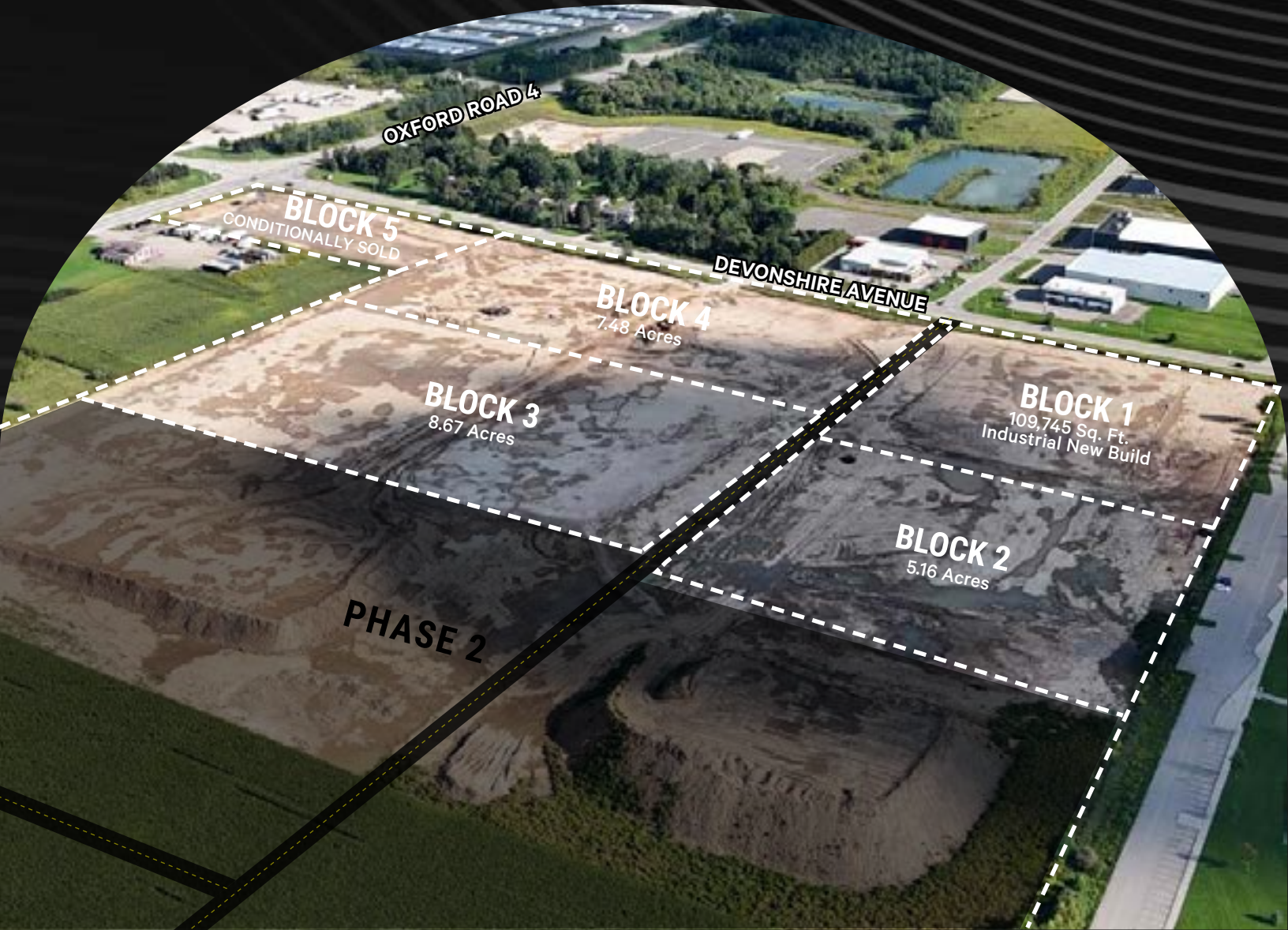




CENTRAL OXFORD INDUSTRIAL PARK



**INTRODUCING CENTRAL OXFORD INDUSTRIAL PARK
FOR SALE: 5-16 ACRES**

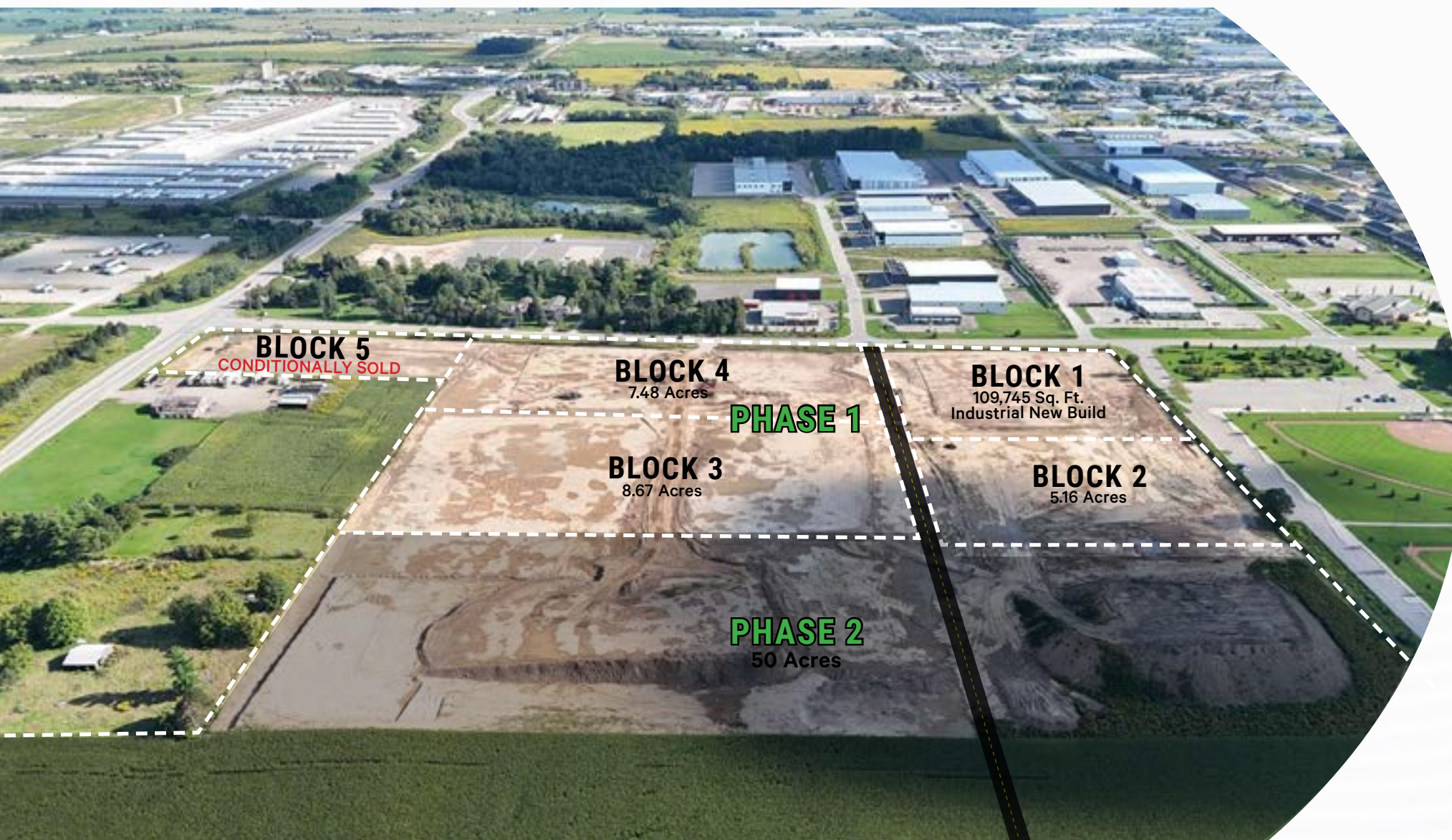
DEVONSHIRE AVENUE | WOODSTOCK, ON



CBRE



CENTRAL OXFORD INDUSTRIAL PARK



WELCOME TO CENTRAL OXFORD INDUSTRIAL PARK

Central Oxford Industrial Park represents the newest premier industrial development in Woodstock, delivering an opportunity to secure high-quality new construction or serviced industrial land in one of Southwestern Ontario's fastest growing markets. Woodstock has become a bustling hub with residential and employment growth, strategically positioned at the intersection of Highway 401 and 403.

