

BROCCOLINI

SOUTHWESTERN

WOODSTOCK

LEASE • DESIGN BUILD SALE • LAND SALE

200,000 – 1,000,000+ SQ. FT.

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CBRE

WE MAKE IT HAPPEN! ACROSS ONTARIO

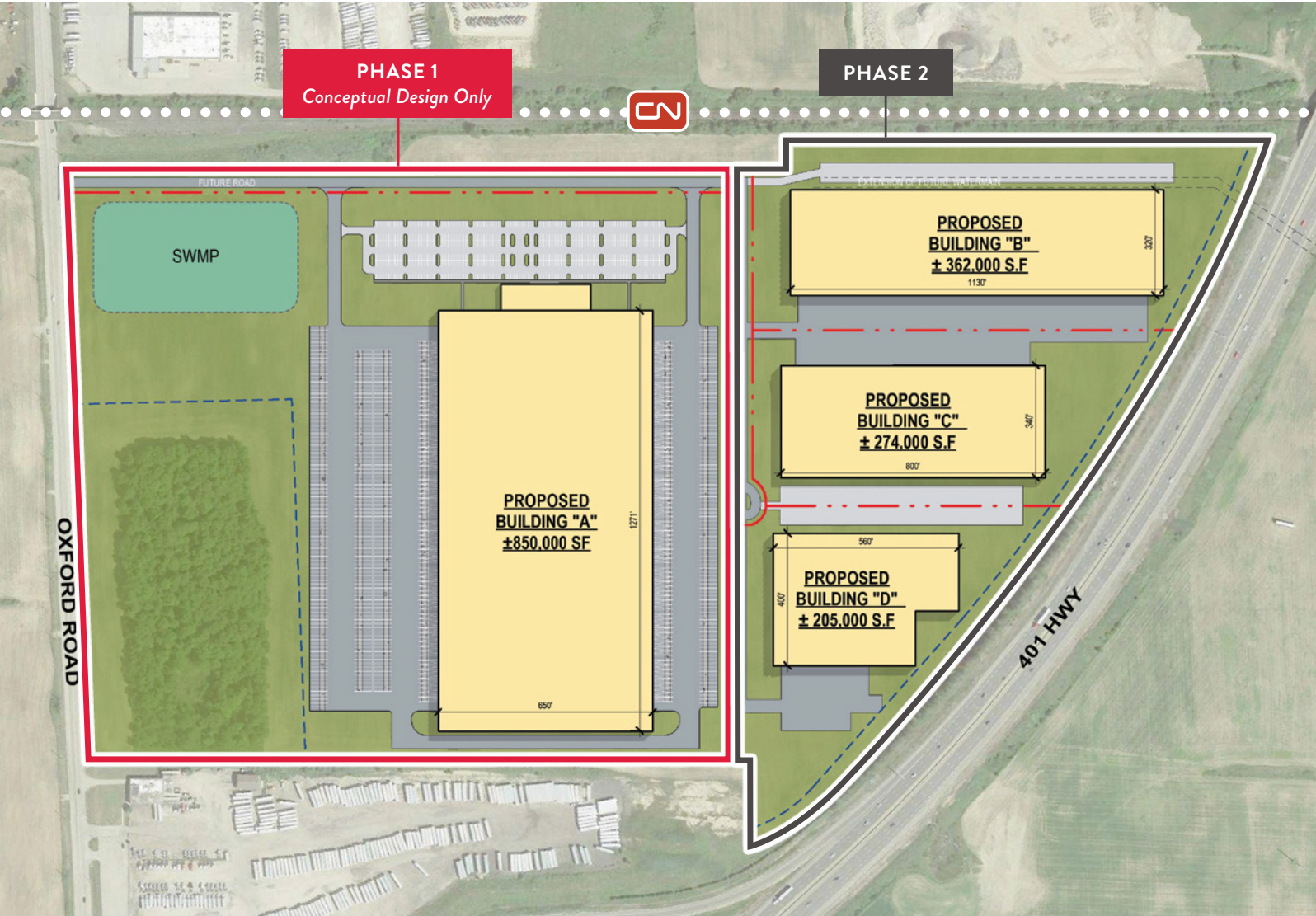
With frontage directly on Highway 401, this 127-acre parcel and 1,000,000+ sq. ft. of building area is slated for a build-to-suit development for industrial uses. The property can accommodate numerous size building footprints and will be connected to Oxford Road 4 by an internal road, running parallel to the rail line. This development offers clear path to construction with zoning and full municipal services in place and a condensed Site Plan Approval process. It is located minutes from two Highway 401 and 403 interchanges, providing superior access to US markets, as well as to London, Kitchener-Waterloo and Hamilton, Ontario, and the GTA.

