

# WOODALL WAY

JULY 2025 OCCUPANCY

20,000 - 40,000 SQ. FT. - WOODSTOCK. ON



**Jeff Zaluski**

Vice President of Development

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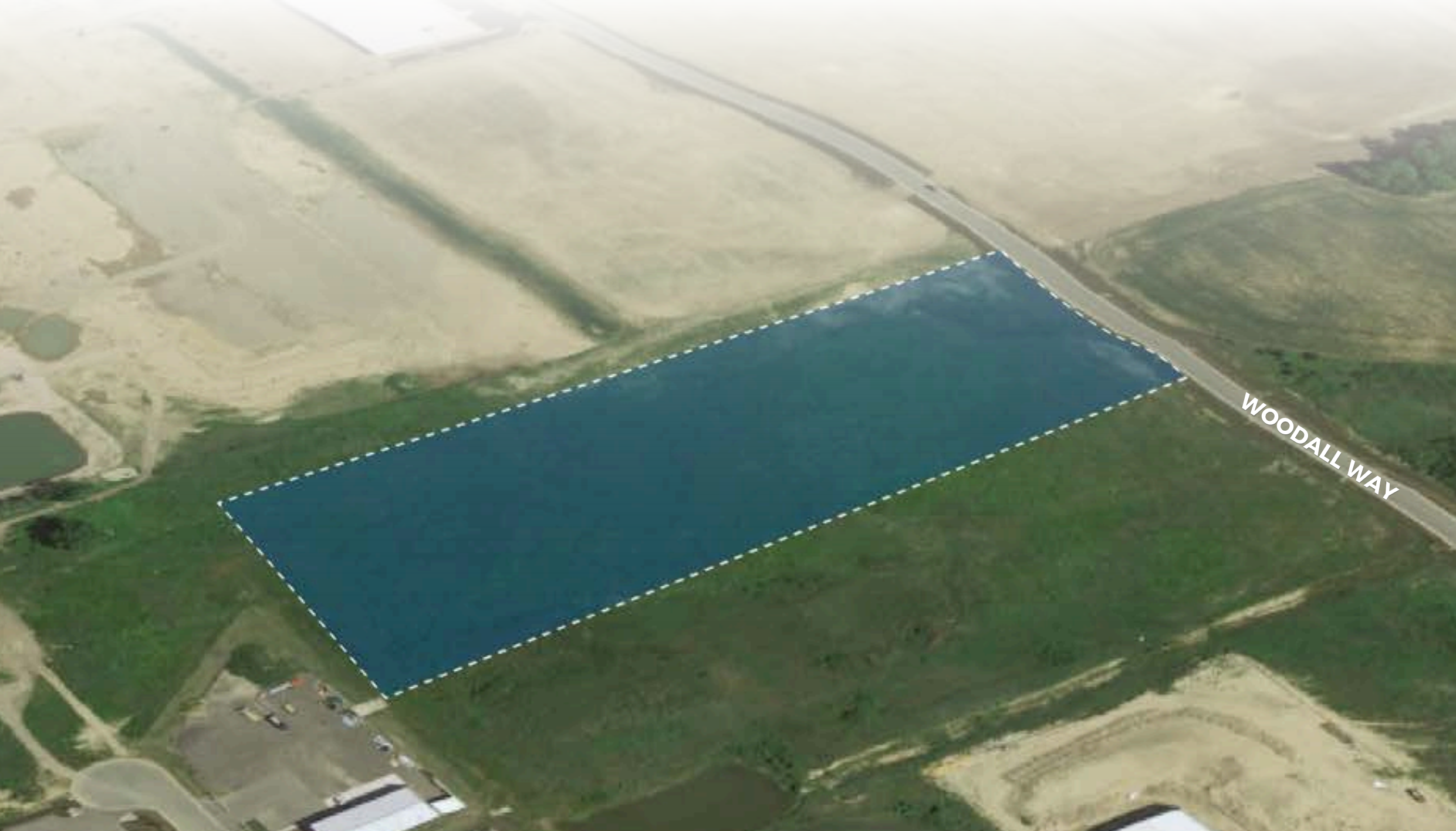
# PROPERTY DETAILS

A new industrial opportunity in the heart of Woodstock, Ontario. The property is situated in a prime location with convenient access to **Highways 401** and **Highway 403**. This strategic positioning makes transportation and commuting easy for residents or businesses at this location. The development completion is scheduled for **March 2025**.

In close proximity to Ayr (31km), Brantford (39km), Cambridge (45km), Kitchener-Waterloo (50km), and London (60km), this location provides up to 40,000 SQFT of Class “M3” industrial space, with a flexible design to meet all requirements. In one of the fastest growing communities in Ontario it provides tremendous growth and labour opportunity.

