

INDUSTRIAL PROPERTY FOR SALE



124 Main Street, Woodstock, ON, N4S 1S9

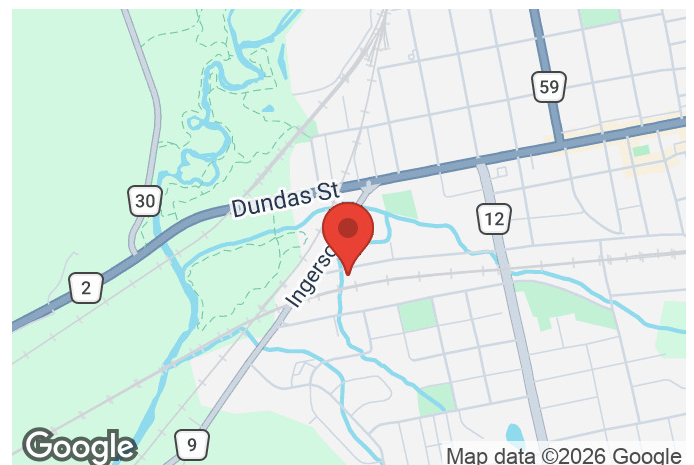
[View Virtual Tour Here](#)

SIZE: 11,223 SF



Ideally situated minutes from Highways 401 & 403.

- 11,223 SF freestanding industrial building
- 0.51-acre site
- Up to 28' clear ceiling height
- 400 Amp / 600 Volt electrical service
- Three grade-level doors & one truck-level loading dock
- Well-maintained with numerous capital improvements
- Minutes to Highways 401 & 403
- Ideal for manufacturing, warehousing & distribution



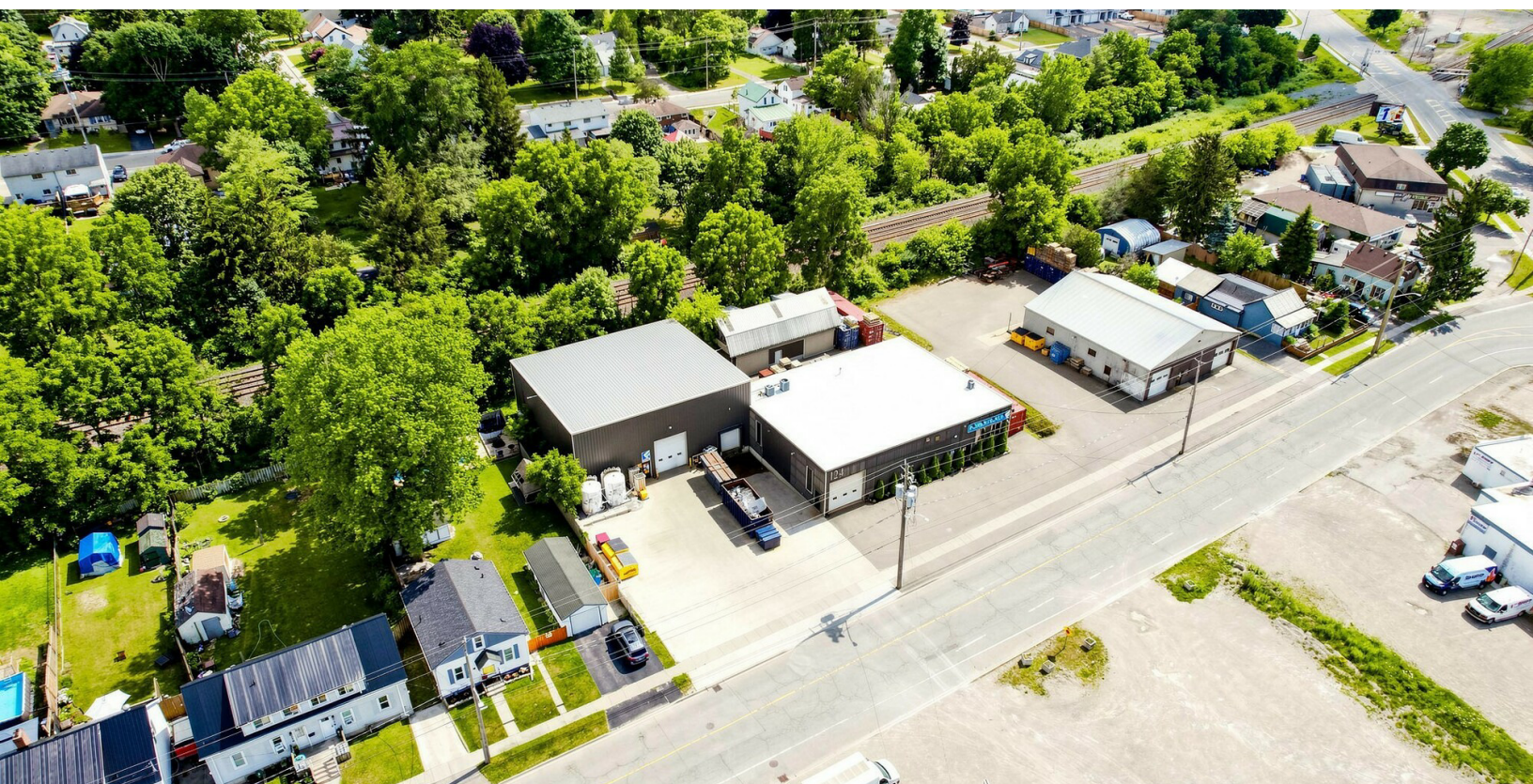
KELLY FARRAJ

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OFFERING SUMMARY

Sale Price:	\$2,650,000
Building Size:	11,223 SF
Available SF:	11,223 SF
Price / SF:	\$236.12
Zoning:	M4
Market:	Woodstock
Submarket:	Commercial District

PROPERTY OVERVIEW

Exceptional opportunity to acquire a well-maintained freestanding industrial facility situated on a 0.51-acre site in the City of Woodstock. The property comprises approximately 11,223 square feet (including mezzanine and offices) and offers a versatile layout suited to a variety of manufacturing, fabrication, warehousing, and service industrial users.

