



For Sale

Modern 35,850 sq. ft. freestanding facility on 2.04 Acres

465 Griffin Way, Woodstock, ON

Features: 32 clear height, 2 truck-level doors, and 1 oversized drive-in. Includes 28,640 sq. ft. industrial, 4,320 sq. ft. office, and 2,890 sq. ft. showroom space with 2,000 amps of power and sprinklers. Zoned M3-14, ideal for manufacturing, warehousing, or distribution. Excellent access to Hwy 401 & 403, both under 5 minutes away. This is a rare chance to secure a high-quality, state-of-the-art industrial facility in a prime Southwestern Ontario location with strong growth potential.

Accelerating success.

Asking Price:

\$8,400,000



Quick access
to Hwy 401
& 403



2 Truck
Level Doors
& 1 Oversized
Drive-in

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Colliers

Property Overview

Address 465 Griffin Way, Woodstock, ON

Zoning M3-14

Year Built 2022

Site Area 2.04 Acres

Industrial Area 28,640 SF

Office Area 4,320 SF

Clear Height 32 FT

Total Area 35,850 SF

Loading 2 Level Shipping Doors (8'x8')

1 Drive-in Level Shipping Door (16' x 24')

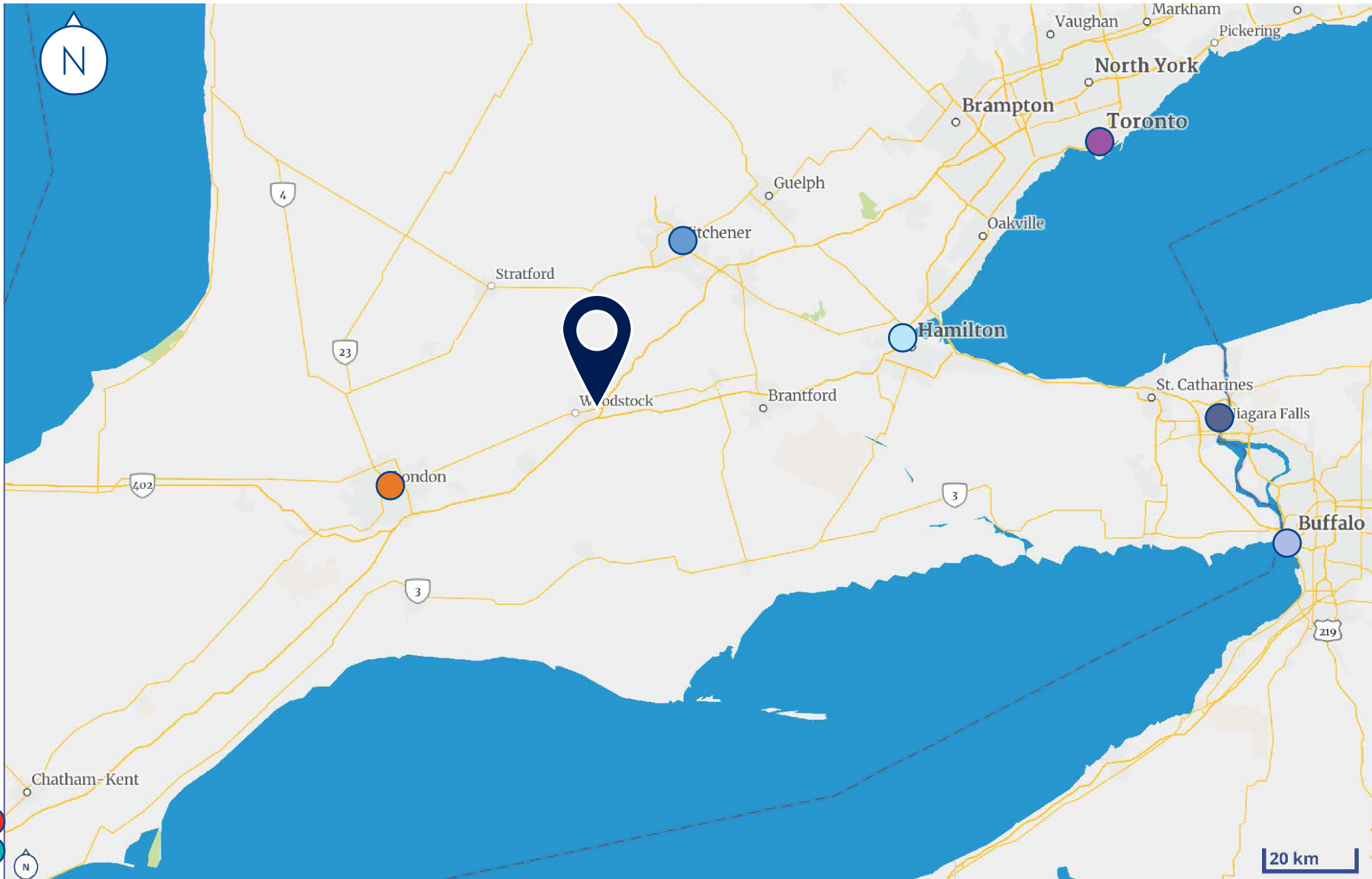
Sprinklers Yes

Parking Outside/Surface









Asking Price \$8,400,000

Property Tax \$127,000/2024/Annual





Drive Times

- | | | | |
|--|---|---|---|
|  Kitchener 43 minutes |  Niagara Falls 1 hr 31 minutes |  London 44 minutes |  Detroit 2 hr 31 minutes |
|  Hamilton 51 minutes |  Buffalo 1 hr 55 minutes |  Windsor 2 hr 24 minutes |  Toronto 1 hr 43 minutes |



