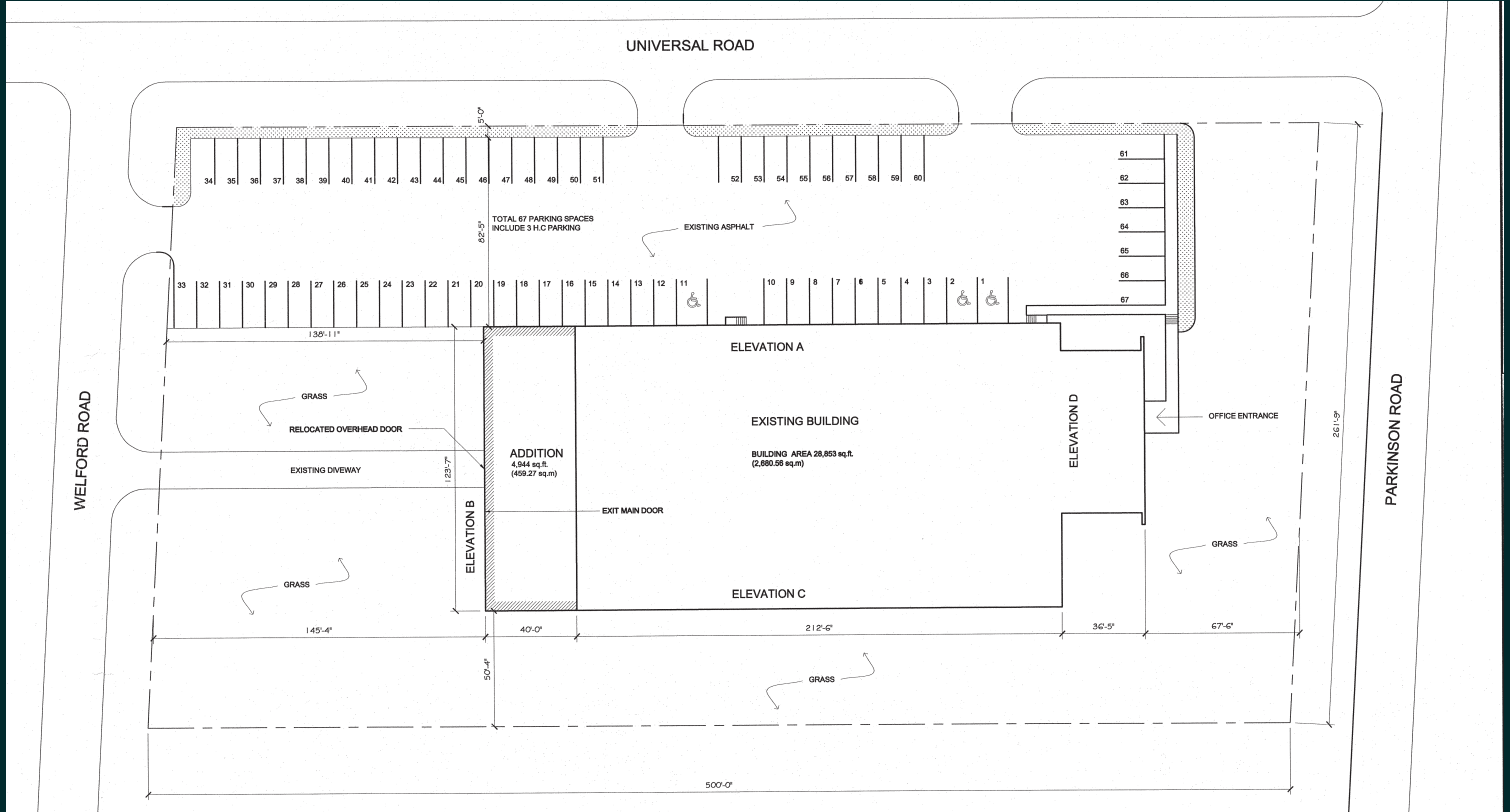


1231 Parkinson Road, Woodstock

33,005 Sq. Ft. Freestanding Industrial Facility With Outside Storage Capabilities



Building Specifications



PROPERTY DETAILS

Total Area	33,005 Sq. Ft.
Office Area	2,884 Sq. Ft.
Shipping Doors	10 Truck Level, 1 Drive In
Power	600 Volts 400 Amps
Lot Size	3.013 Acres
Clear Height	14'
Zoning	M2
Asking Rate	\$12.50 Per Sq. Ft.
TMI (2024)*	\$3.72 Per Sq. Ft.
Possession	30-60 Days
Lease Expiry	December 31, 2028

2023 BUILDING IMPROVEMENTS



Full roof replacement



Office area renovation



Sprinkler head replacement



Replacement of concrete steps at office area

*Tenant has to self perform snow removal & exterior maintenance



Zehrs MARKETS. SHOPPERS DRUG MART
LCBO Esso TD
Tim Hortons McDonald's

NOFRILLS
DOLLARAMA
PETSMART
HARVEYS Boston Pizza
WINNERS
AEW SWISS CHALET

Walmart
Kelsey's MONTANA'S CIBC
staples Mark's

Tim Hortons Starbucks BURGER KING
Wendy's Easy Street PETRO-CANADA

Tim Hortons Esso

PETRO-CANADA

THE HOME DEPOT

DUNDAS STREET

BEARDS LANE

SPRINGBANK AVENUE

PARKINSON ROAD

ALEXANDER GRAHAM BELL PKWY

401

403

1231 Parkinson Road
Woodstock Ontario

For Sublease



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*Sales Representative

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