

1193 DUNDAS STREET

OFFICE FOR LEASE

JANUARY 2026 OCCUPANCY

16,000 SQ. FT. - WOODSTOCK, ON

Jeff Zaluski

Vice President of Development

519-535-3861

JeffZ@sierraconstruction.ca



PROPERTY DETAILS

LOCATION	1193 Dundas Street
BUILDING AREA	16,000 SQFT
NUMBER OF STOREY'S:	2
ASKING PRICE	Contact Jeff Zaluski
ZONING & OFFICIAL PLAN	Currently Zoned M2 Restricted Industrial
PARKING	69 Spaces, including 3 Handicapped Accessible
LEASING STARTING:	January 2026

BUILDING HIGHLIGHTS

- Fully renovated in 2019
- All Glass Partitions, bringing natural light though out the office
- Eight Roof Top Units, allowing for customizable zone heating & cooling
- Large lunch room with meeting space and dinette on second floor
- Four board rooms
- Great exposure
- Open floor plan
- On-site gym

DUNDAS STREET

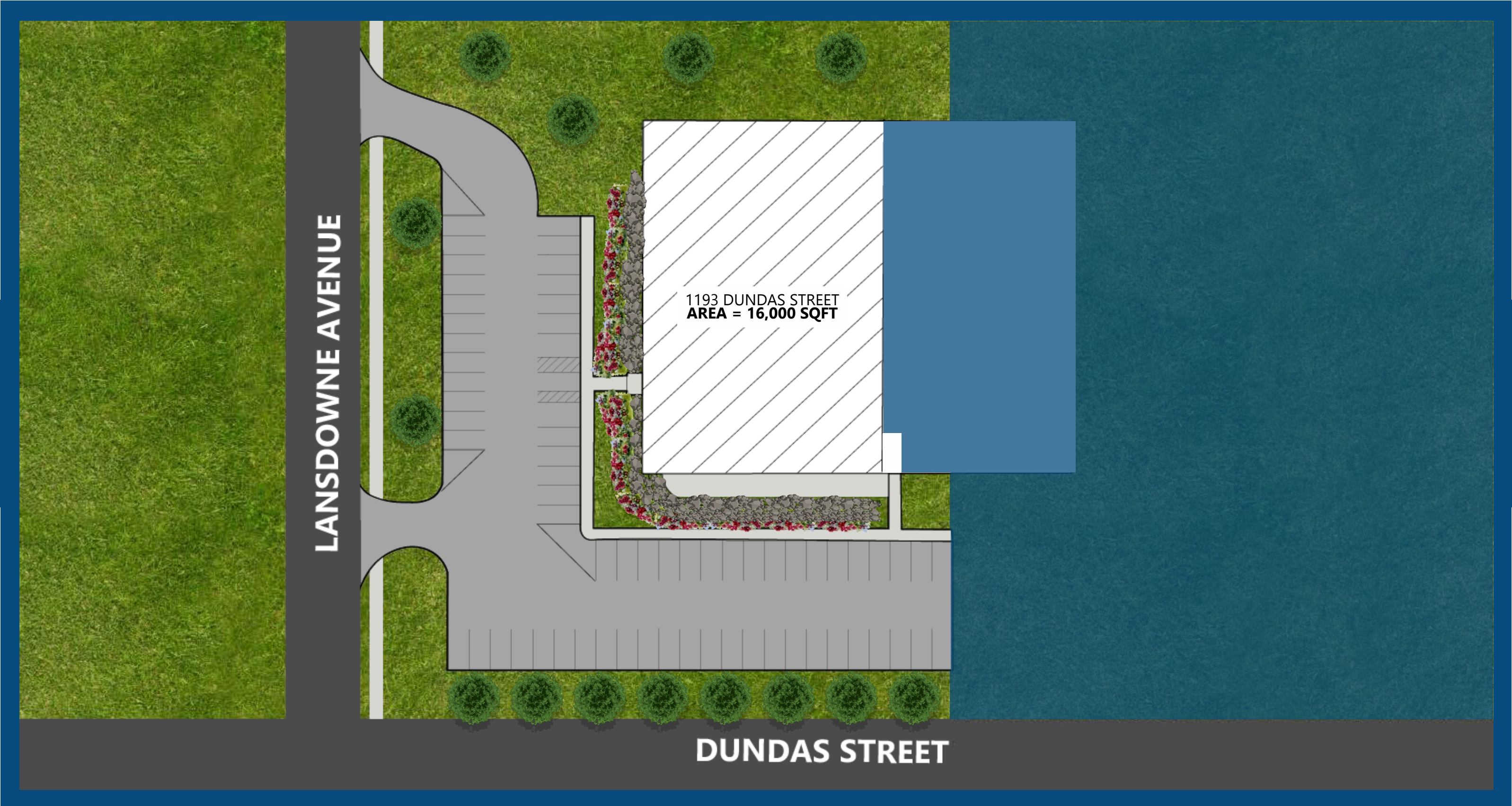
This freshly renovated office sits in the heart of Woodstock, Ontario on a high-visibility corner lot, making it easy to showcase your business. With quick access to **Highways 401** and **403**, commuting is a breeze. Inside, the open floor plan encourages collaboration, while floor-to-ceiling windows and a living greenery wall bring in plenty of natural light and fresh energy. There's also an on-site kitchen, dinette and gym to keep your team fueled and refreshed.