The building includes a 3,900-square-foot addition featuring 28-foot clear ceiling height, complemented by approximately 4,875 square feet with 14-foot clear ceiling height, providing flexibility for a range of operational requirements. The facility is serviced with 400-amp / 600-volt electrical service and features three grade-level loading doors (including two oversized drive-in doors) together with one truck-level loading dock, allowing for efficient shipping and receiving operations.

Additional building features include radiant heating (replaced approximately two years ago), LED lighting throughout, air conditioning, three washrooms, a mezzanine office, spray foam insulation, durable metal siding, a roof replaced approximately ten years ago, and a rear exterior storage building for additional storage.

This turnkey industrial facility combines functional clear heights, multiple shipping doors, modern upgrades, and strong utility infrastructure, offering an excellent opportunity for owner-users seeking a high-quality industrial asset in one of Southwestern Ontario's premier industrial markets.

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LOCATION DESCRIPTION

124 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 is a premier destination for industrial investment, supported by a diverse economy, skilled workforce, and the presence of major national and international manufacturers. As Oxford County's largest urban centre, it continues to see strong industrial and commercial growth driven by its strategic location and business-friendly environment.

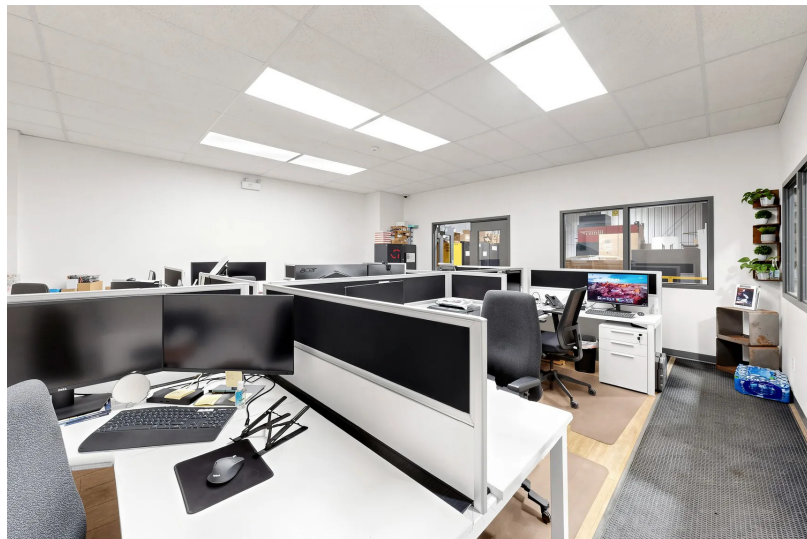
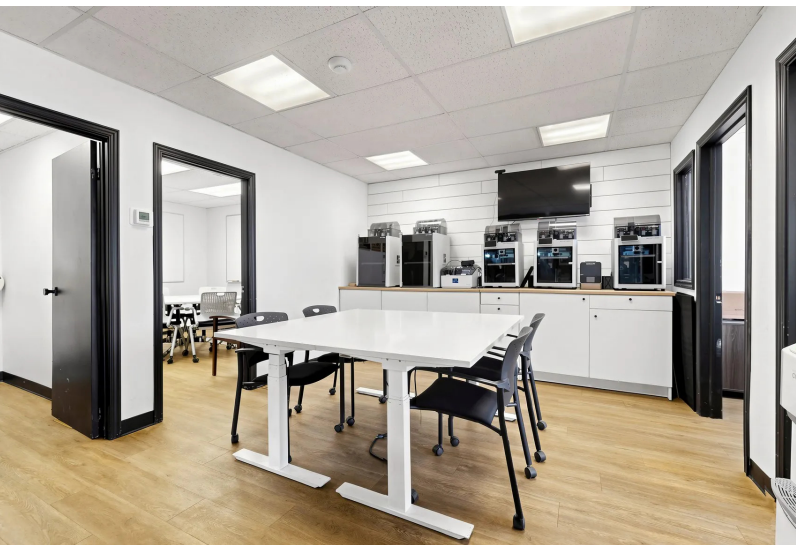
The property's central location provides excellent access to major highways, regional labour pools, and key amenities, placing businesses in one of Southwestern Ontario's fastest-growing industrial markets.

DEMOGRAPHICS

	1KM	3KM	5KM
Estimated Population	4,278	29,742	55,247
% Pop. Change (2020-2025)	3.9%	11.4%	16.8%
Total Daytime Population	2,974	29,713	59,520
Estimated Household	1,905	12,533	21,015
Est. Avg. Household Income	\$97,491	\$110,170	\$115,754
Median Age	39.3	40.6	39.9

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.



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THE BEHAR GROUP™

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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.

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