Offering serviced land parcels from 5-16 acres and build-to-suit options ranging from 67,000 to 220,000 sq. ft. The development is designed to accommodate a wide range of users with flexibility and scalability with the ability to customize builds with turnkey offices or other tenant improvements such as adding cranes or food grade features.

Offering Land Parcels, New Build Options, Flexibility, and Quick Development Approvals

[Click to View Block Plan](#)



CBRE

PROPERTY DETAILS

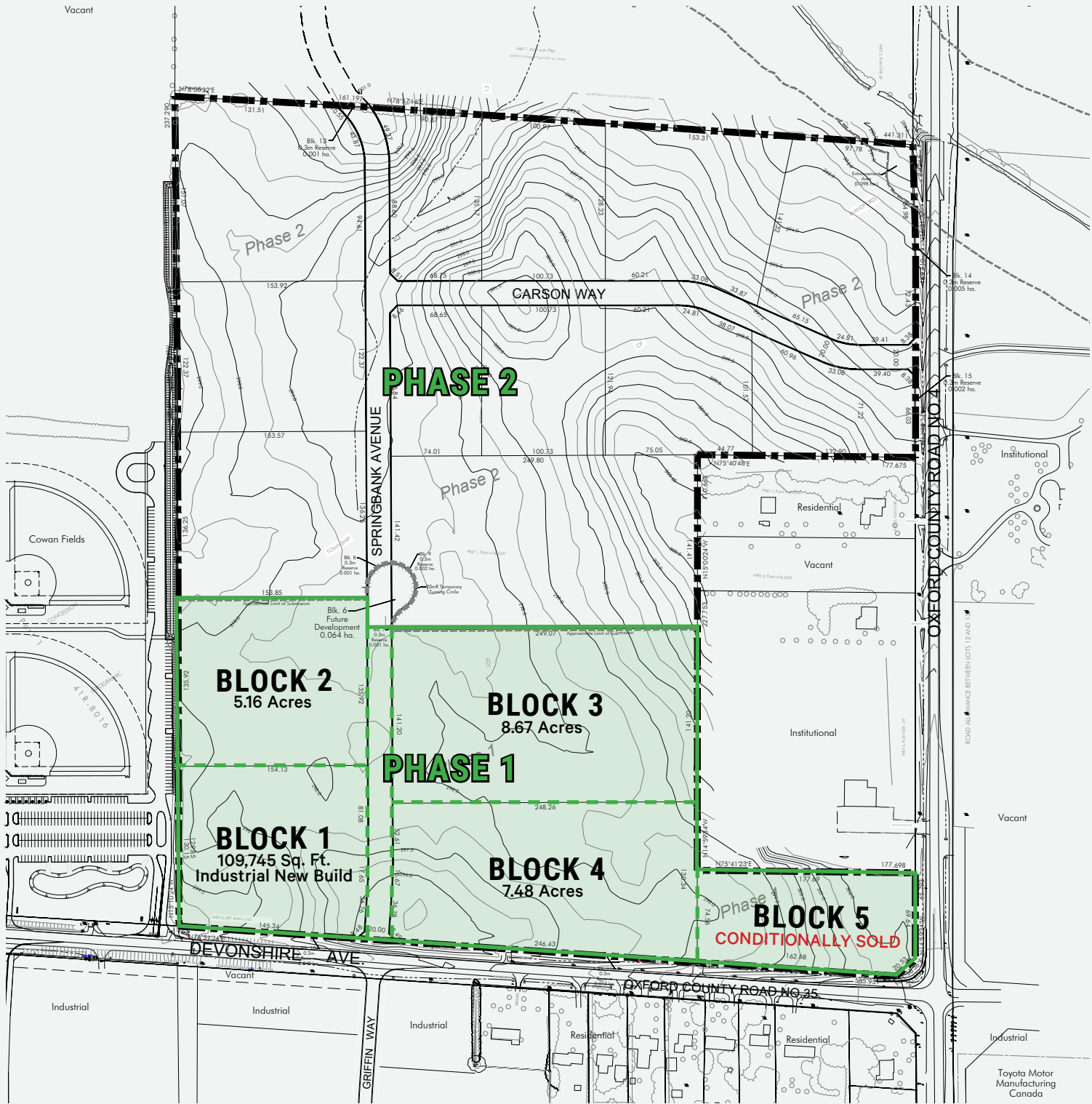
PHASE 1

BLOCK 1	5.13 Acres 109,745 Sq. Ft. Industrial Build
BLOCK 2	5.16 Acres
BLOCK 3	8.67 Acres
BLOCK 4	7.48 Acres
BLOCK 5	3.48 Acres Conditionally Sold

5-16 Acre Land Parcels Available for Sale

- Quick Highway 401 & 403 access from major interchange
- Located next to the Toyota Manufacturing plant in Woodstock
- Located at the center of Southwestern Ontario, amidst one of the most robust economies in North America
- Highly skilled labour force located in the region
- Efficient and streamlined development approvals
- Ability to work with Developer to customize facilities

BLOCK PLAN





LOCATION ADVANTAGE

- Exceptionally located with quick access to both Highway 401 and 403
- 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
- Woodstock and the Greater Oxford County undergoing major population growth
- Strong local labour base with the ability to draw employment from a large area
- Home to major employers like Toyota Motor Manufacturing, Vuteq Boshoku Canada, Toyota Boshoku Canada, Transfreight Integrated Logistics, Agropur, Acelormittal Woodstock, Firestone Textiles, North American Stamping Group and many others!

DRIVE TIMES

Waterloo Region	40 km • 24 mins
London	50 km • 30 mins
Hamilton	66 km • 41 mins
Milton	85 km • 52 mins