Located in one of Ontario's fastest-growing communities, this space is perfectly positioned for business growth. It's close to Ayr (31km), Brantford (39km), Cambridge (45km), Kitchener-Waterloo (50km), and London (60km), giving you access to a strong workforce and endless opportunities. With a move-in date of **January 2026**, this modern, well-connected workspace could be the perfect fit for your business!



SITE PLAN

While the blue-out portion of the building is already leased to a pre-existing client, the remaining space offers a flexible opportunity for your business. The office is move-in ready as is, but it can also be modified to fit a customized office structure if needed. With our Design-Build services, we bring together a team of experienced designers and project managers to tailor the space to your needs. Whether you choose to use the pre-fit building or customize a portion of it, we work closely with you to ensure it aligns with your business vision and operational requirements.



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 |



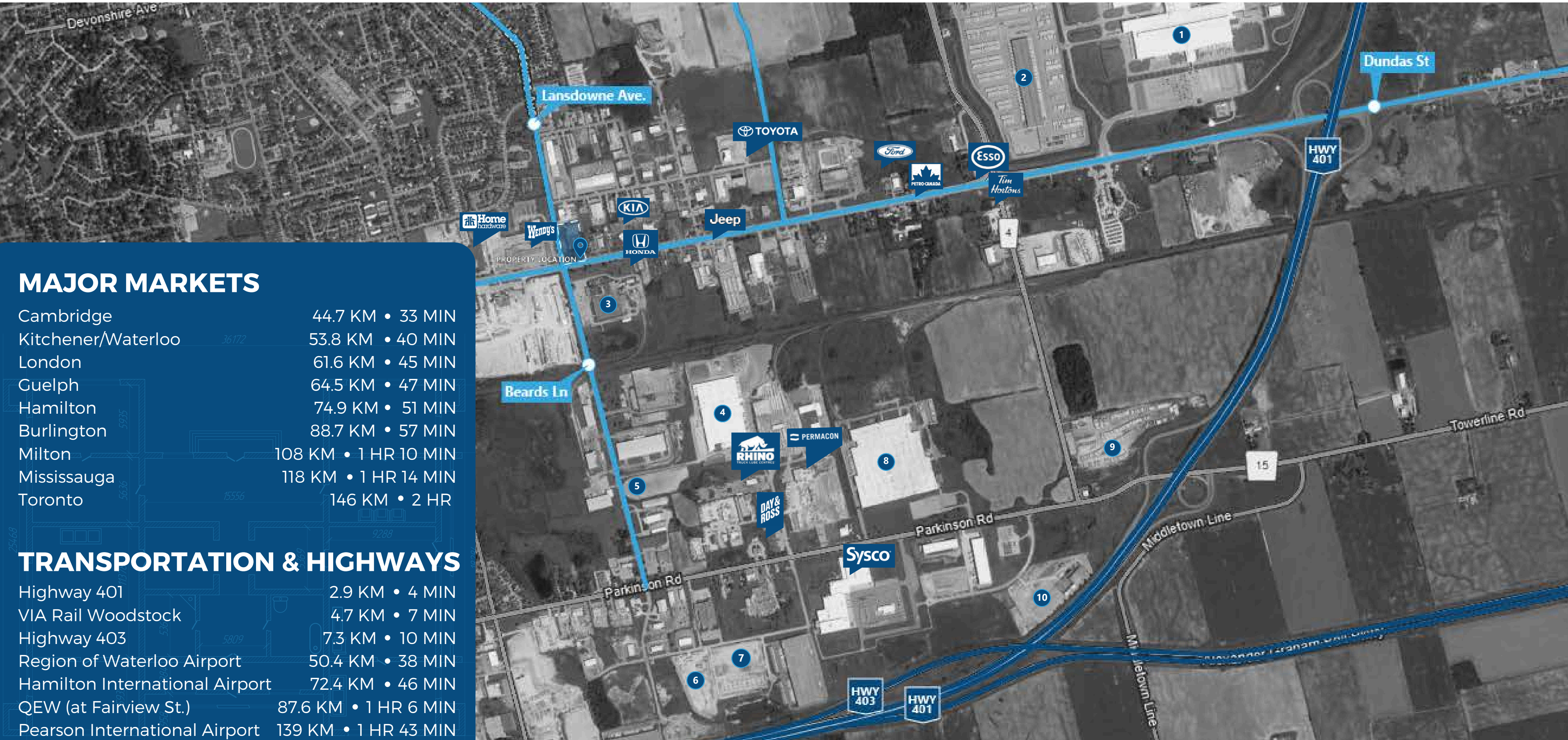
LOCATION & TENANTS

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

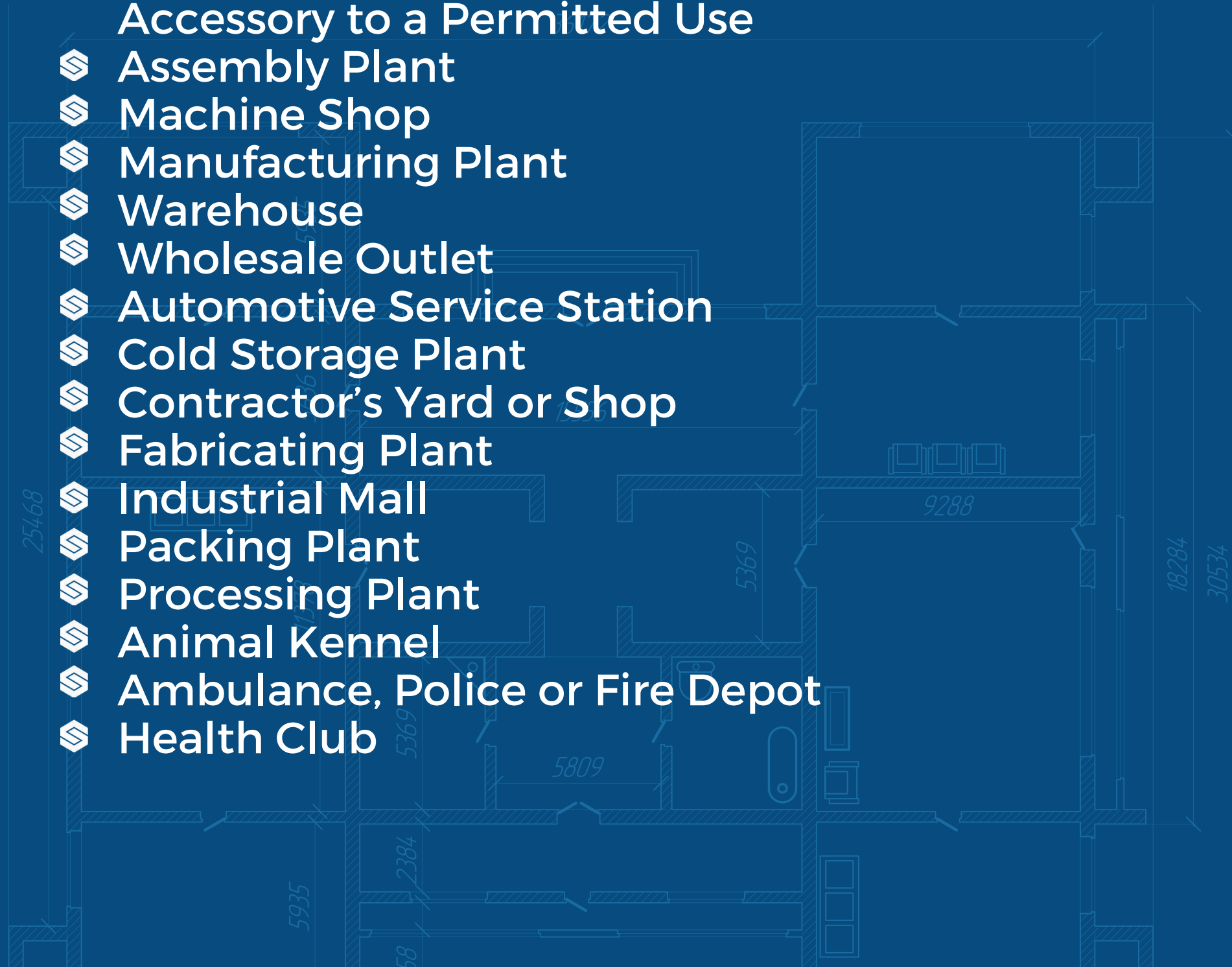
Highway 401	2.9 KM • 4 MIN
VIA Rail Woodstock	4.7 KM • 7 MIN
Highway 403	7.3 KM • 10 MIN
Region of Waterloo Airport	50.4 KM • 38 MIN
Hamilton International Airport	72.4 KM • 46 MIN
QEW (at Fairview St.)	87.6 KM • 1 HR 6 MIN
Pearson International Airport	139 KM • 1 HR 43 MIN