SQUARE FOOTAGE	20,000 - 40,000 SQFT
ASKING PRICE	Contact Jeff Zaluski
ZONING & OFFICIAL PLAN	Currently Zoned M3-27 - General Industrial
PERMITS	SPA and Building Permits Issued Construction Started - Occupancy for July 1, 2025
STUDIES COMPLETED	<ul style="list-style-type: none"><li>Phase I Environmental</li><li>Updated Survey - Geotechnical</li><li>Preliminary Topography Report</li><li>Site Plan Application - Submitted to City of Woodstock</li></ul>

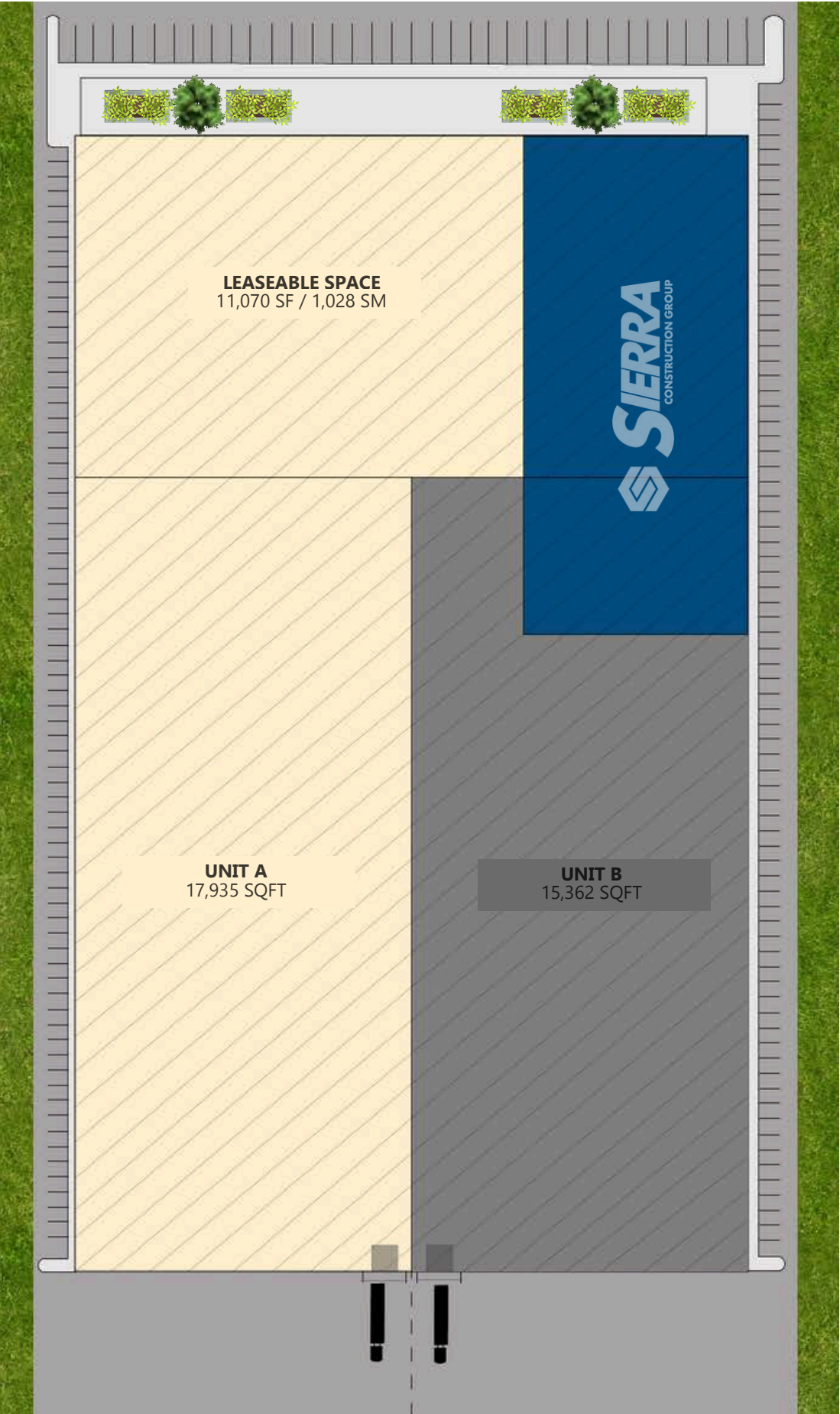
COMMENTS
<ul style="list-style-type: none"><li>Located near Highway 401 and 403 in Woodstock's newest industrial subdivision</li><li>Immense growth and development activity in the region</li><li>Site Plan Application submitted to the city, Permit drawings ready to be submitted as well</li><li>Construction to start August 2024</li></ul>





