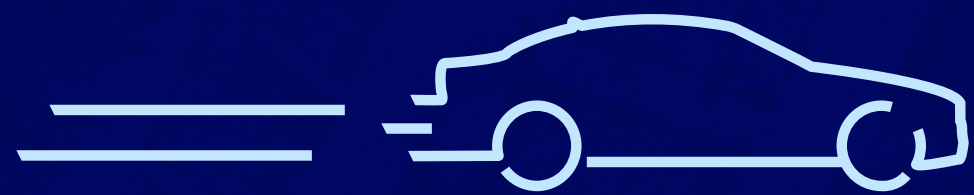


FOR SUBLEASE



945 / WOODLAWN
ROAD WEST



Auto Sales and
Service Centre
Built Out &
Ready to Go



GUELPH | ON

PROPERTY OVERVIEW

Welcome to 945 Woodlawn Road West, a premier automotive property in Guelph, Ontario, ideally suited for both retail and service operations. Originally constructed in 1980 and extensively redeveloped in 2016, the property now features state-of-the-art infrastructure designed to meet the demands of modern automotive dealerships with existing mechanical for the service centre operational and ready to use.

Situated on the vibrant Woodlawn Road corridor—home to a dense concentration of major automotive brands including Toyota, Hyundai, Ford, Nissan, Infiniti, Mazda, and GM—the property is surrounded by complementary businesses that drive steady customer traffic and industry synergies.



PROPERTY OVERVIEW

Its proximity to the Hanlon Expressway / Highway 6 and immediate access to Highway 401 provide seamless connectivity for vehicle transport, inventory movement, and service part logistics across Ontario and to the U.S. border, making 945 Woodlawn Road West an exceptional opportunity for automotive and logistics-focused users.

The property is firmly in the automotive super trade area for the Kitchener/ Waterloo/Guelph region. Woodlawn Road and Highway 7 provide easy access to Kitchener/Waterloo and the automotive cluster on Victoria Street North in Kitchener.



SITE AREA	1.27 Acres	SERVICE AREA	Six Service Bays with Hoists
BUILDING GFA	16,752 SF	ZONING	SC.2-1 – Special Highway – Service Commercial
SHOWROOM	Space for 7 Cars	AVAILABILITY & TERM EXPIRY	Immediate December 30, 2032
OFFICE	13 Offices	NET RENT	Contact Listing Agents
PARKING	45 Stalls	ADDITIONAL RENT	\$15.01 PSF (2024) – Excludes Utilities
SHIPPING	1 12'x10' door @ New Vehicle Delivery Pod 2 10'x10' doors @ Drive-Thru Service Bay 1 8'x8' door @ Parts 1 16'x12' door @ Rear Service Area	ADDITIONAL COMMENTS	Existing mechanical for the service centre is currently operational and ready to use – hoists, air hoses, exhaust systems, etc.

BUILDING OVERVIEW

GENERAL

TYPE	Automotive Dealership
STORIES	1 + Mezzanine
SUBSTRUCTURE	Poured Concrete
SUPERSTRUCTURE	Masonry and Steel Frame with Block Infill
WINDOWS	Double Pane: Aluminium
EXTERIOR	Arch Aluminium Panels and Metal Cladding
ROOF SYSTEM	Flat; Built-Up Roof (BUR)
SOFFIT/FASCIA	Aluminium

MECHANICAL COMPONENTS

OFFICE HVAC	Forced-Air (Gas-Fired)
SERVICE HVAC	Gas-Fired Block Heaters
ELECTRICAL	200-AMP Main Service
FIRE SUPPRESSION	Fully Sprinkled



