

INDUSTRIAL NEW BUILD ALONG HIGHWAY 401

FOR LEASE: 130,037 SQ. FT. PHASE I | BUILDING A

FOUNDATION WORK HAS COMMENCED!

610 ALYEA STREET | WOODSTOCK, ON



CONTACT US:

Ted Overbaugh**

Senior Vice President

+1 519 340 2309

ted.overbaugh@cbre.com

Zach Van Louwe*

Associate Vice President

+1 519 340 2321

zachary.vanlouwe@cbre.com



CBRE

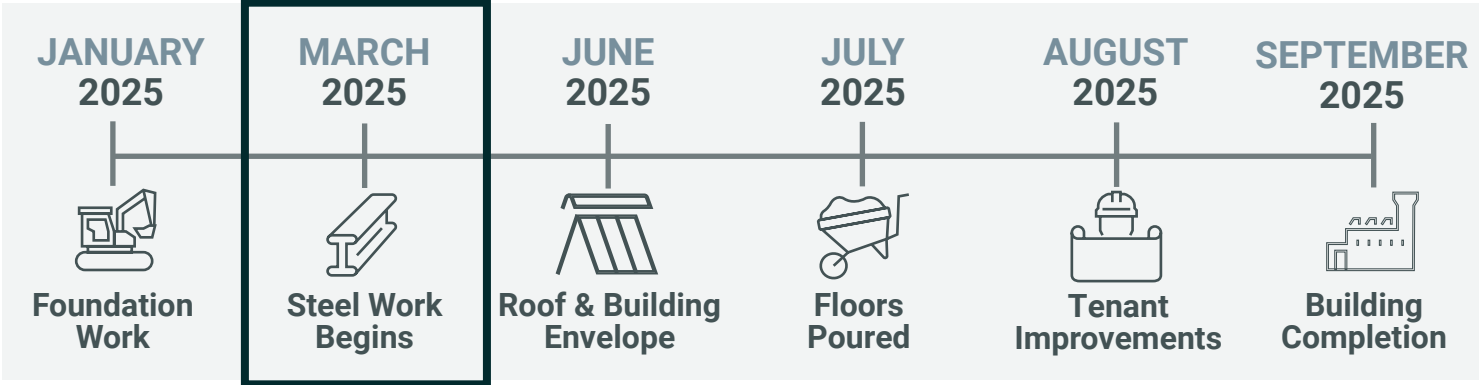


NEW CONSTRUCTION ±130,037 SQ. FT. FREESTANDING BUILDING

610 Alyea Street, Woodstock is part of the Alyea Industrial Park, the newest industrial park in Woodstock. It is uniquely positioned near Highway 401 and 403. 610 Alyea Street is Phase 1 of a 2 Phase build and will feature best in class design, curb appeal, and functionality with 32’ clear heights, large shipping courts with both dock level and drive in shipping doors, premium LED lighting and modern facades including an employee amenity area with a patio and pickleball court. Expected completion is Fall 2025.

Woodstock has become a bustling hub with residential and employment growth, strategically positioned at the crossroads of Highway 401 and 403. Building is a sloped roof design and warehouse clear heights vary, speak to listing agent and refer to plans.