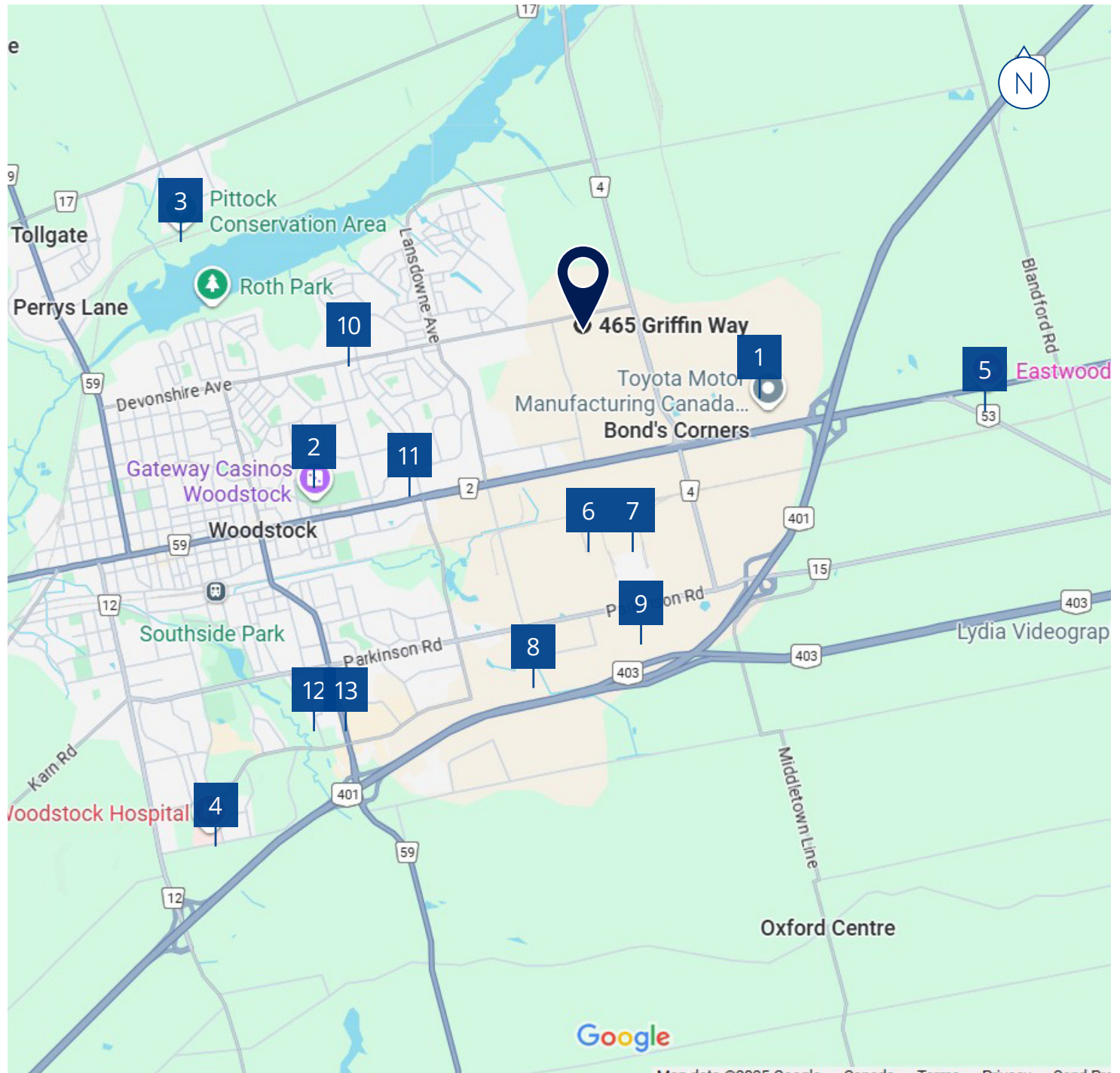
TransCanada Highway
3.6 km