GTA	105 km • 1 hr, 3 mins
London International Airport	57 km • 39 mins
Pearson International Airport	116 km • 1 hr, 14 mins
Canada/USA Border Crossing (Niagara)	146 km • 1 hr, 30 mins
Canada/USA Border Crossing (Windsor-Detroit)	240 km • 2 hr, 20 mins

DEMOGRAPHICS

WITHIN
10KM

POPULATION
62,070

LABOUR FORCE
34,418

MEDIAN AGE
39.8

WITHIN
20KM

POPULATION
95,362

LABOUR FORCE
53,238

MEDIAN AGE
40.0

WITHIN
30KM

POPULATION
177,437

LABOUR FORCE
100,702

MEDIAN AGE
39.9



3 MINUTES TO
HIGHWAY 401



TRANSIT AT YOUR
DOORSTEP



HOME TO MAJOR
EMPLOYERS



STRONG LOCAL
LABOUR BASE



MAJOR
MANUFACTURING HUB



CENTRAL OXFORD INDUSTRIAL PARK



214 Carson Co. is a local industrial development group focused on industrial builds in the 25,000 to 250,000 Sq. Ft. size range. 214 has in-house design, project management, site work and servicing work, construction management, facilities and property management personnel which help control the building process and the ongoing building management. 214 takes a hands-on approach to construction and building delivery, working closely with its Tenants to ensure it meets all expectations and timelines. 214 has a commitment to building functional and efficient buildings, and to provide excellent tenant service to its clients. 214 has a strong development pipeline owning lands throughout the region, building approximately 300,000 to 400,000 Sq. Ft. each year.

Many companies such as Rawlings, Home Depot US, IPEX, Toyota have selected other 214 projects for their industrial property needs. 214 has proven to be innovative and efficient in their process, design and delivery of newly constructed industrial buildings, meeting clients expectations and timelines.

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