

CBRE



FOR SALE & LEASE

350 WOODALL WAY | WOODSTOCK, ON



New ±107,316 SF Industrial Building in Woodstock
BUILDING COMPLETE & READY FOR OCCUPANCY!

Contact Us

Ted Overbaugh**
Senior Vice President
+1 519 340 2309
ted.overbaugh@cbre.com

Zach Van Louwe*
Senior Sales Associate
+1 519 340 2321
zachary.vanlouwe@cbre.com

**Broker, *Sales Representative

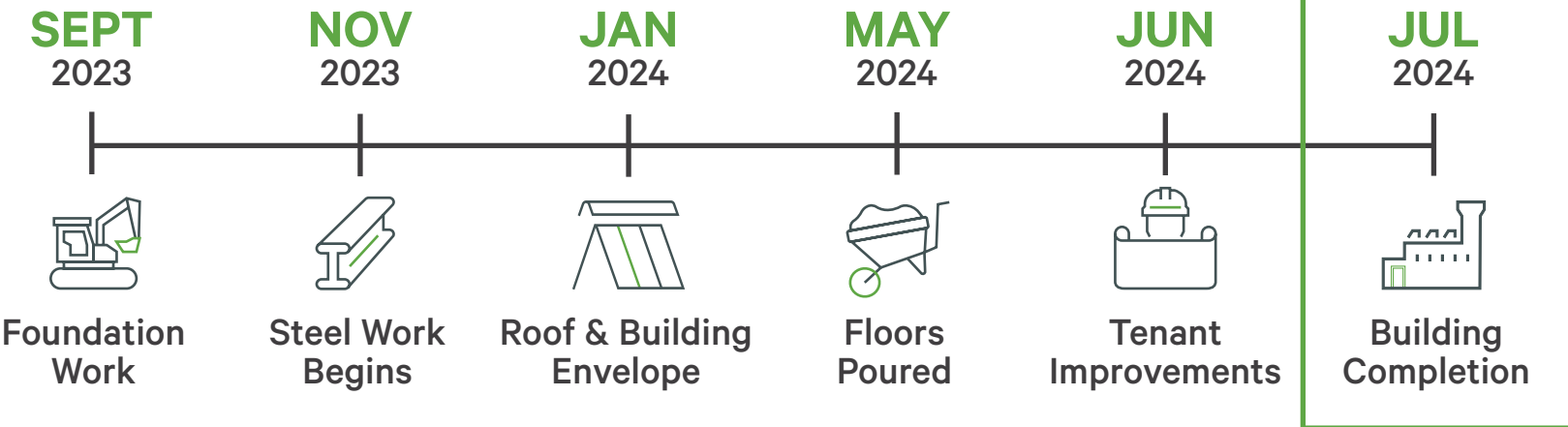
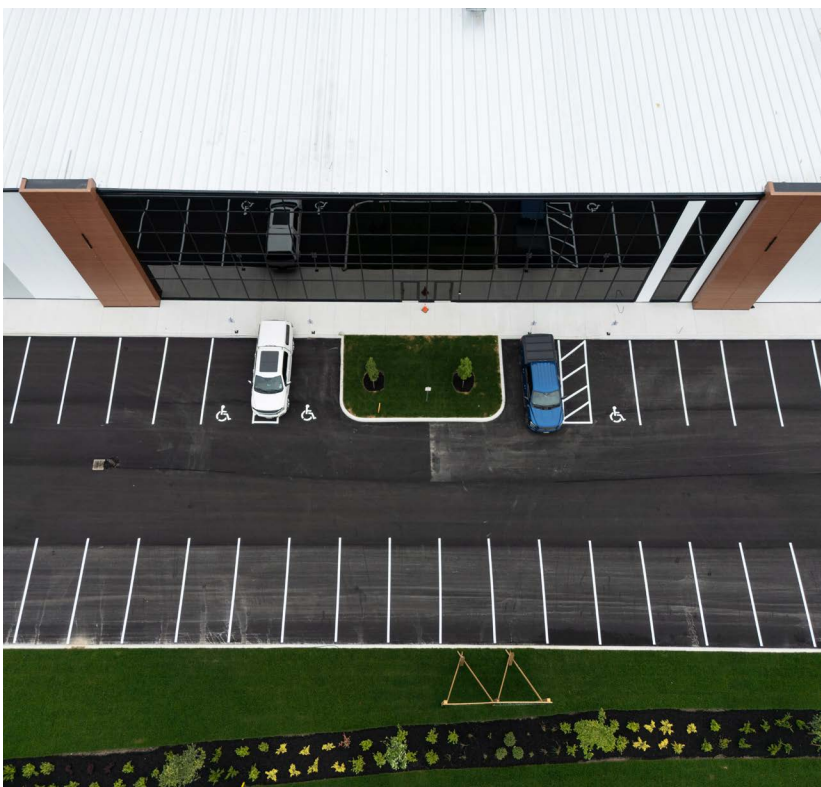
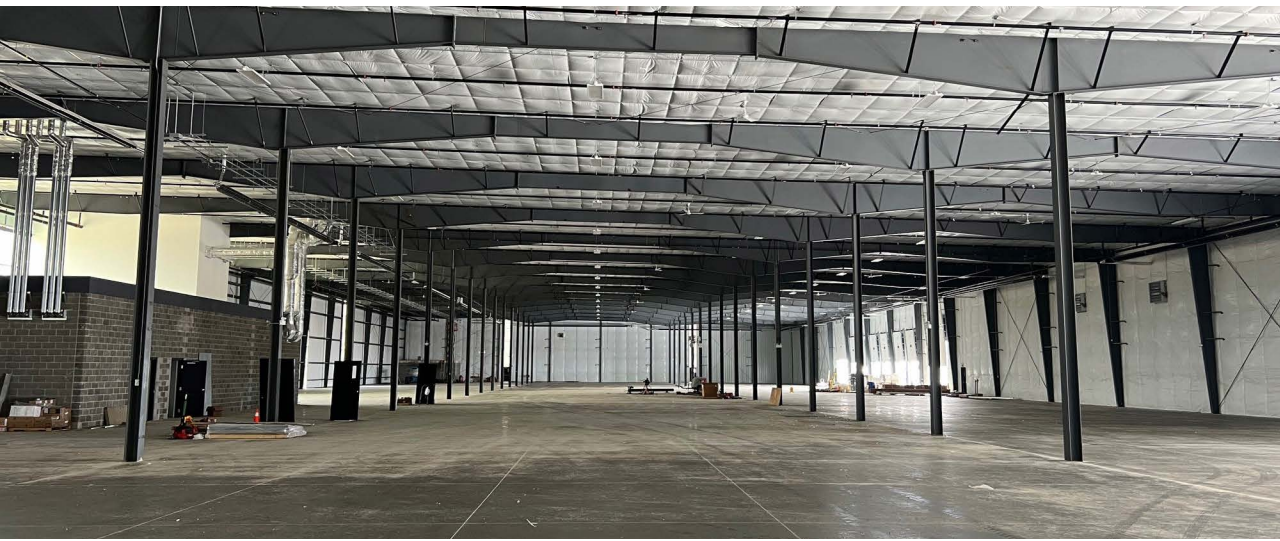
350 Woodall Way is the final phase of the Woodall Way Industrial Project completed by 214 Carson Co.