LOT SIZE	127 Acres
ZONING	General Industrial (M3-39)
OPPORTUNITIES	Phase 1: Design Build Lease (Sale may be considered) Phase 2: Speculative Construction For Lease
SERVICING	Full Municipal Services in Place
OCCUPANCY	12-14 Months From Contract Date



BROCCOLINI DESIGNS

RARE POTENTIAL FOR RAIL SPUR



PHASE 1 - DESIGN BUILD**

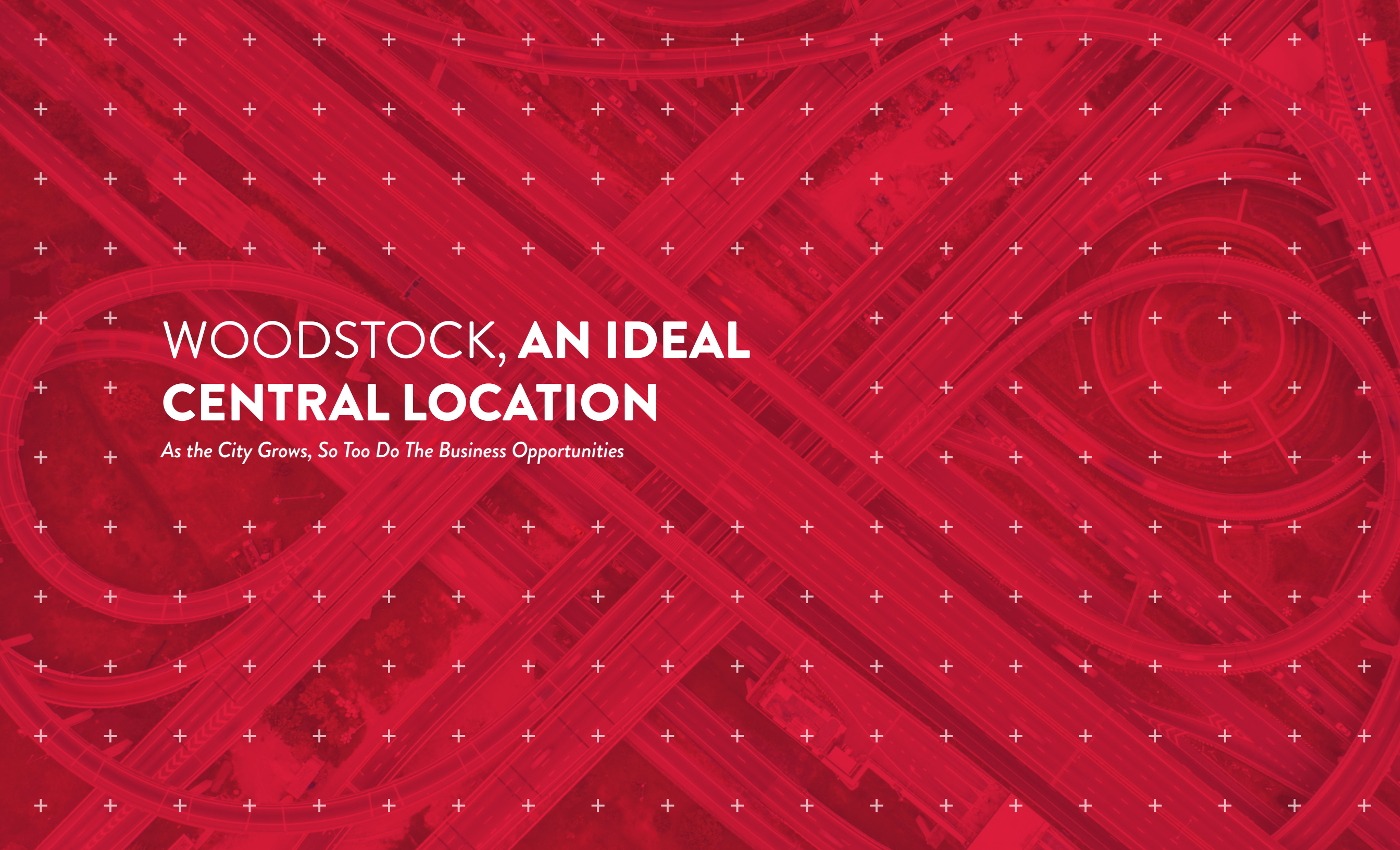
+ Flexibility to accommodate 1,000,000+ Sq. Ft. industrial facility. Various sizes and configurations available for Phase 1.