Construction Timeline



BUILDING SPECIFICATIONS

BUILDING A

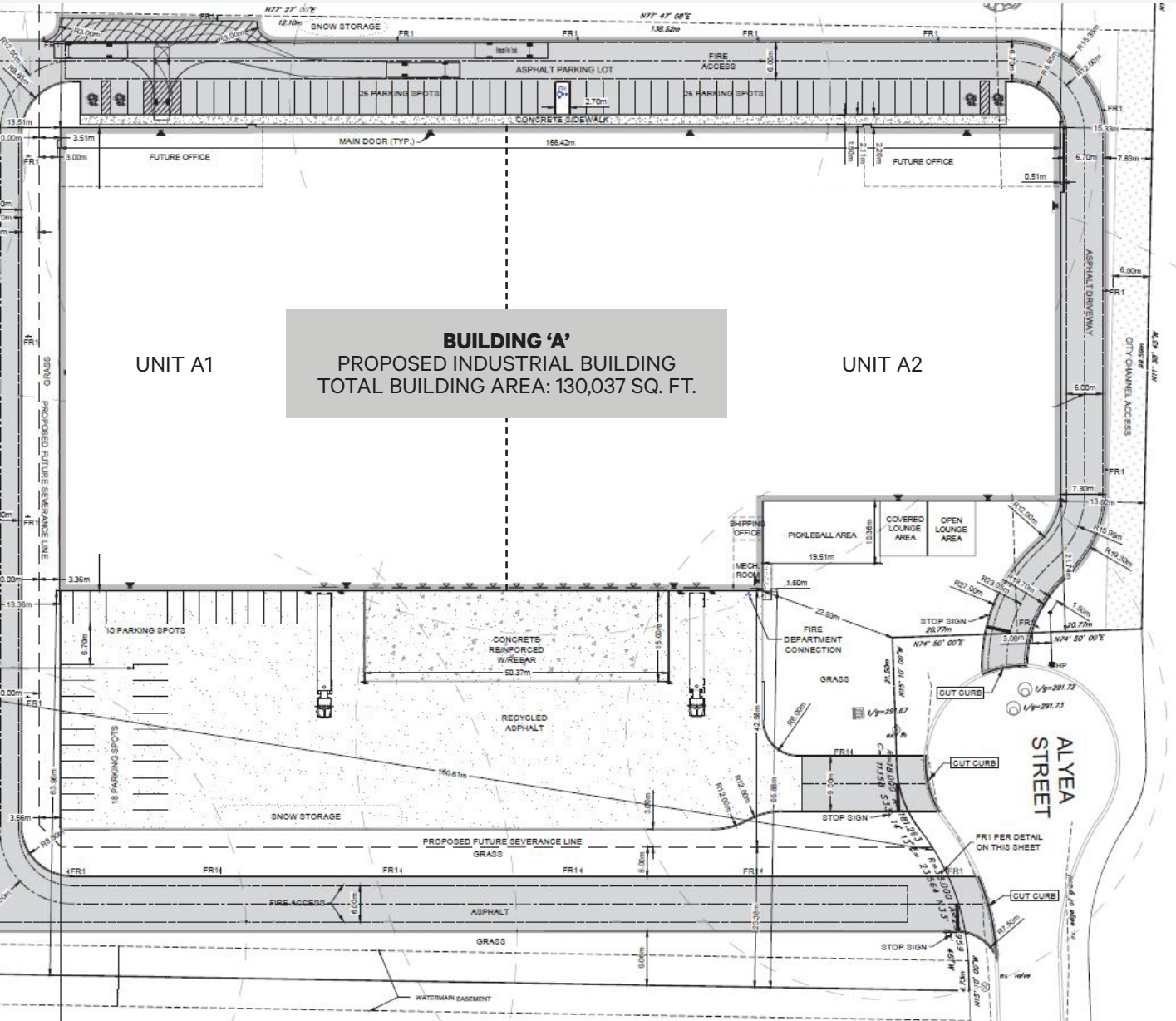
SITE SIZE	7.4 Acres
BUILDING SIZE	130,037 Sq. Ft. Divisible
UNITS	A1: 61,649 Sq. Ft. A2: 68,939 Sq. Ft.
OFFICE	3-5%
SHIPPING	13 Truck Level with 40,000lb levellers 2 14'x14' Drive-In Doors
CLEAR HEIGHT	32'
POWER	1,200 Amps / 600 Volts
ZONING	M3-34 General Industrial



New Construction ±130,037 Sq. Ft. on 7.4 Acres

- New Industrial Build Planned in Woodstock by 214 Carson Co.
- High Profile Site Along Highway 401 With Tremendous Visibility and Access
- Woodstock is Uniquely Positioned With Both Highway 401 and 403 Access
- Ability to Work With Developer to Customize the Facility
- Asking Rate: Contact Listing Agents
- Estimated TMI: \$3.25

