

INDUSTRIAL PROPERTY FOR SALE



116 Main Street, Woodstock, ON, N4S 1S9

[View Virtual Tour Here](#)

SIZE: **3,615 SF**



116 Main Street is strategically located in the City of Woodstock, one of Southwestern Ontario's fastest-growing industrial and manufacturing markets. Positioned just minutes from Highways 401 and 403, the property offers exceptional connectivity to the Greater Toronto Area, London, Kitchener-Waterloo, Hamilton, and key U.S. border crossings, making it an ideal location for manufacturing, warehousing, logistics, and distribution operations.

Woodstock has established itself as a premier destination for industrial investment, supported by a diverse economic base, a highly skilled workforce, and the presence of numerous national and international manufacturers. As the largest urban centre in Oxford County, the City continues to experience significant industrial and commercial growth, driven by its strategic location along Canada's busiest transportation corridor and its business-friendly environment.

The property's central location provides convenient access to major transportation infrastructure, labour pools, and regional amenities, offering businesses and investors the opportunity to operate within one of Southwestern Ontario's most dynamic and expanding employment markets.

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The Behar Group Realty Inc., Brokerage



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	3,615 SF
Available SF:	3,615 SF
Price / SF:	\$345.78
Zoning:	M4
Market:	Woodstock
Submarket:	Commercial District

PROPERTY OVERVIEW

Excellent opportunity to acquire a well-maintained industrial building located on a 0.36-acre site in the City of Woodstock. The property offers approximately 3,615 square feet of functional industrial space, ideally suited for a variety of manufacturing, fabrication, automotive, warehouse, and service-related users.

The building features block construction, 14-foot clear ceiling height, and 200-amp / 600-volt electrical service. With five (5) drive-in doors, the property provides exceptional loading flexibility and efficient access for a range of operational requirements. Additional features include tube heating, air conditioning, and two washrooms, providing a functional layout for owner-users seeking a versatile industrial facility.

Located in Woodstock, one of Southwestern Ontario's strongest industrial markets, 116 Main Street offers convenient access to major transportation routes, including Highways 401 and 403, while benefiting from the city's skilled workforce and growing business environment.

This property presents an excellent opportunity for an owner-user or investor seeking a well-located industrial asset with strong functionality and accessibility.

PORTFOLIO ACQUISITION OPPORTUNITY

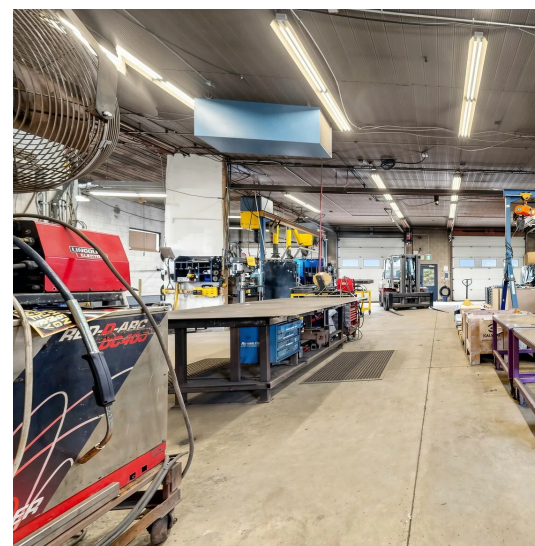
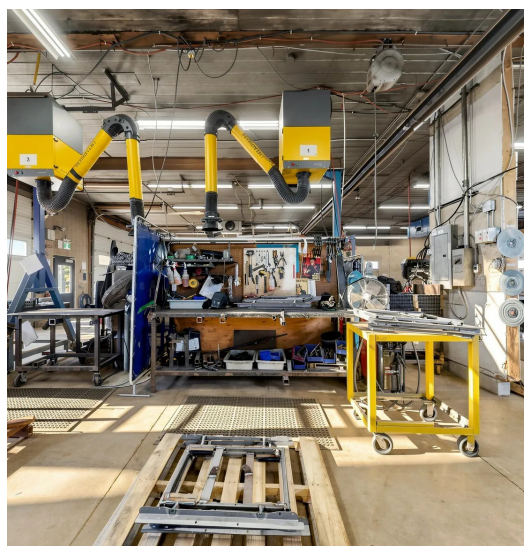
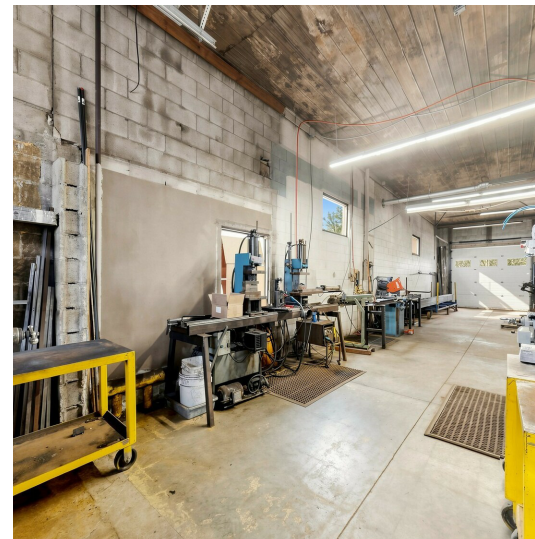
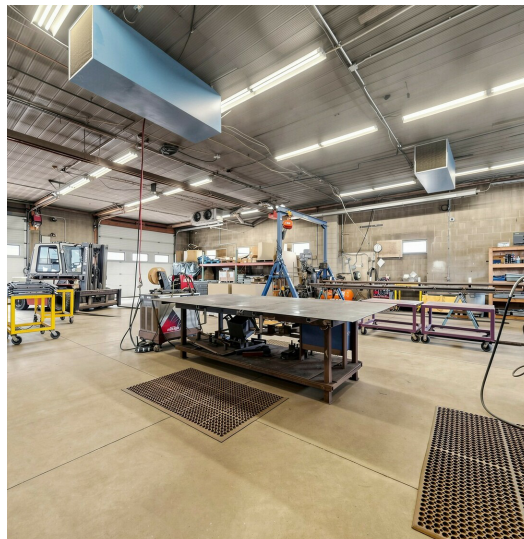
Opportunity to acquire 116 Main Street and 124 Main Street, Woodstock together, offering a unique opportunity for an owner-user or investor to secure multiple industrial assets within one of Southwestern Ontario's strongest industrial markets. The properties provide flexibility for expansion, operational growth, or portfolio diversification.

PROPERTY HIGHLIGHTS

- 3,615 SF industrial building on 0.36 acres
- Five drive-in doors providing excellent loading flexibility
- 14' clear ceiling height
- 200 Amp / 600 Volt electrical service
- Block construction with tube heating & air conditioning
- Two washrooms
- Ideal owner-user opportunity
- Strategic Woodstock location with access to Highways 401 & 403

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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