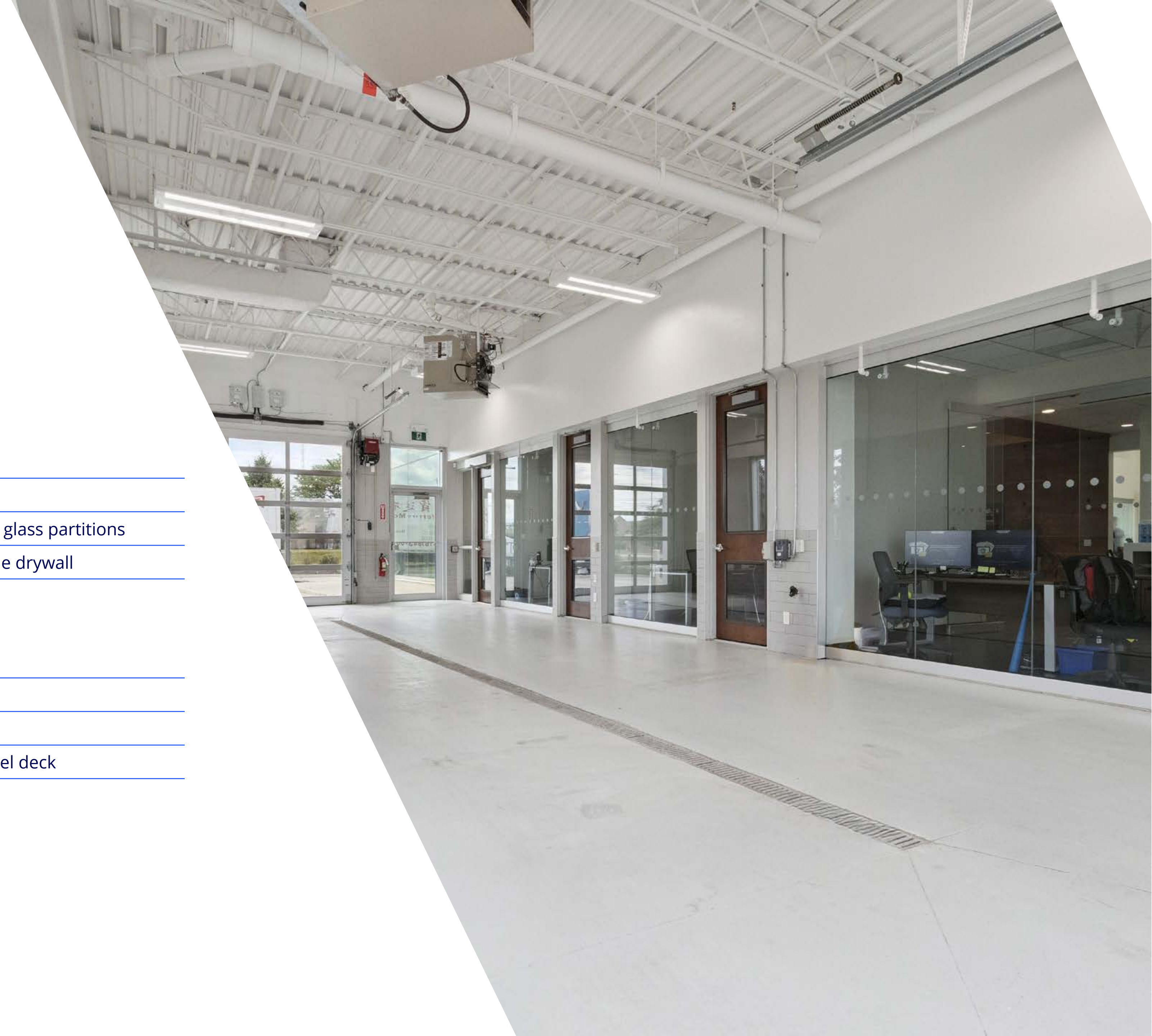
BUILDING OVERVIEW

INTERIOR FINISHES | SHOWROOM & OFFICE

FLOORS	Ceramic tile – carpet in manager’s office
WALLS	Painted gypsum board – offices demised with glass partitions
CEILINGS	T-bar acoustic tile with inset LED lighting; some drywall

