

222,769 SQ. FT. INDUSTRIAL DESIGN BUILD ALONG HWY 401 FOR SALE & LEASE



CBRE

670 FINKLE STREET
WOODSTOCK, ON

670 FINKLE STREET, WOODSTOCK

PROPERTY OVERVIEW

CBRE Limited (“CBRE”) is pleased to offer 670 Finkle Street, Woodstock for sale & lease, a 222,769 Sq. Ft. industrial design build facility on 11.92 acres. Strategically located at a major Hwy 401 exit and within 5 minutes of Hwy 403, this site offers unique highway accessibility.

This 222,769 Sq. Ft. industrial facility is suited for single user or multi tenant use. The site is development ready and can be building within 90 days.

The parcel has tremendous Hwy 401 profile and exposure. Woodstock is a great place to do business with fast approvals and deep hard working labour base.

PROPERTY DETAILS

Building Size	222,769 Sq. Ft. Divisible
Units	Unit 1: 72,305 Sq. Ft. Unit 2: 150,463 Sq. Ft.
Site Area	±11.92 Acres
Shipping	39 Truck Level, 2 Drive-In Doors
Clear Height	40’
Power	2,000 Amps (Ability to Upgrade)
Zoning	M1-3 - Prestige Industrial
Asking Price	Lease: Full Building - \$11.00 / Sq. Ft. Net Units 1 & 2 - \$11.50 / Sq. Ft. Net Sale: Speak to Listing Agents



INVESTMENT HIGHLIGHTS



EFFICIENT BUILDING

Efficient building layout and new build that will come with new build warranties and operational efficiencies.



PRIME CONNECTIVITY

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.