SITE PLAN





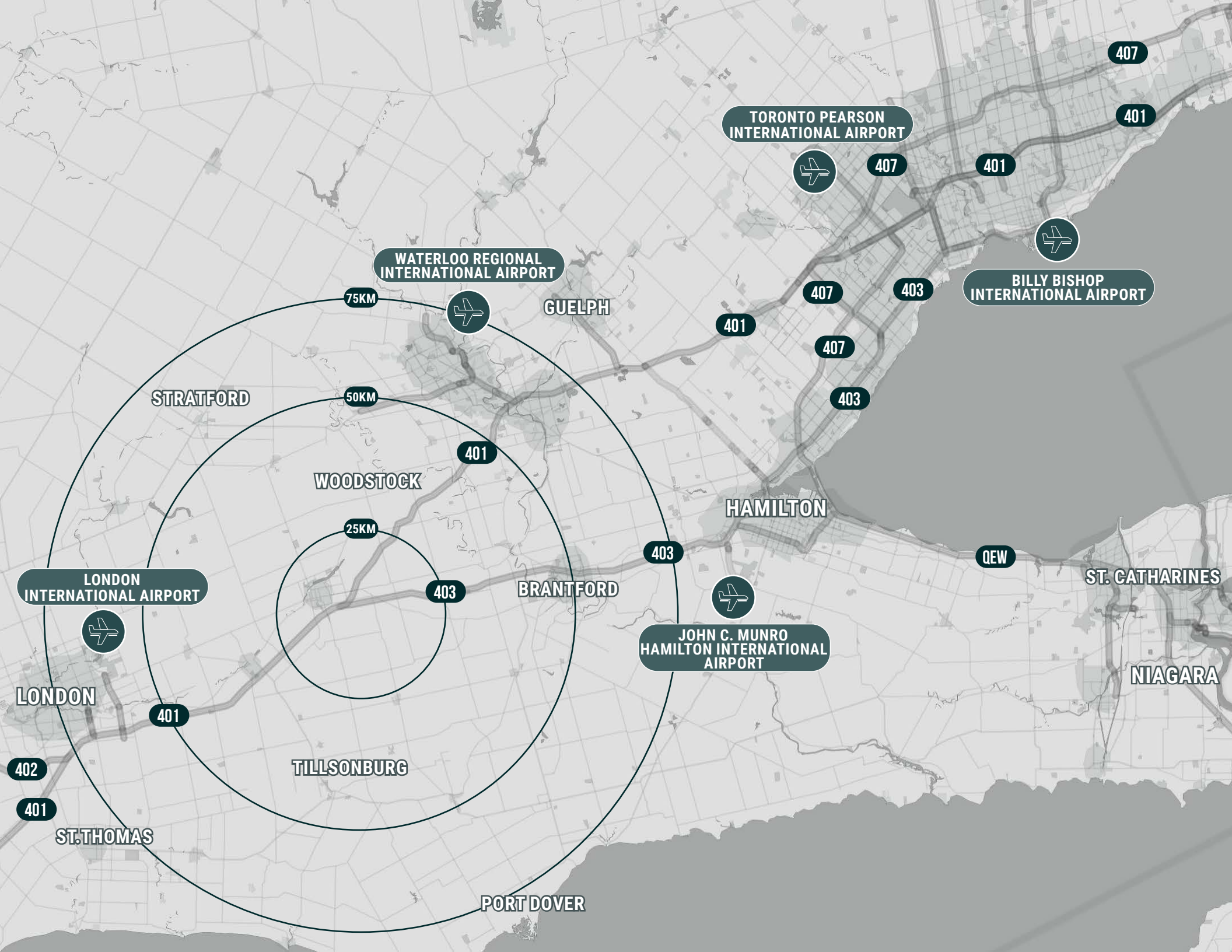
BUILDING FEATURES

- Large Shipping Court with Concrete Shipping Apron
- Ability to Fully Secure Shipping Area
- Efficiencies and Warranties of a New Build
- Employee Amenity Area with Patio and Pickleball Court
- Turnkey Office Build Out
- Hwy 401 Signage Opportunity
- LED Motion Sensored Lighting
- ESFR Sprinkler System



Outdoor Employee Amenity Area





LOCATION ADVANTAGE

- Exceptionally located with quick access to both Highway 401 and 403
- 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
- Woodstock and the Greater Oxford County undergoing major population growth
- Strong local labour base with the ability to draw employment from a large area
- 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!

DRIVE TIMES

London	44 km • 26 mins
Waterloo Region	44 km • 26 mins
Hamilton	68 km • 40 mins
GTA	110 km • 1 hr
London International Airport	41 km • 32 mins
Pearson International Airport	120 km • 1 hr 10 mins
Canada/USA Border Crossing (Niagara)	148 km • 1 hr 34 mins
Canada/USA Border Crossing (Windsor-Detroit)	341 km • 2 hr 25 mins

HIGHLIGHTS



2 MINUTES TO
HWY 401
INTERCHANGE



STRONG LOCAL
LABOUR BASE



TRANSIT AT YOUR
DOORSTEP



HOME TO MAJOR
EMPLOYERS

ABOUT THE PROJECT TEAM



214 Carson Co. is a local industrial development group focused on industrial builds in the 25,000 to 250,000 Sq. Ft. 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 Sq. Ft. 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.



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Contact Us

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

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