Conceptual design of 850,000 Sq. Ft. industrial facility for illustrative purposes only:	
BUILDING SIZE	±850,000 Sq. Ft.
SHIPPING	142 Truck Level Doors
CAR PARKING	510 Stalls
TRAILER PARKING	365 Stalls
OCCUPANCY	12-14 Months From Contract Date

PHASE 2 - BUILDING B, C, D

BUILDING SIZE	Building B	±362,000 Sq. Ft.
	Building C	±274,000 Sq. Ft.
	Building D	±205,000 Sq. Ft.
OCCUPANCY	12-14 Months From Contract Date	

**Design build sale opportunities may be considered. Speak to Listing Agents.



WOODSTOCK, AN IDEAL CENTRAL LOCATION

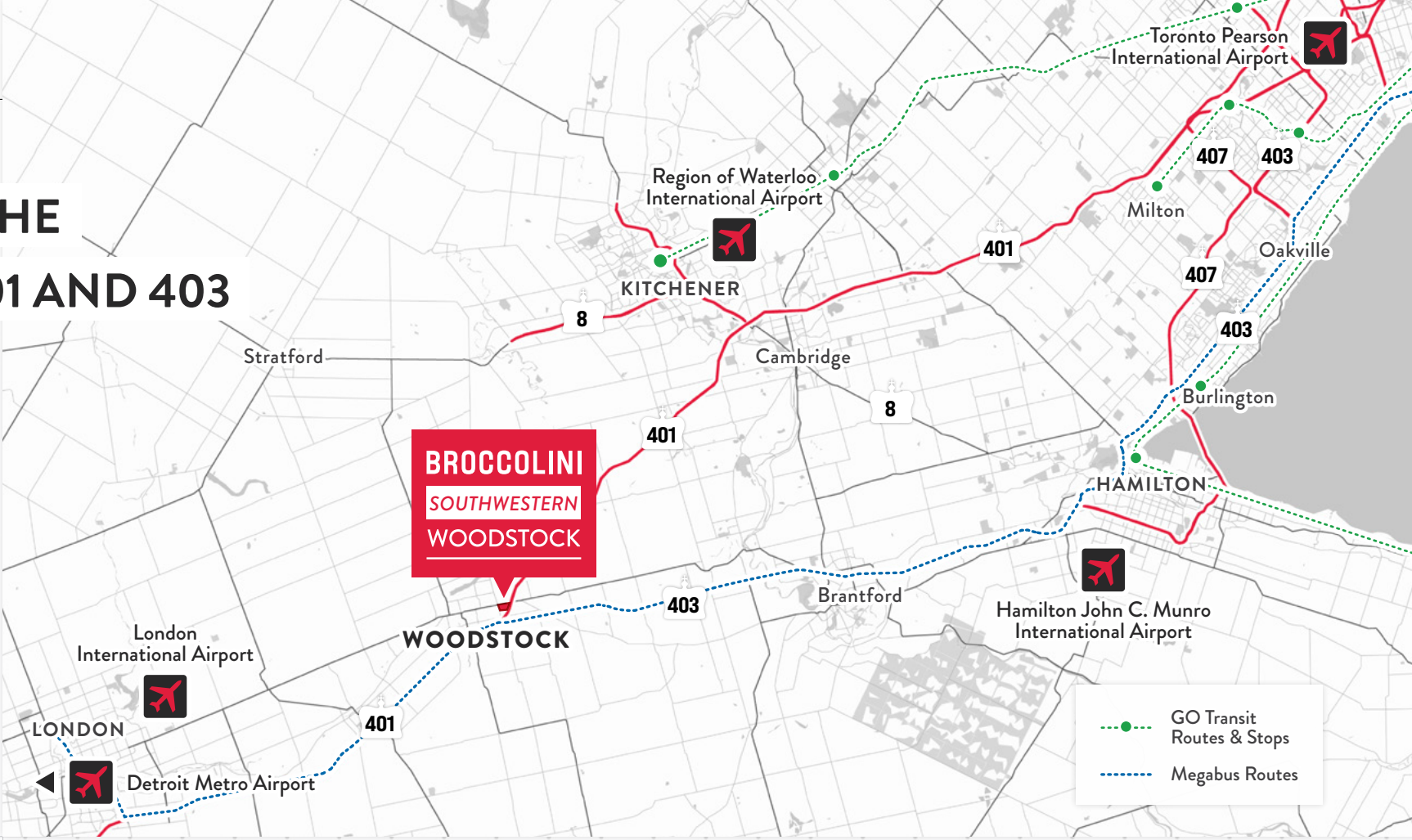
As the City Grows, So Too Do The Business Opportunities

STRATEGICALLY SITUATED AT THE CROSSROADS OF HIGHWAY 401 AND 403

Woodstock is located at the center of Southwestern Ontario, amidst one of the most robust economies in North America. Strategically situated at the crossroads of highways 401 and 403, in the heart of a rich farming and manufacturing belt this advantageous area is ideal for businesses to build and thrive.

