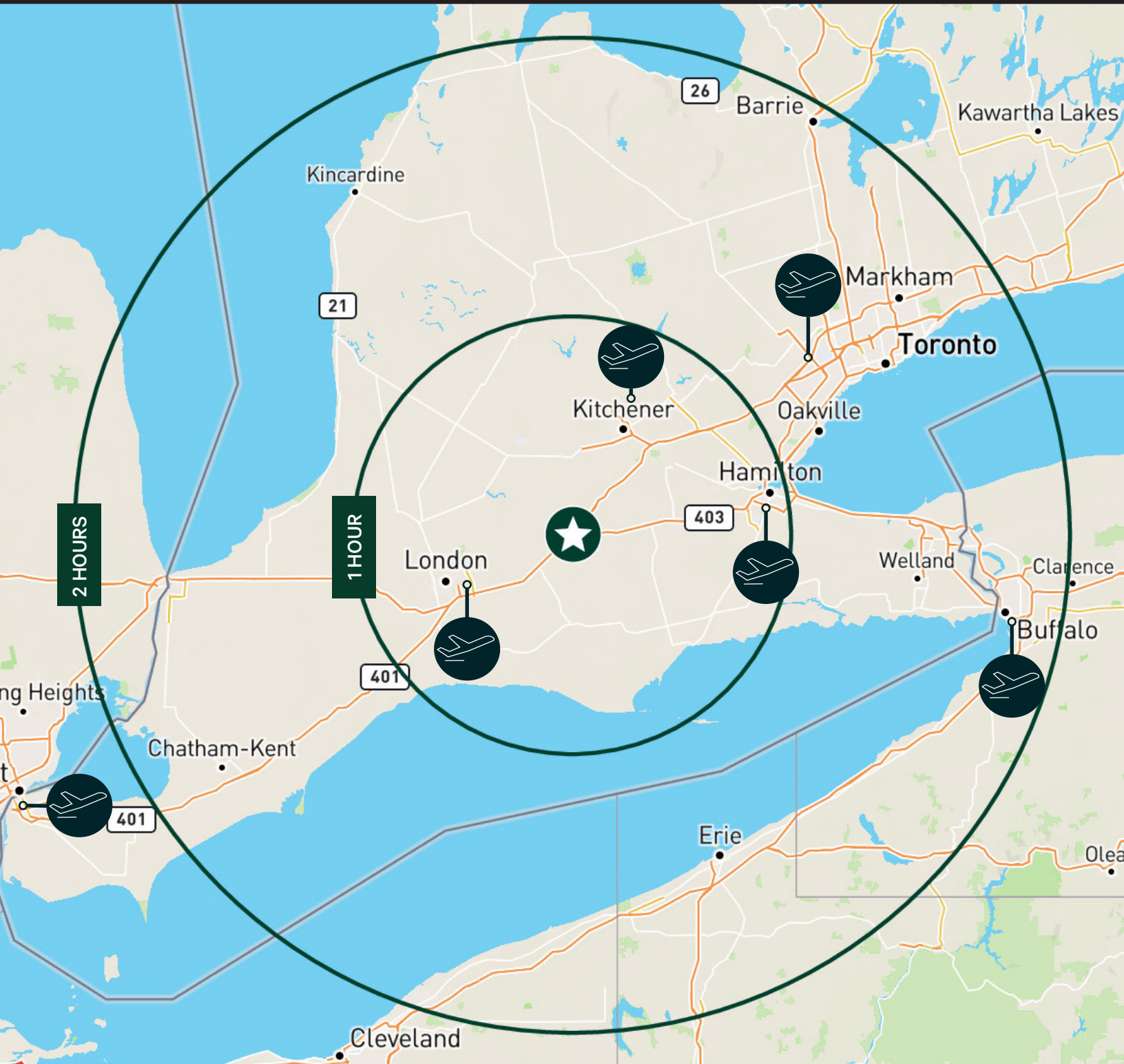
Woodstock is located in the heart of Southwestern Ontario, amidst one of the most robust economies in North America. Strategically positioned at the crossroads of Hwy 401 & 403, the City Provides exceptional access to surrounding markets, the GTA and U.S. border crossings. Woodstock offers a strong local 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



2806 UNIVERSAL ROAD

FOR LEASE

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