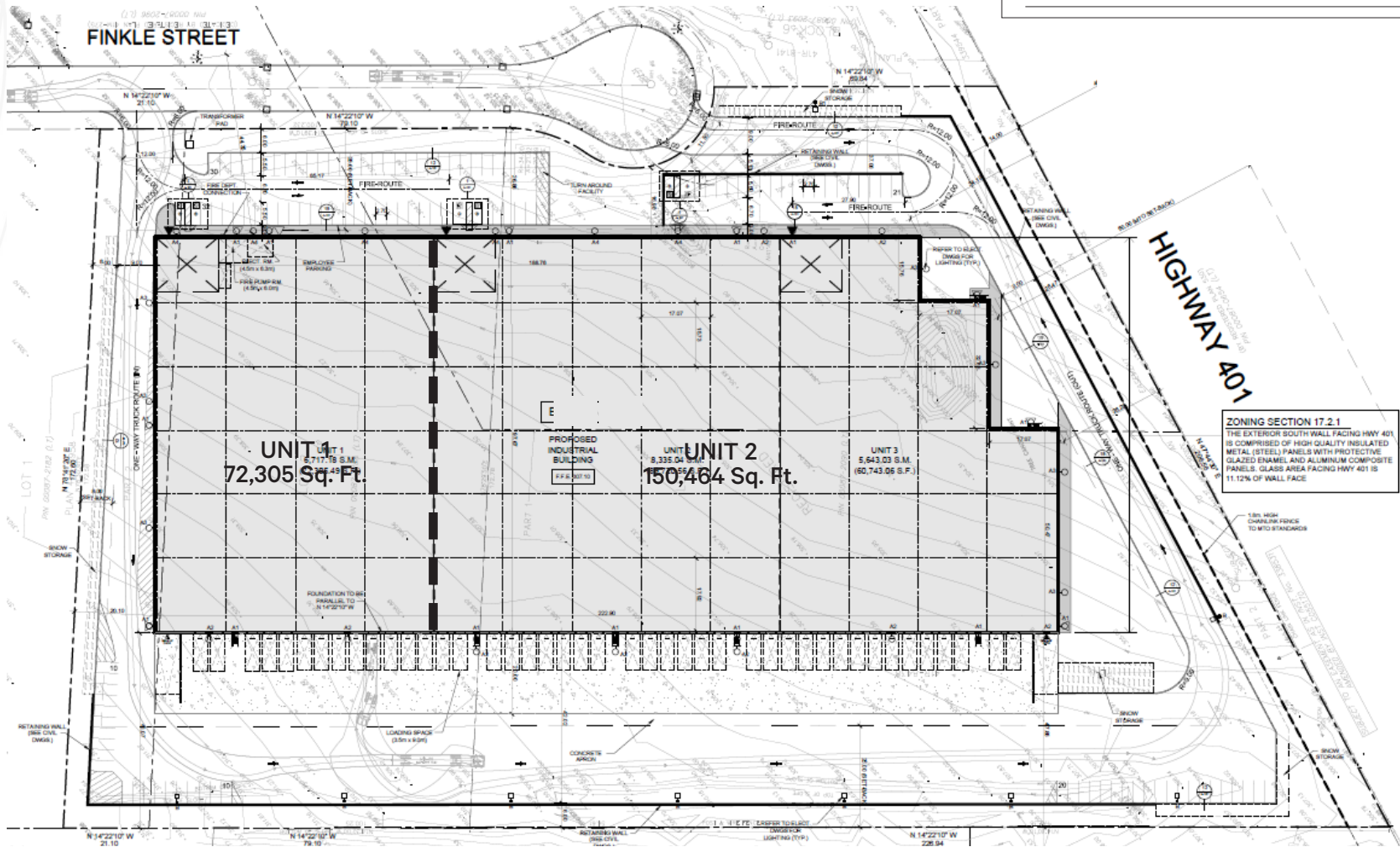
DEVELOPMENT READY SITE

The Property provides the major benefit of being development ready, reports and studies complete, SPA in place and no DC's, adding tremendous value with a quick and easy path to construction.

670 FINKLE STREET, WOODSTOCK

INDUSTRIAL DESIGN BUILD

SITE PLAN



LEASE OPTIONS

- 72,305 Sq. Ft. • 13 Truck Level, 1 Drive-In Door
- 150,463 Sq. Ft. • 26 Truck Level, 1 Drive-In Door
- 222,769 Sq. Ft. • 39 Truck Level, 2 Drive-In Doors

RENDERINGS



BUILDING HIGHLIGHTS



Allows for Single User
or Multi Tenant



Excellent Shipping Court
with Ability to Secure



Flexible Office
Component

ELEVATIONS



ZONING PERMITTED USES

M1-3 PRESTIGE INDUSTRIAL

- Administration Office of the Corporation, the County, the Province of Ontario or thge Dominion of Canada
- Ambulance, Police or Fire Depot
- Assembly Plant
- Business or Professional Office
- Cold Storage Plant
- Customer Contact Centre Office
- Fabricating Plant
- Industrial Mall
- Machine Shop
- Manufacturing Plant
- Medical Clinic
- Motel or Hotel
- Packaging Plant
- Printing Plant
- Processing Plant
- Scientific Research Establishment
- Warehouse
- Wholesale Outlet
- Business Office, Retail Sales Outlet, Wholesale Distribution Outlet or Showroom accessory to a permitted use