THE CITY OF WOODSTOCK VALUE PROPOSITION

- + Fastest growing community in Southwestern Ontario: 1.66% Annual Growth Rate
- + Stable & growing workforce – 2 million residents within 1 hour commute of Woodstock
- + Special ramp up protocol for large employee hires
- + Access to major transportation routes: Hwy 401 and 403 interconnect at Woodstock
- + 6 US/Canadian Border Crossings within a 2-hour drive
- + 26 Colleges and Universities within a 2-hour drive
- + Home to Toyota’s 7th North American assembly plant
- + Great incentives and valuable resources
- + Strong Industrial Base: Woodstock has 160 industries with approximately 11,964 employees



TRANSPORTATION

There are 4 major roads that can get you to Woodstock:

- + Highway 401 (4 exits)
- + Highway 403
- + County Road 59
- + County Road 2

PROXIMITY TO MAJOR CITIES FROM WOODSTOCK

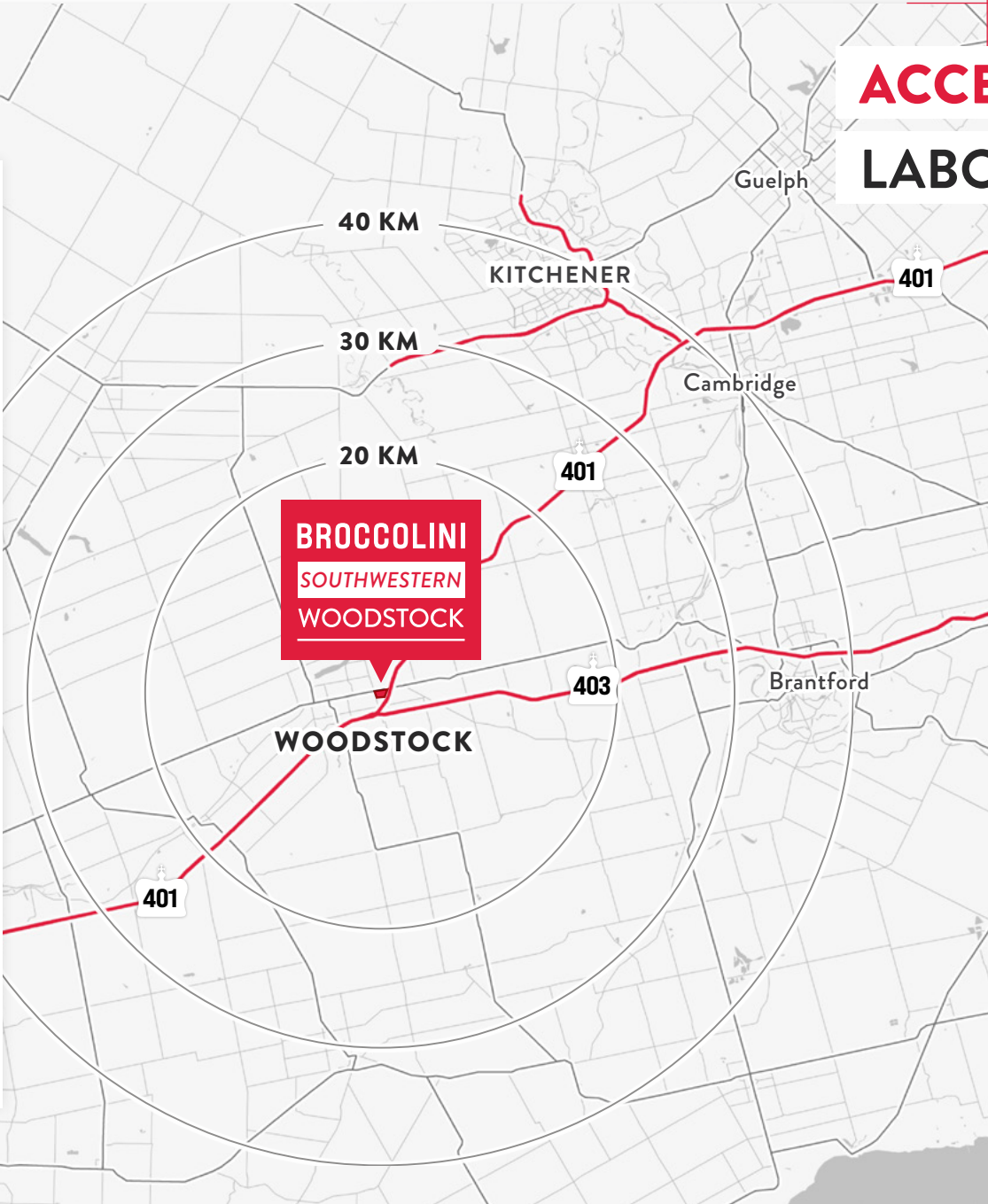
London	48 km • 40 minutes
Kitchener-Waterloo	54 km • 40 minutes
Hamilton	74 km • 50 minutes
Toronto	141 km • 1 hr 30 minutes
Buffalo	154 km • 1 hr 50 minutes
Windsor	240 km • 2 hr 15 minutes
Detroit	253 km • 2 hr 20 minutes

