

B R O C C O L I N I

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	2025/2026

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 2025/2026

PHASE 2 - BUILDING B, C, D

Building B ±362,000 Sq. Ft.

Building C ±274,000 Sq. Ft.

Building D ±205,000 Sq. Ft.

OCCUPANCY 2025/2026

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



WOODSTOCK, AN IDEAL CENTRAL LOCATION

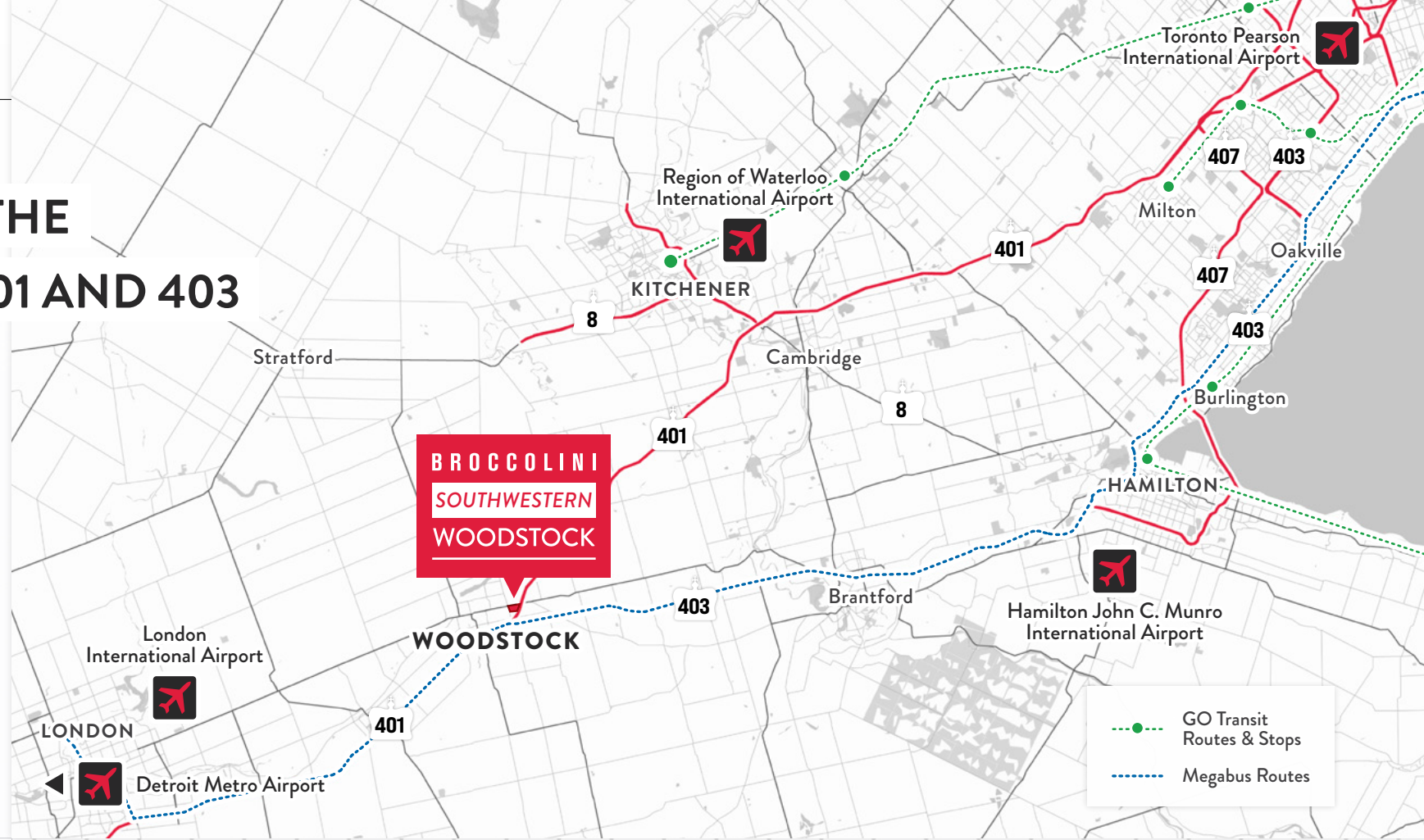
As the City Grows, So Too Do The Business Opportunities

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**

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**RARE POTENTIAL
FOR RAIL SPUR**



ABOUT PROJECT TEAM

Developed and managed by a team of industry experts.

BROCCOLINI

DEVELOPER

Broccolini is a family-owned, single-source provider of construction, development and real-estate services. The company caters to the industrial, commercial and residential markets in Canada. Recognized for the quality workmanship, innovative technology, open collaboration, and exceptional standards, Broccolini offer a one-stop approach to the planning, development and construction of remarkable buildings.

In recent years, Broccolini has diversified its activities, making a strong move into real estate development. As a developer and property owner with an impressive and diversified portfolio of land and properties, Broccolini designs, builds, and manages state-of-the-art office, industrial and mixed-use buildings and complexes. Whether brought on board at the design stage or as general contractor, construction manager or developer, Broccolini offers partnership, professionalism and peace of mind.

CBRE

LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



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