INTERIOR FINISHES | SERVICE AREAS

FLOORS	Poured concrete (in-floor trench drains)
WALLS	Painted concrete block
CEILINGS	Open web steel joists (OWSJ) and exposed steel deck



WELCOME TO THE ROYAL CITY

Guelph, known as The Royal City, is a thriving mid-sized urban centre located 100 km west of Toronto within the Greater Golden Horseshoe. With a strong, diversified economy, low unemployment, and a highly educated labour force, Guelph is a hub for advanced manufacturing, life sciences, innovation, and environmental technology.

The city also supports a well-established automotive ecosystem, including parts suppliers, manufacturers, dealerships, and service centres.



152,124

TOTAL
POPULATION



\$127,920

AVERAGE HOUSEHOLD
INCOME



38.2

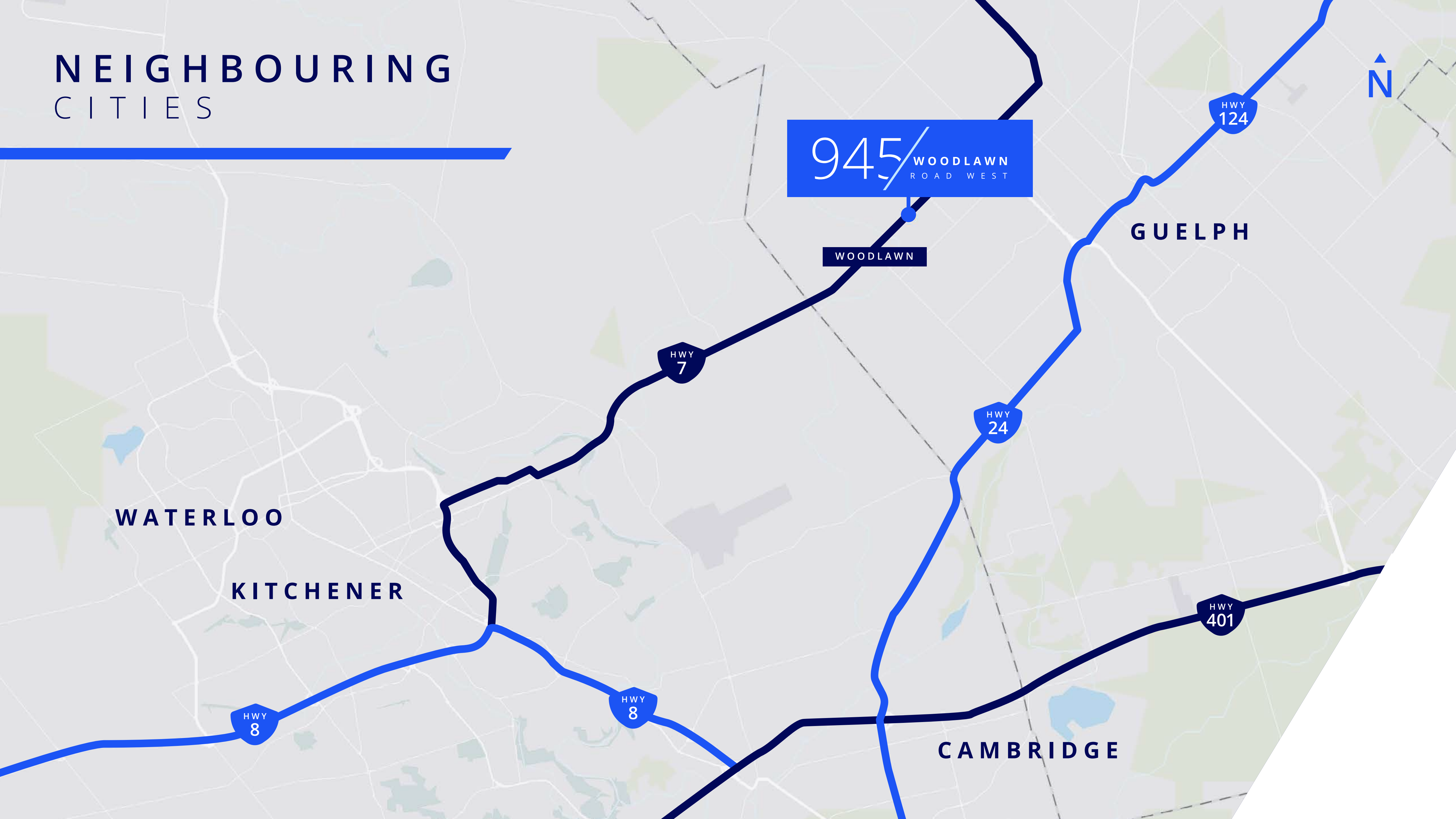
MEDIAN
AGE



92%

EMPLOYMENT