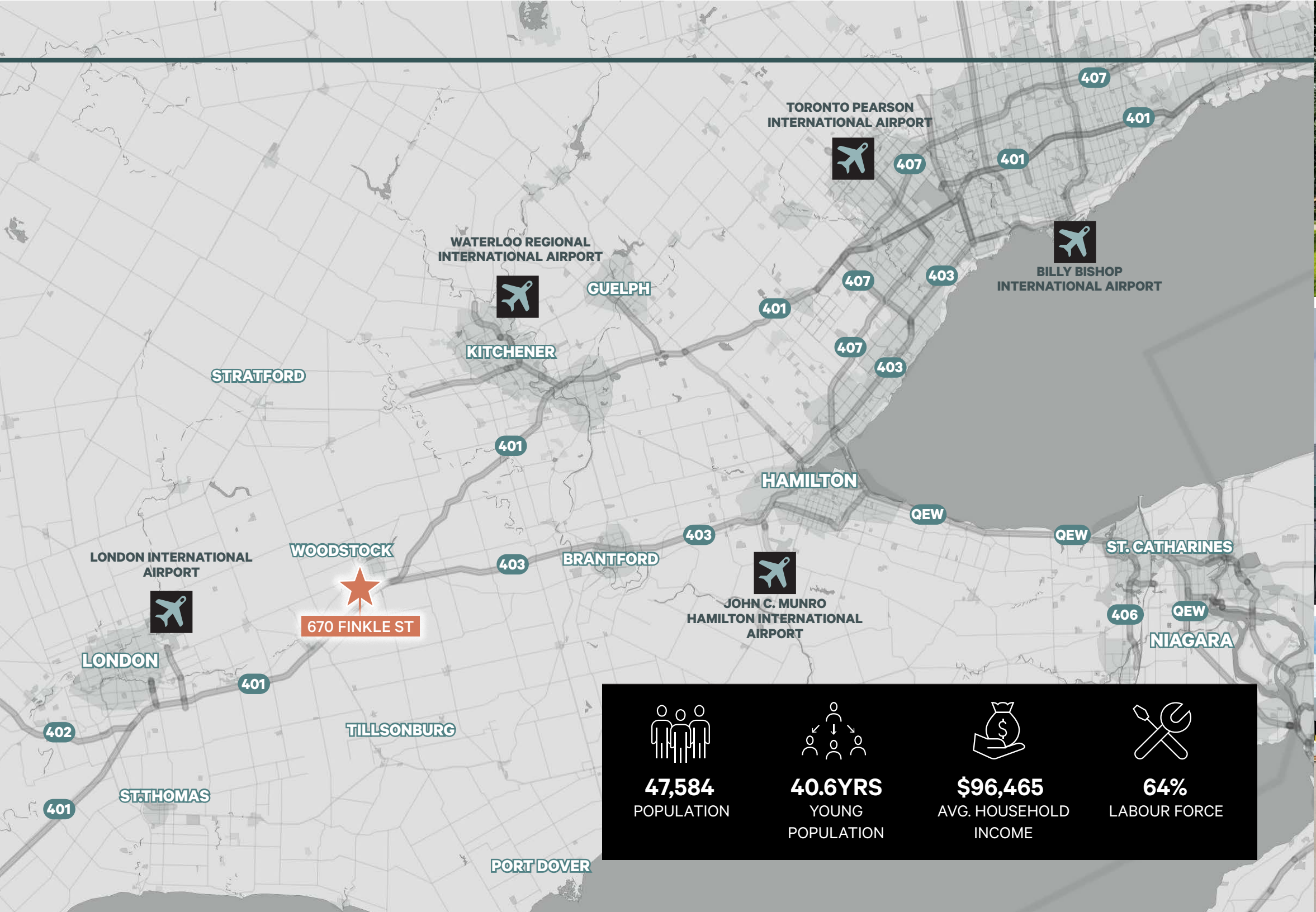
670 FINKLE STREET, WOODSTOCK

LOCATION OVERVIEW

EXCELLENT CONNECTIVITY TO KEY TRANSPORTATION ROUTES

670 Finkle Street is exceptionally well positioned with quick access to area highways and major thoroughfares. The City of Woodstock benefits from its location being at the crossroads of Highways 401 and 403. With a growing population and strong labour base, the community has the ability to draw from neighbouring areas of Kitchener-Waterloo, Brantford, London and several smaller communities in between. The city has undergone tremendous population growth due to its strategic location, as families move into the area in search of affordable housing.

- Located In Southwestern Ontario, Woodstock And Oxford County Are Home To The Largest Concentration Of Manufacturing Industries In Canada
- The Industrial And Manufacturing Sectors Are Connected To The Largest Trucking And Transportation Networks In North America
- A Local Major Road Network Of Arterial Roads, Highways 401 & 403
- The Area Is Serviced By Public Transit For Employees And Provides Affordable And Convenient Transportation Within The City On Regularly Scheduled Transit Route
- Home To Major Employers Like Toyota Motor Manufacturing, Vuteq Boshoku Canada, Toyota Boshoku Canada, Transfreight Integrated Logistics, Agropur, Acelormittal Woodstock, North American Stamping Group And Many Others!



47,584 POPULATION	40.6YRS YOUNG POPULATION	\$96,465 AVG. HOUSEHOLD INCOME	64% LABOUR FORCE



670 FINKLE STREET

WOODSTOCK, ON

FOR SALE & LEASE

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