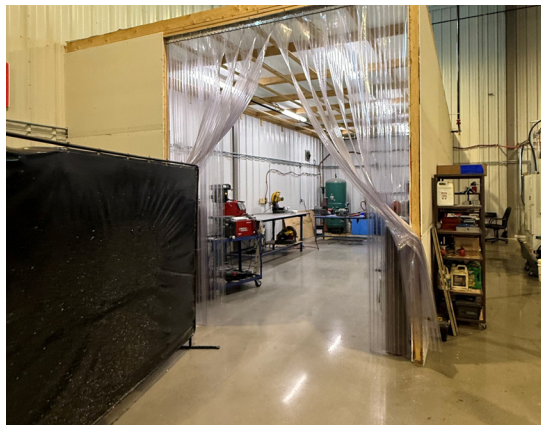
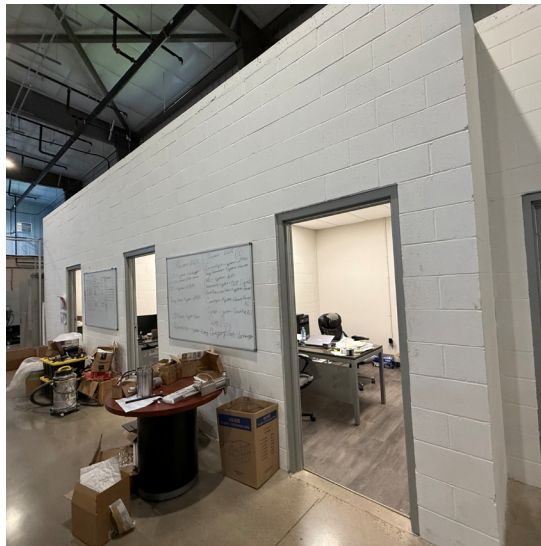
London Airport
38 minutes