RATE

NEIGHBOURING CITIES



IN GOOD COMPANY

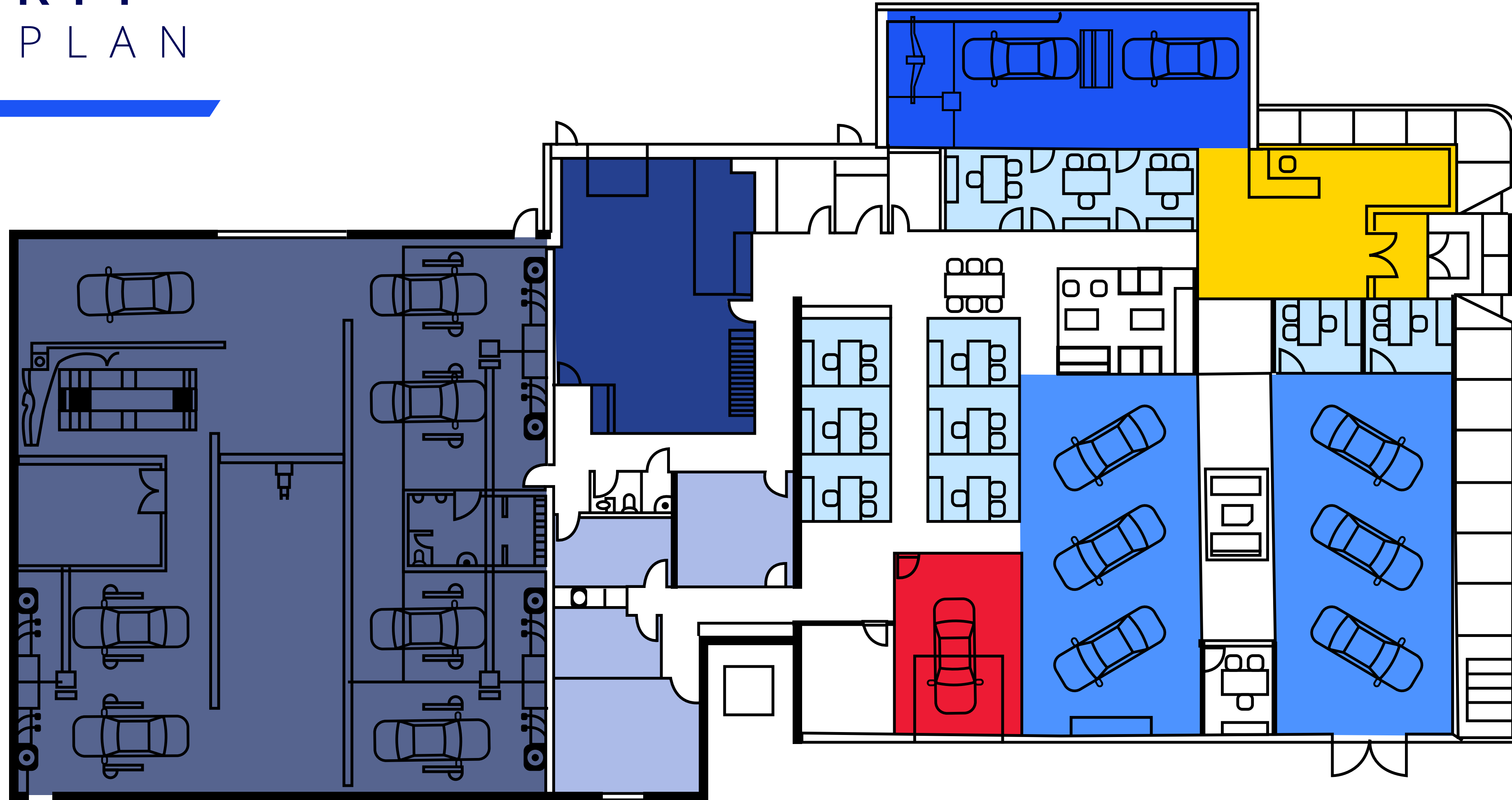
GUELPH



945/ WOODLAWN ROAD WEST



PROPERTY FLOORPLAN

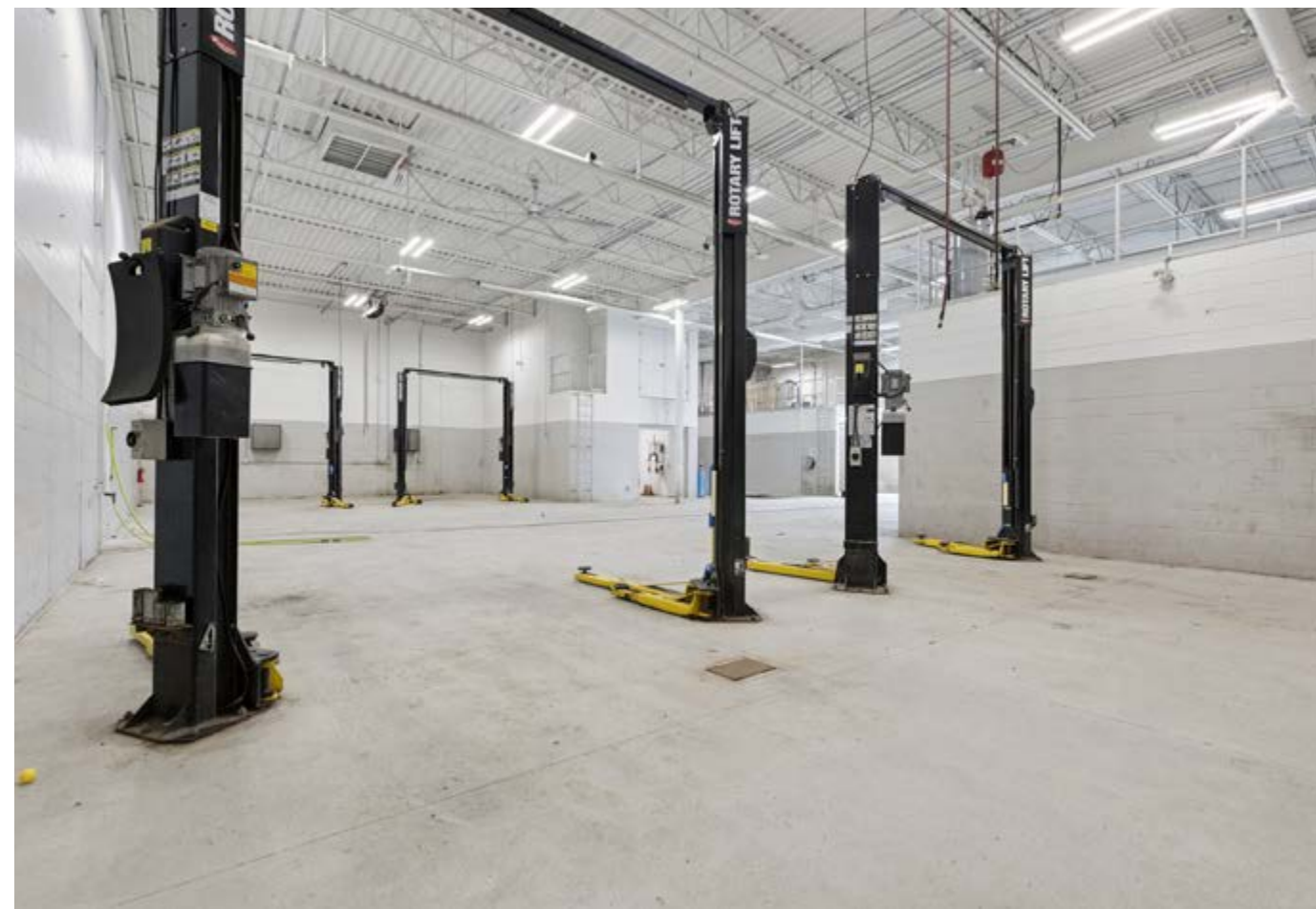
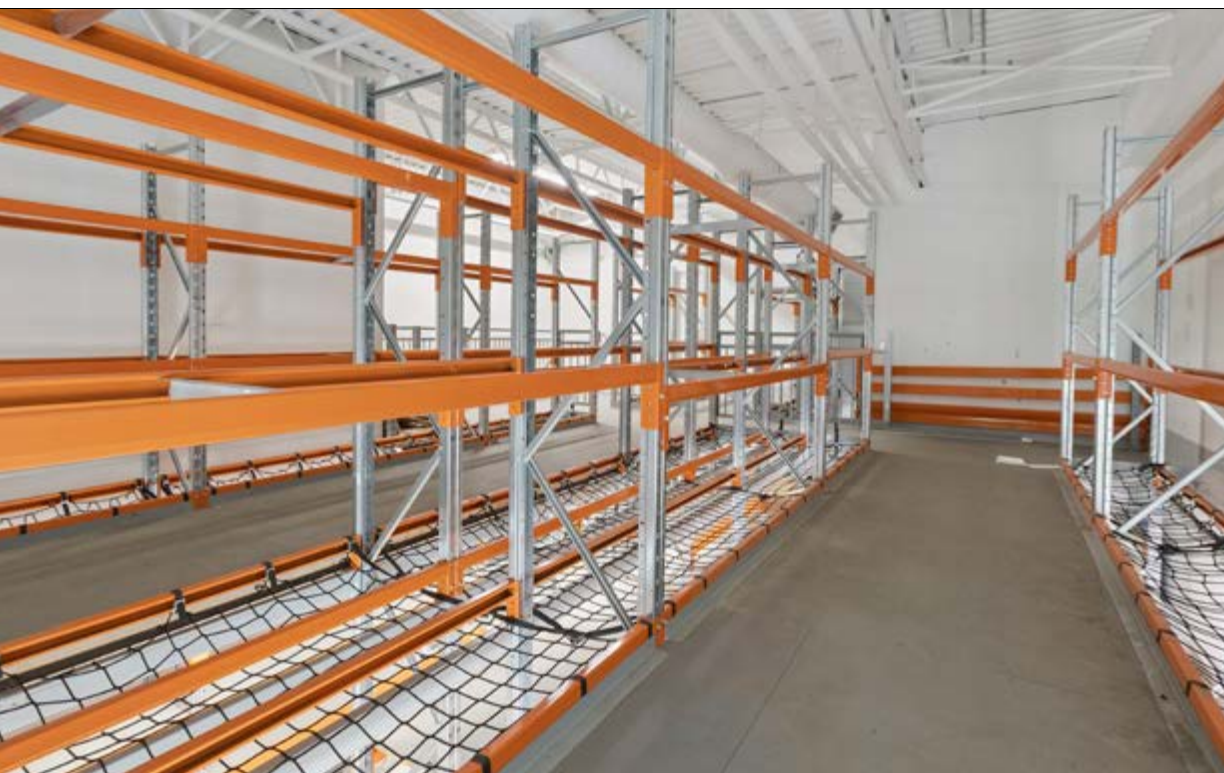
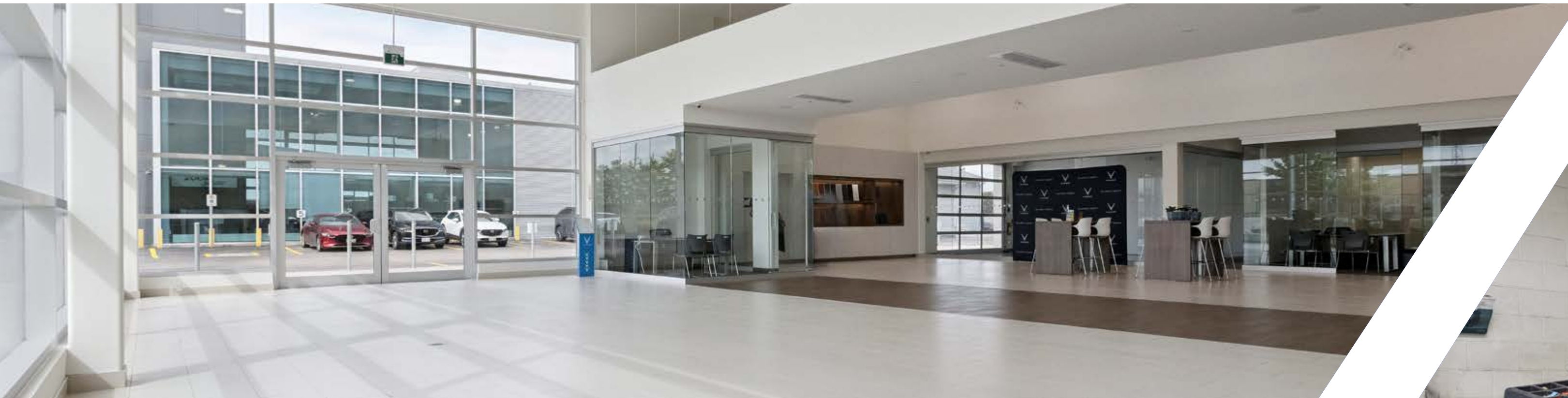