M2 - RESTRICTED INDUSTRIAL ZONE

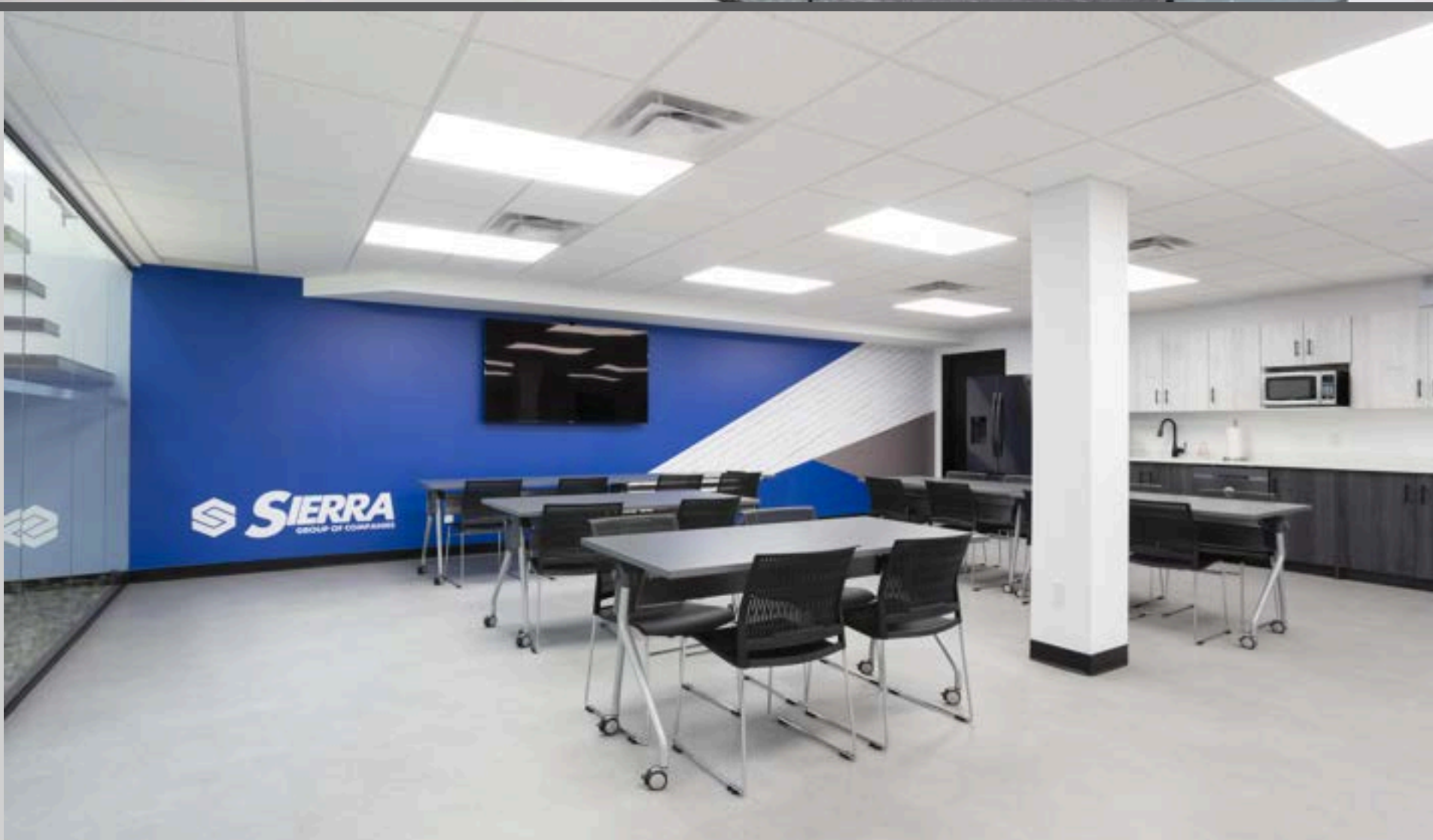
- ❖ Retail Building Supply Establishment
- ❖ Service Shop
- ❖ Retail Sales Outlet or Business Office
- ❖ Accessory to a Permitted Use
- ❖ Assembly Plant
- ❖ Machine Shop
- ❖ Manufacturing Plant
- ❖ Warehouse
- ❖ Wholesale Outlet
- ❖ Automotive Service Station
- ❖ Cold Storage Plant
- ❖ Contractor's Yard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





PHOTOGRAPHY









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LEASE • LAND DEVELOPMENT
LAND SALE • DESIGN BUILD SALE

CONTACT US:

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2026 OCCUPANCY
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The background of the advertisement is a photograph of a modern, single-story commercial building with a dark blue facade and large glass windows. The building is identified by a large, illuminated logo on its upper right side that reads "SIERRA" in a bold, white, sans-serif font, preceded by a stylized white "S" icon. The windows reflect the interior office space, which is lit with warm lights and contains desks, chairs, and plants. The building is situated on a gravel lot with some sparse vegetation in the foreground. The sky is a clear, light blue.

SIERRA

The logo for Sierra General Contracting, featuring a stylized white "S" icon followed by the word "SIERRA" in a bold, white, sans-serif font, with "GENERAL CONTRACTING" in a smaller font below it.

SIERRA
GENERAL CONTRACTING