Nearby Amenities

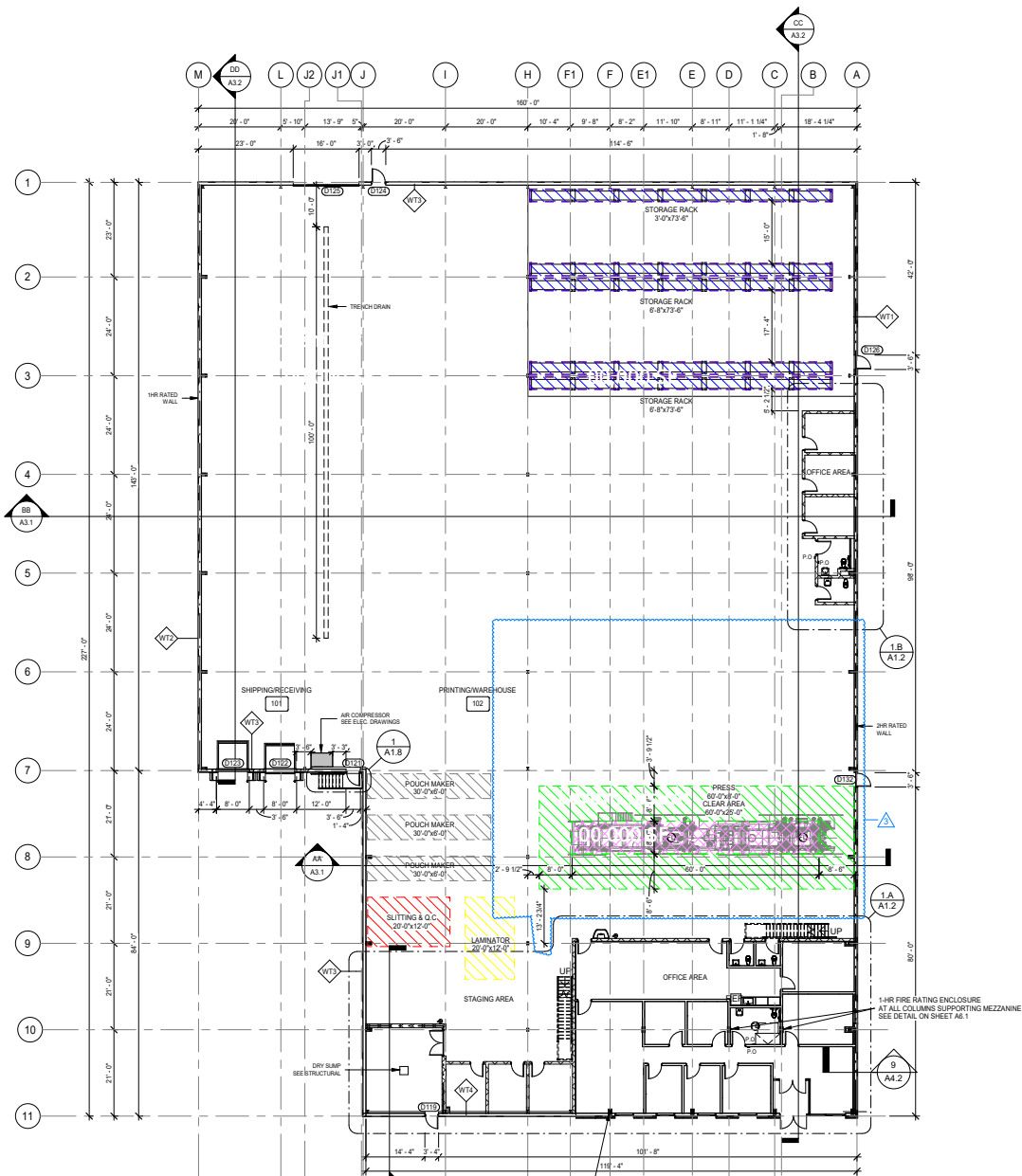
📍 465 Griffin Way, Woodstock

| | |
|----|------------------------------|
| 1 | Toyota Plant |
| 2 | Gateway Casino |
| 3 | Pittock Conservation Area |
| 4 | Woodstock Hospital |
| 5 | Motel |
| 6 | Toyota Boshoku Canada |
| 7 | General Motors Canada |
| 8 | My Storage Woodstock |
| 9 | Frontline Machinery Ltd |
| 10 | Sobeys |
| 11 | Zehrs |
| 12 | Home2 Suites Hilton |
| 13 | Holiday Inn Express & Suites |





Floor Plan



35,850
square feet
available

Zoning M3-14

Notwithstanding any provisions of this By-Law to the contrary, no person shall within any M3—14 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following'

- an ambulance, police or fire depot,
- an animal shelter,
- an assembly plant,
- an automobile service station,
- a bus storage facility,
- a cartage express, or truck terminal or yard,
- a cold storage plant,
- a concrete batching or mixing plant;
- a contractor's yard or shop,
- a customer contact centre or a dry cleaning establishment;
- a fabricating plant; a farm implement dealer;
- a feed mill;
- a flour mill,
- a food processing plant;
- a fuel storage tank or supply yard,
- a grain elevator;
- a machine shop;
- a manufacturing plant,
- a monument sales shop, an open storage use of goods or material if accessory to a use permitted in the M3-14 Zone;
- a packaging plant;
- a parking lot;
- a planing mill or sawmill;
- a printing plant;
- a public garage;
- a retail sales outlet or business office accessory to a permitted use;
- a scientific research establishment
- a service shop;
- a warehouse;
- a wholesale outlet





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