

FOR LEASE

220 Universal Road

Woodstock, ON



ROUSE REALTY
COMMERCIAL

The Opportunity

PROPERTY OVERVIEW

220 Universal Road offers a unique opportunity to lease a two-building industrial property situated on 10.20 acres. The offering includes a ±35,058SF warehouse building featuring 17.7' - 18.7' clear height, three (3) drive-in doors and one (1) truck-level door and a ±12,917SF two-storey office building providing ample office space. The property offers ±7,449SF of additional covered storage (not included in total square footage).

The property is fully secured with controlled gate access and has an active CN rail spur, offering direct rail access and ±4-6 rail car stacking capacity. 220 Universal Road is conveniently located within close proximity to Highway 401 and to major arterial roadways including many amenities (ie. Restaurants, Banks, Gas Stations, etc.)

PROPERTY DETAILS

Total Building(s):	±47,975 SF
Office Building:	±12,917 SF
Warehouse Building:	±35,058 SF
Total Acres:	±10.20 Acres
Shipping:	3 - Drive-In Doors 1 - Truck-Level
Power:	550V/100A (warehouse) 600V/200A (office)
Rail:	CN Rail Spur
CCH:	17.7' – 18.7' @ peak
Heating/Cooling:	HVAC (office)
Zoning:	M-3
Proximity to Highway 401:	2.1KM (with interchanges)
TMI:	\$3.25/SF (estimate)
Lease Rate:	\$13.25/SF



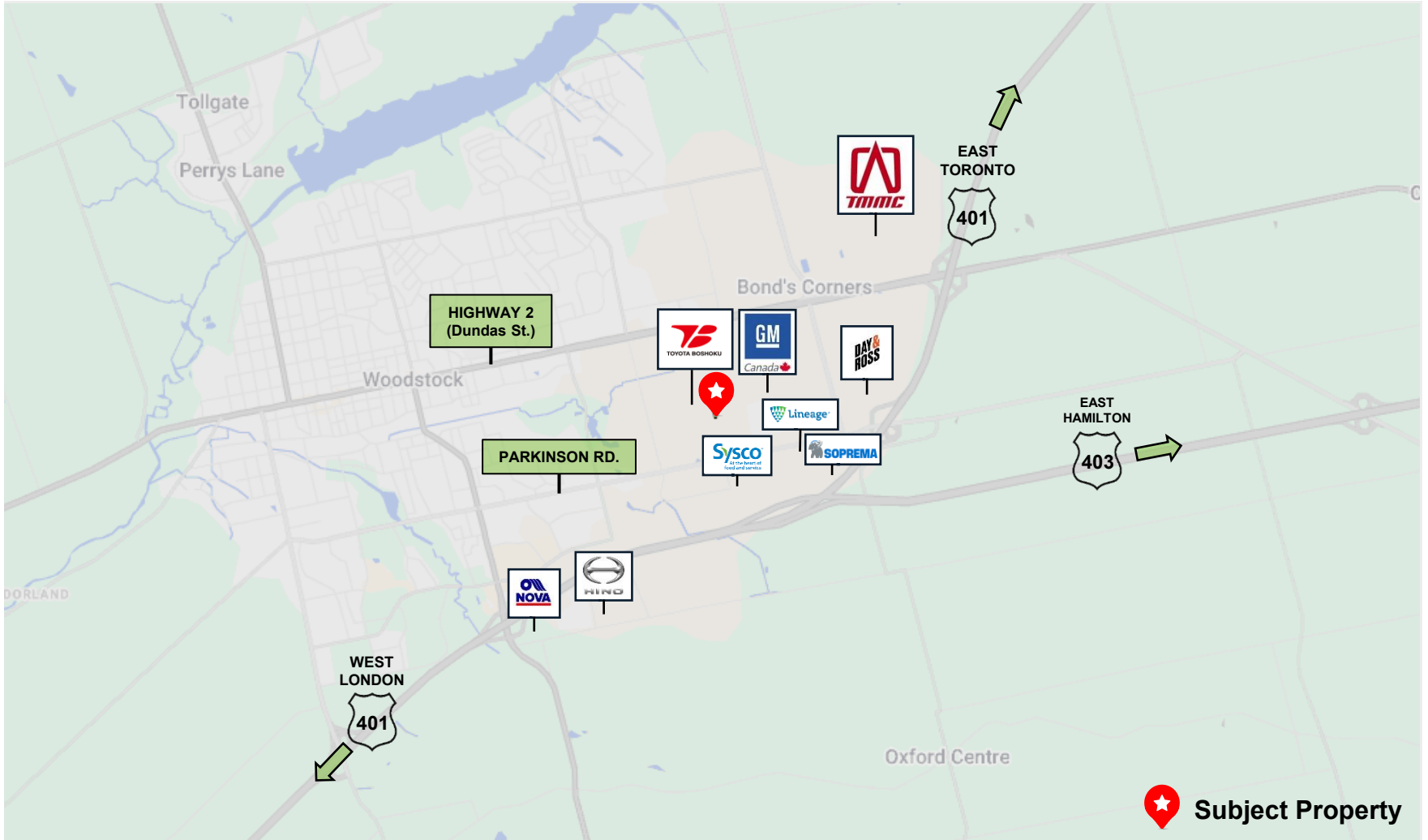
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PROPERTY PHOTOS



Neighbourhood Overview

PROPERTY LOCATION



Property Snapshot

SURVEY





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**For Information
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