- Drop off Drive Thru
- New Car Pick Up
- Parts Department
- Reception
- Sales Offices
- Service Bays
- Showrooms
- Staff Rooms

TAKE A TOUR OF YOUR FUTURE SPACE

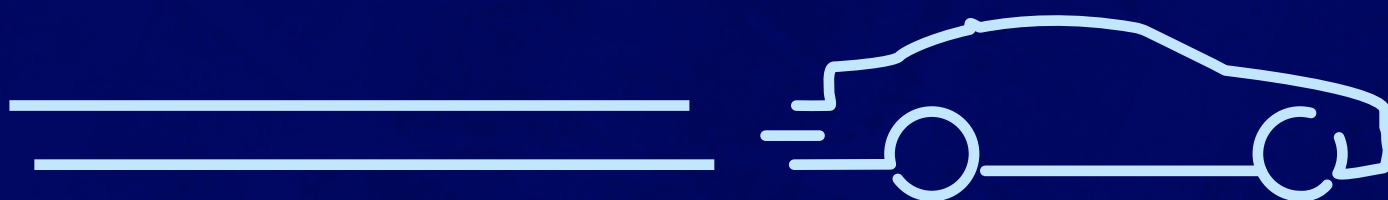


TAKE A TOUR OF YOUR FUTURE SPACE



GUELPH | ON

945 / WOODLAWN
ROAD WEST



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