# AN EXCLUSIVE OPPORTUNITY

ADDRESS	293 Woodall Way - Woodstock, ON
BUILDING AREA	Office: 11,070 SQFT Building A: 19,216 SQFT Building B: 15,373 SQFT Full Building: 45,659 SQFT
YARD AREA	Full Building: 1 ACRE Building A: .5 ACRES Building B: .5 ACRES
PARKING	Full Building: 44 Stalls Building A: 22 Stalls Building B: 22 Stalls
ELECTRICAL	Full Building: 400 Amps / 600 Volts Building A: 400 Amps / 600 Volts Building B: 400 Amps / 600 Volts
CLEAR HEIGHT	23FT
TYPICAL COLUMN SPACING	30FT
SLAB	8" Thick Throughout Office and Warehouse Area
SHIPPING	2 16'x16' Drive-In Doors (1 per Individual Building) 2 9'x10' Loading Docks (1 per Individual Building)
FIRE SUPPRESSION	ESFR Sprinkler System with Upright Heads Designed to Meet NFPA 13





# PRELIMINARY SITE PLAN

While the blue-out portion of the Preliminary Site Plan is already leased, the additional space can be utilized as one or two buildings, with entrances to the building(s) on both sides. With our Design Build services, the building(s) can be modified to fit any business type. We start by assembling an experienced team of building designers and managers geared specifically for your project. They work with you to understand your project expectations and start the project off right, whether you move forward with the whole building or choose to work with half of the property.





# LOCATION OVERVIEW

Nestled in the heart of Oxford County, The City of Woodstock boasts a strategic location with easy access to major transportation routes, including highways and railways, facilitating seamless connectivity to regional and international markets.

- Woodstock is strategically located in Southwestern Ontario, providing easy access to major transportation routes and facilitates efficient shipping and distribution across North America, reaching key markets such as Toronto, Detroit, and beyond.
- Woodstock's location offers proximity to major consumer markets, providing businesses with a competitive advantage in terms of reducing transportation costs and ensuring timely delivery of goods to customers.
- Woodstock boasts a highly skilled and motivated workforce, equipped with technical expertise in industrial and manufacturing sectors, with access to leading educational institutions and specialized training programs ensuring a steady pipeline of talent for businesses.
- Woodstock offers robust infrastructure and reliable utilities essential for industrial and manufacturing operations. From modern industrial parks to advanced telecommunications infrastructure, the city provides the necessary resources for businesses to operate efficiently and effectively.

## MAIN CORPORATE NEIGHBOURS

- |                        |                      |
|------------------------|----------------------|
| ① Toyota Manufacturing | ⑥ Charger Logistics  |
| ② Penske Logistics     | ⑦ Produce Express    |
| ③ Fast Leaf            | ⑧ General Motors PDC |
| ④ Toyota Boshoku       | ⑨ Day & Ross         |
| ⑤ Verduyn Tarps        | ⑩ SOPREMA            |





# LOCATION & TENANTS



## MAJOR MARKETS

Cambridge	44.7 KM • 33 MIN
Kitchener/Waterloo	53.8 KM • 40 MIN
London	61.6 KM • 45 MIN
Guelph	64.5 KM • 47 MIN
Hamilton	74.9 KM • 51 MIN
Burlington	88.7 KM • 57 MIN
Milton	108 KM • 1 HR 10 MIN
Mississauga	118 KM • 1 HR 14 MIN
Toronto	146 KM • 2 HR

## TRANSPORTATION & HIGHWAYS

Highway 401	2.9 KM • 4 MIN
VIA Rail Woodstock	4.7 KM • 7 MIN
Highway 403	7.3 KM • 10 MIN
Region of Waterloo Airport	50.4 KM • 38 MIN
Hamilton International Airport	72.4 KM • 46 MIN
QEW (at Fairview St.)	87.6 KM • 1 HR 6 MIN
Pearson International Airport	139 KM • 1 HR 43 MIN



# ELEVATIONS



## M3 - GENERAL INDUSTRIAL ZONE

- Assembly Plant
- Machine Shop
- Manufacturing Plant
- Truck Terminal
- Warehouse
- Wholesale Outlet
- Automotive Service Station
- Cold Storage Plant
- Contractor's Yard or Shop
- Fabricating Plant
- Food Processing Plant
- Industrial Mall
- Lumber Yard
- Municipal Yard
- Packing Plant
- Processing Plant
- Retail Building Supply Establishment
- Retail Sales Outlet or Business Office
- Accessory
- Animal Kennel
- Ambulance, Police or Fire Depot
- Health Club





# PRELIMINARY RENDERING





# WOODALL WAY







# WOODALL WAY

LEASE • LAND DEVELOPMENT  
LAND SALE • DESIGN BUILD SALE

## CONTACT US:

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