FIVE (5) INTERNATIONAL AIRPORTS NEARBY:

London International Airport	37 km • 35 minutes
Region of Waterloo International Airport	50 km • 36 minutes
Hamilton John C. Munro International Airport	75 km • 45 minutes
Toronto Pearson International Airport	123 km • 1 hr 15 minutes
Detroit Metro Airport	280 km • 1 hr 15 minutes

ACCESS TO A GROWING AND DIVERSE LABOUR POOL

POPULATION	
Woodstock	47,584
20 km	85,860
30 km	156,828
40 km	577,528
LABOUR FORCE	
Woodstock	64.1%
20 km	65.6%
30 km	66.5%
40 km	67.7%
MEDIAN AGE	
Woodstock	40.6
20 km	40.9
30 km	41.2
40 km	39.6
AVG. HOUSEHOLD INCOME	
Woodstock	\$96,465
20 km	\$100,831
30 km	\$104,853
40 km	\$103,851



MAJOR EMPLOYERS

 Toyota Motor Manufacturing Canada Inc.	Toyota Motor Manufacturing	 Sysco Southwestern Ontario
 Contrans	Contrans Group Inc.	 Great Northern Insulation
 trans freight	Transfreight Integrated Logistics	 Tigercat Industries

LABOUR FORCE BY INDUSTRY

 5130 in Manufacturing	 2305 in Health Care	 1250 in Transportation
 2390 in Retail	 1275 in Construction	 875 in Wholesale

Source: Statistics Canada, Census.

PROXIMITY TO HIGHWAYS MINUTES TO TRANSIT & AMENITIES

FOUR (4) INTERCHANGES WITHIN 5 KM RADIUS





BROCCOLINI
SOUTHWESTERN
WOODSTOCK

Oxford Road 4

401

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RARE POTENTIAL
FOR RAIL SPUR



ABOUT PROJECT TEAM

Developed and managed by a team of industry experts.



BROCCOLINI

DEVELOPER

With over 75 years of experience, Broccolini is a leading, fully integrated real estate provider offering complete end-to-end solutions in investment, development, construction, and property management. Ranked among Canada’s top builders, we support every stage of the real estate lifecycle across the industrial, residential, commercial, and office sectors in Quebec, Ontario, and beyond.

From landmark new developments to comprehensive turnkey design-build projects, as well as expansions, renovations, and interior fit-outs, Broccolini brings vision, expertise, and precision to every project. We work in close collaboration with our clients to fully understand their requirements and to deliver tailored solutions that consistently meet or exceed their expectations in terms of design, quality, budget, and schedule.

Over the decades, Broccolini has earned the trust of some of the world’s most recognized companies and institutions. Our client portfolio includes Michelin, Amazon, Canadian Tire, Best Buy, Costco, Ikea, Walmart, National Bank, and the CBC, among many others. These enduring partnerships reflect our commitment to building not only exceptional projects but also lasting relationships founded on trust and performance.

At the heart of everything we do are the values that define Broccolini. We succeed together as One Team. We care deeply for our clients, our partners, and our communities. We are powered by passion in every project we take on. And above all, we make it happen. These values guide our work, shape our culture, and inspire us to continue building spaces where businesses thrive, communities grow, and people live better.

CBRE

SALES & LEASING

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**Broker