Woodall Way Industrial Park

New Construction ±107,316 SF Freestanding Building

Woodall Way is the newest industrial campus located in Woodstock, Ontario.

350 Woodall Way is the final phase of the Woodall Way Industrial Project and features best in class design and functionality with 28' clear heights*, large shipping courts with both dock level and drive in shipping doors, premium LED lighting and modern facades. The building is now complete & ready for occupancy!



CONSTRUCTION TIMELINE

350 WOODALL WAY
WOODSTOCK, ON

Building Specifications

[CLICK HERE TO VIEW RACKING LAYOUT](#)

BUILDING SIZE:

- Total Building: $\pm 107,316$ SF (Divisible to 53k Units)

SHIPPING:

- 12 Truck Level Loading Doors, 4 Drive In Loading Doors

OFFICE:

- 3,000 SF Existing Finished Office
- Separate Shipping Office with Washroom

CLEAR HEIGHT:

- $\pm 28'$ Clear
- Sloped Roof - Clear Height varies Peak to Eave

SPRINKLERS:

- ESFR

POWER:

- 600 Volts/1,200 Amps

ZONING:

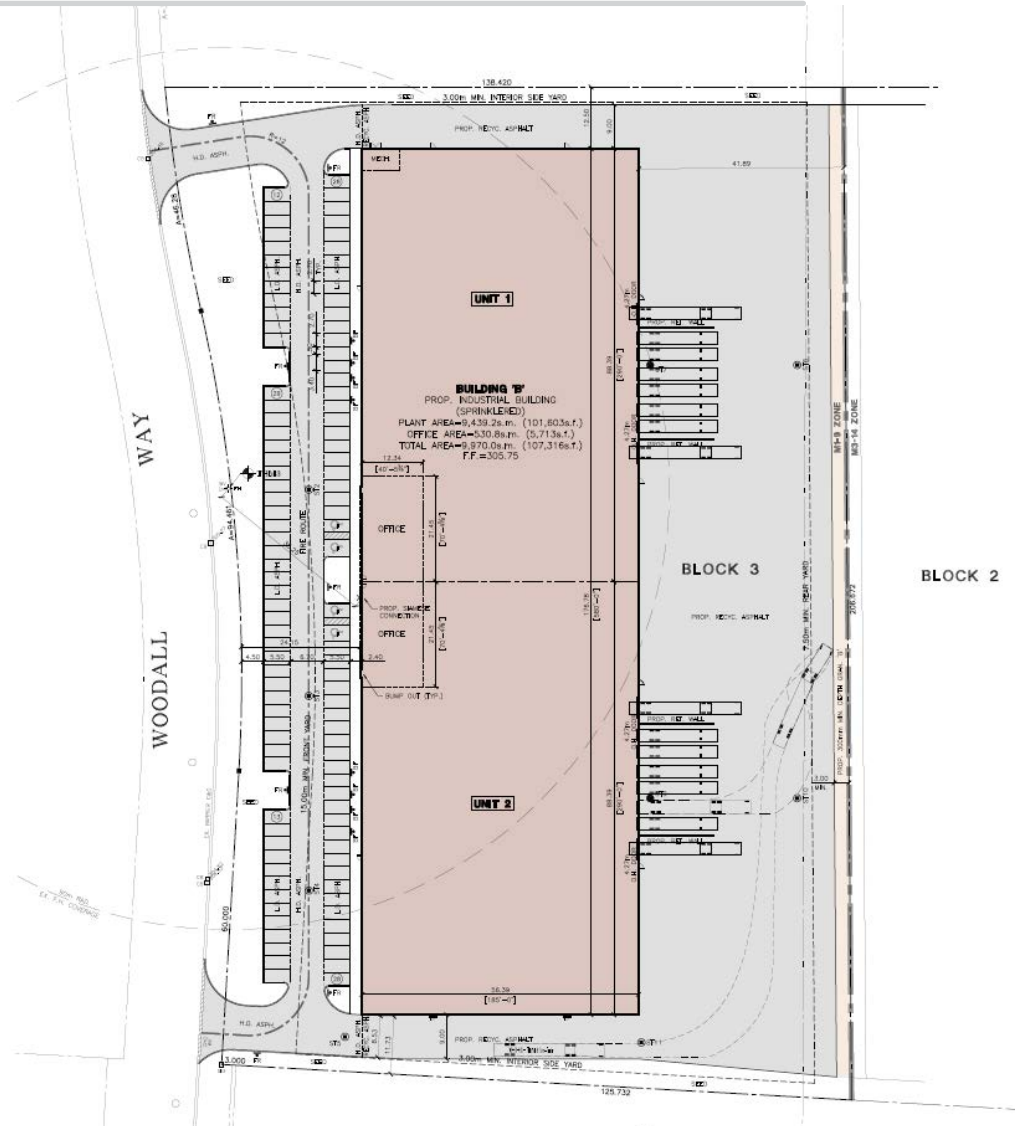
- M1-9 General Industrial
- Wide variety of industrial uses: logistics, warehousing, manufacturing, fulfillment & e-commerce

ASKING LEASE RATE:

- Entire Building: \$12.50 / SF Net
- 53k Unit: \$12.75 / SF Net

ASKING SALE PRICE:

- \$215 / SF



*Building is a sloped roof design and warehouse clear heights vary peak to eave, speak to listing agent and refer to plans



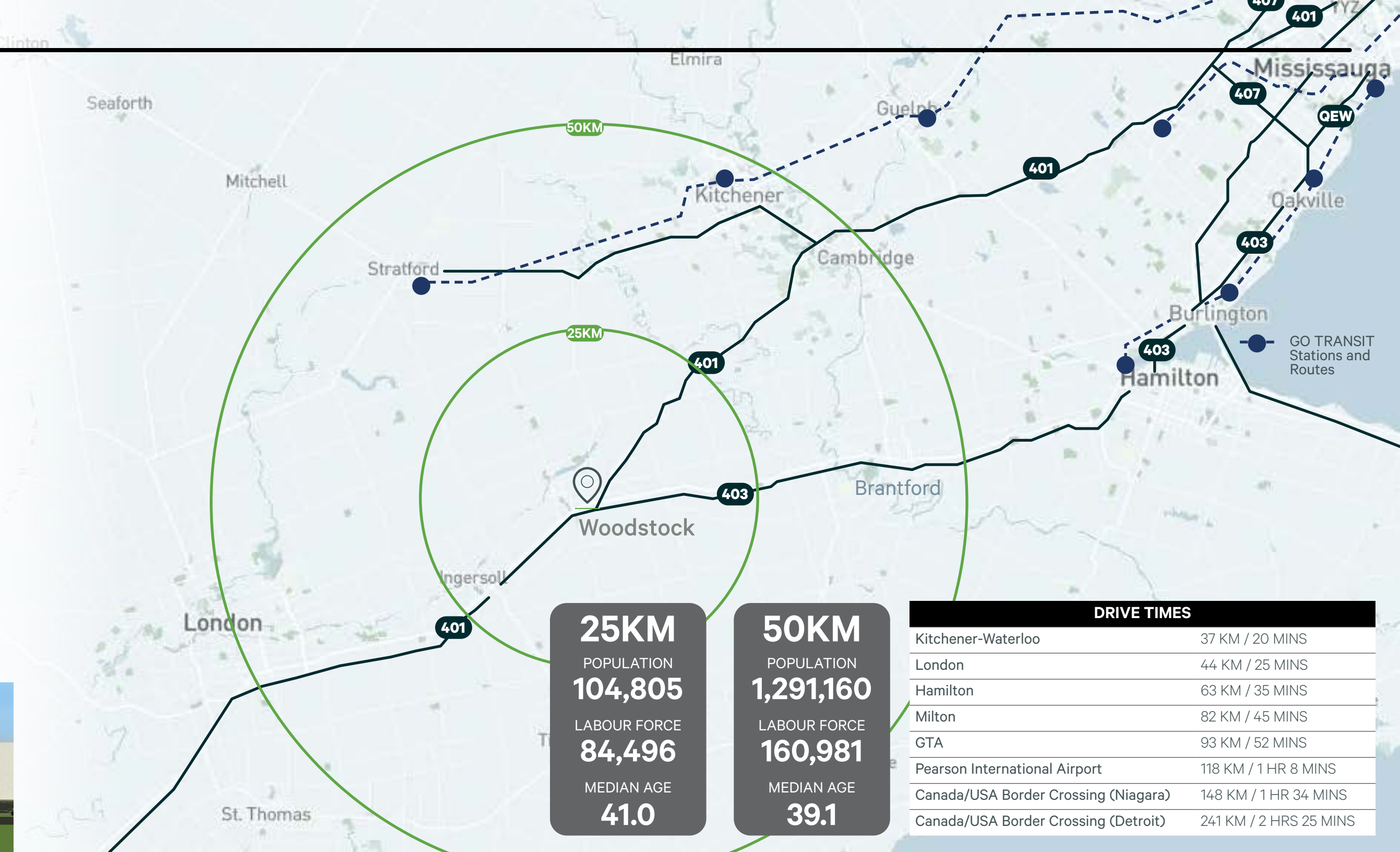
* Photo Taken June 2024

**350 WOODALL WAY
WOODSTOCK, ON**

Location Advantage

350 Woodall Way is exceptionally well positioned with quick access to area highways and major thoroughfares. The City of Woodstock benefits from its location being at the crossroads of Highways 401 and 403. With a growing population and strong labour base, the community has the ability to draw from neighbouring areas of Kitchener-Waterloo, Brantford, London and several smaller communities in between. The city has undergone tremendous population growth due to its strategic location, as families move into the area in search of affordable housing.

- Located In Southwestern Ontario, 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
- A Local Major Road Network Of Arterial Roads, Highway #401 & Highway #403
- The Area Is Serviced By Public Transit For Employees And Provides Affordable And Convenient Transportation Within The City On Regularly Scheduled Transit Route
- 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!



25KM
POPULATION
104,805
LABOUR FORCE
84,496
MEDIAN AGE
41.0

50KM
POPULATION
1,291,160
LABOUR FORCE
160,981
MEDIAN AGE
39.1



ABOUT THE PROJECT TEAM



214 Carson Co. is a local industrial development group focused on industrial builds in the 20,000 to 200,000 SF 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 SF each year.

Many companies such as Rawlings, Home Depot US, IPEX, 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.



CBRE Limited (CBRE) is a corporation and the Canadian operating company of CBRE Group, Inc. CBRE is a US global real estate provider based in the US and headquartered in Dallas, TX. It is the world's largest commercial real estate services firm (based on annual revenue), and a Fortune 100 Company.

CBRE offers a full spectrum of integrated services, including 15 primary business lines and nearly 100 specialty practices, designed to assist clients (including more than 90 Fortune 100 companies) in seizing the full gamut of real estate opportunities. We are the fastest to launch new services, develop market niches and provide solutions to swiftly evolving client requirements globally. Our clients benefit from the best of both worlds—the breadth and depth of resources, market knowledge, relationships, tools and expertise of the global leader in real estate.

Contact Us

Ted Overbaugh**
Senior Vice President
+1 519 340 2309
ted.overbaugh@cbre.com

Zach Van Louwe*
Senior Sales Associate
+1 519 340 2321
zachary.vanlouwe@cbre.com



CBRE Limited, Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | *Sales Representative, **Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors (“CBRE”). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the “Information”) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient’s reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth