



**FOR  
LEASE**

**352  
GRIFFIN  
WAY** WOODSTOCK, ON

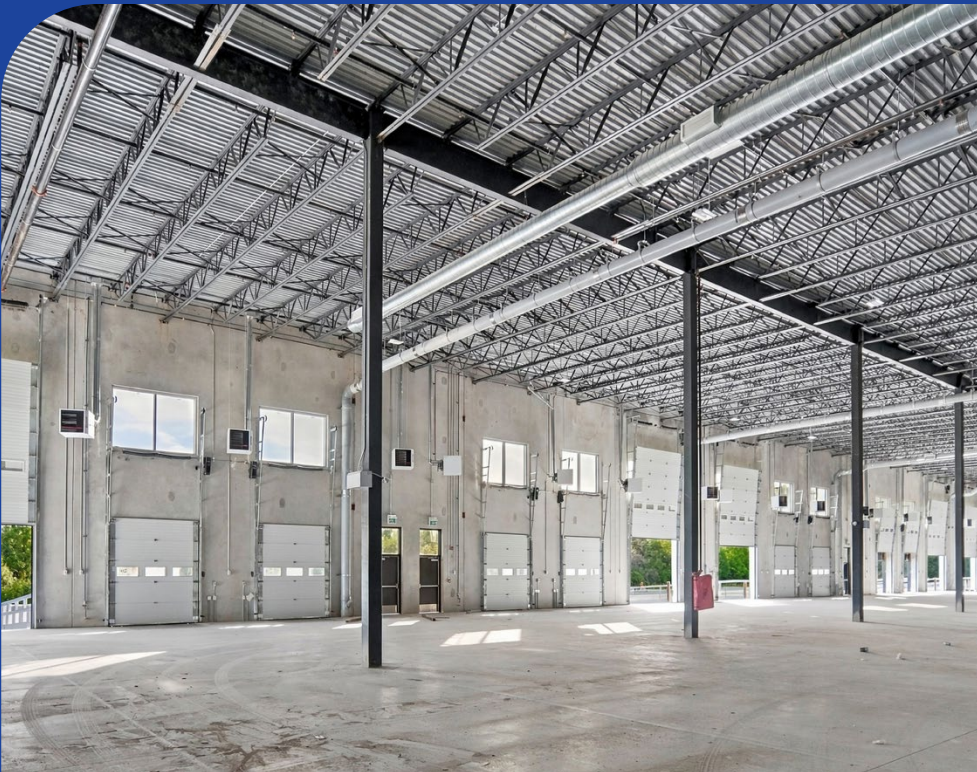
+ New Spec Development in Woodstock + From 12,580 SF to 108,552 SF

PROPERTY  
OVERVIEW

**352 Griffin Way represents a rare opportunity to secure brand-new, high-bay industrial space in one of Southwestern Ontario’s most strategically positioned markets.**

This purpose-built development in Woodstock offers flexible configurations ranging from approximately 12,580 square feet to 108,552 square feet, accommodating operations of various scales.

The facility features 28-foot clear heights ideal for modern warehousing and manufacturing operations, complemented by abundant dock and drive-in loading capabilities. Constructed using durable tilt-wall construction, the building delivers both structural integrity and operational efficiency.



Located with direct access to both Highway 401 and Highway 403, the property provides seamless connections to the Greater Toronto Area, U.S. border crossings, and key Southwestern Ontario markets including London, Hamilton, and Kitchener-Waterloo. This positioning places your operations within reach of millions of consumers and major transportation hubs while avoiding the congestion and costs associated with GTA locations.

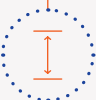
With construction nearing completion, occupancy is available for immediate planning, allowing tenants to establish operations without lengthy development delays.



PROPERTY  
DETAILS

 **AVAILABLE AREA**  
12,580 SF to 108,552 SF

 **OFFICE ALLOWANCE**  
5-10% of floor area, built to suit, based on unit size

 **CLEAR HEIGHT**  
28'

 **SHIPPING**  
18 T/L - 10' H x 8' W  
9 D/I - 14' H x 12' W

 **BAY SIZE**  
39.6' X 27.1'

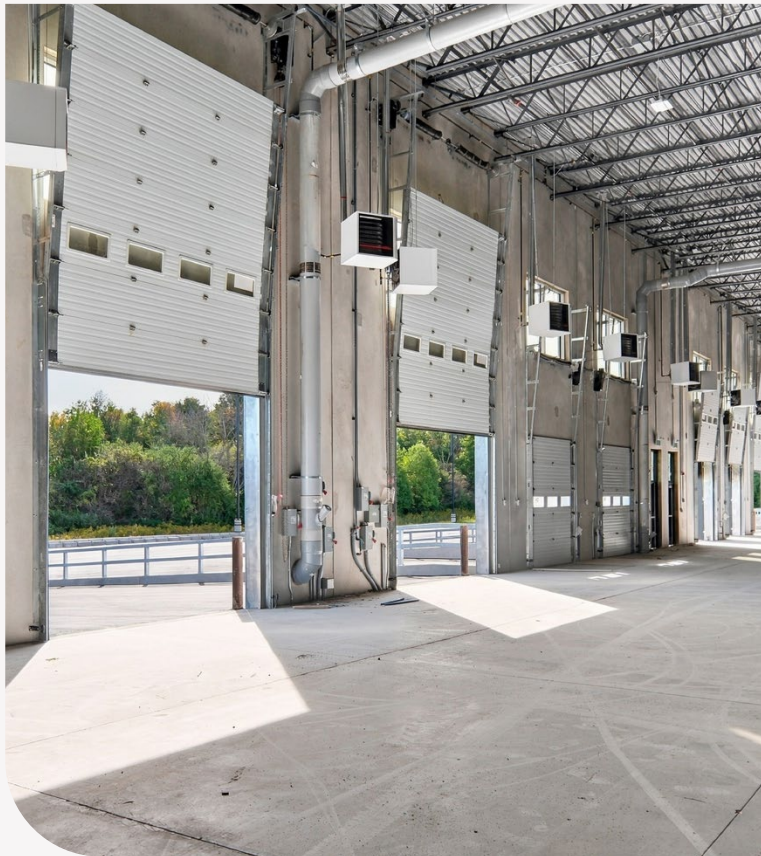
 **POWER**  
TBD

 **ASKING NET RATE**  
\$12.75 - \$13.95 PSF

 **TMI**  
TBD

 **OCCUPANCY**  
Now ready for tenant fit out

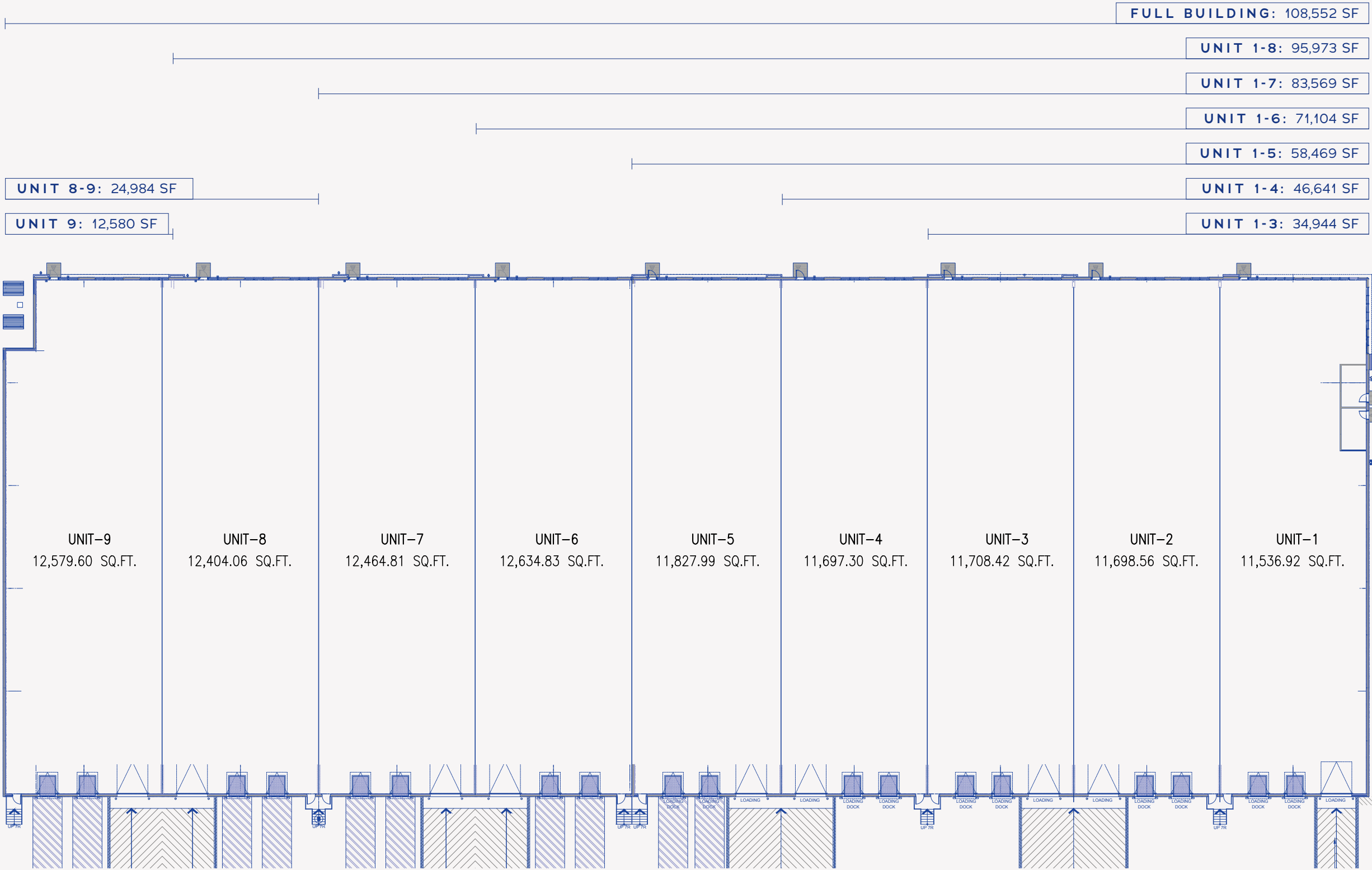
 **ZONING**  
M3-14



HIGHLIGHTS

-  9 Separate units featuring both dock and drive-in loading
-  Staging bays with gas unit heaters
-  Concrete trailer dolly pads
-  Power operated overhead shipping doors with hydraulic dock levelers
-  Potential for full temperature control throughout
-  Natural lighting throughout
-  Office Allowance 5-10% (Based on Unit Size)

FLOOR PLAN



- FULL BUILDING**  
Loading: 18 TL / 9 DI  
Rental Rate: \$12.75 psf net
- UNIT 1-3**  
Loading: 6 TL / 3 DI  
Rental Rate: \$13.95 psf net
- UNIT 1-4**  
Loading: 8 TL / 4 DI  
Rental Rate: \$13.75 psf net
- UNIT 1-5**  
Loading: 10 TL / 5 DI  
Rental Rate: \$13.50 psf net
- UNIT 1-6**  
Loading: 12 TL / 6 DI  
Rental Rate: \$13.25 psf net
- UNIT 1-7**  
Loading: 14 TL / 7 DI  
Rental Rate: \$12.95 psf net
- UNIT 1-8**  
Loading: 16 TL / 8 DI  
Rental Rate: \$12.95 psf net
- UNIT 8-9**  
Loading: 4 TL / 2 DI  
Rental Rate: \$13.75 psf net
- UNIT 9**  
Loading: 2 TL / 1 DI  
Rental Rate: \$13.95 psf net

Asking Net Rent is based on a 5-year term.



- HIGHWAY 401**  
2 KM - 4 mins
- WINDSOR-DETROIT BORDER CROSSING**  
225 KM - 2 hours 30 mins
- SARNIA-PORT HURON BORDER CROSSING**  
145 Km - 1 hour 40 mins
- FORT ERIE - BUFFALO BORDER CROSSING**  
180 KM - 2 hours
- LONDON INTERNATIONAL AIRPORT**  
38 KM - 35 mins
- HAMILTON INTERNATIONAL AIRPORT**  
85 KM - 55 mins
- TORONTO PEARSON INTERNATIONAL AIRPORT**  
123 Km - 1 hour 30 mins

DRIVE TIMES AND DISTANCES

## ACCESSIBILITY

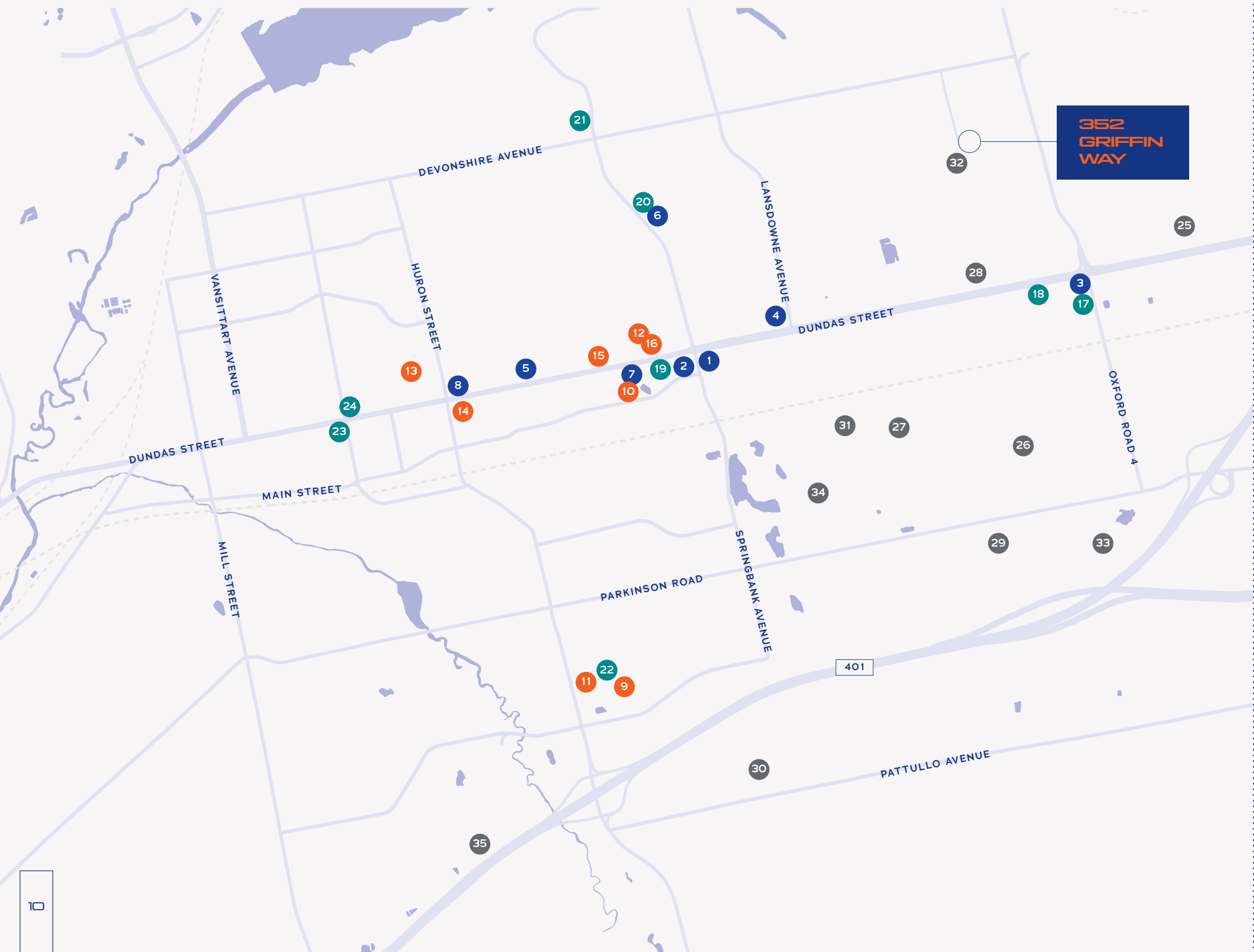
**Woodstock is a city of approximately 55,000 residents in Oxford County, southwestern Ontario, strategically located on Highway 401 between Toronto and the Windsor-Detroit border.**

This positions the city within two hours of over 13 million consumers in the Greater Golden Horseshoe region, with Toronto Pearson International Airport 90 minutes away and London International Airport 35 minutes west.

The city offers exceptional industrial advantages including a stable, skilled workforce with strong manufacturing expertise, particularly in automotive, food processing, advanced manufacturing, and logistics. Unemployment rates consistently run below provincial averages.

Operating costs are significantly lower than the Greater Toronto Area, with competitive land prices, reduced property taxes, and lower labour costs while maintaining market proximity. The city's economic development office actively supports industrial growth within a business-friendly regulatory environment. Established industrial strengths include automotive parts manufacturing, food processing and distribution, plastics and rubber products, logistics and warehousing, and advanced manufacturing, supported by a mature supplier ecosystem.

# AMENITIES & CORPORATE NEIGHBOURS



## ● RESTAURANTS & BEVERAGES

- 1. Pür & Simple
- 2. McDonald's
- 3. Tim Hortons
- 4. Wendy's
- 5. Starbucks
- 6. Crispy's Fish & Chips
- 7. Sushi Cove
- 8. Popeyes Louisiana Kitchen

## ● RETAIL SHOPPING

- 9. SmartCentres Woodstock
- 10. Giant Tiger
- 11. Canadian Tire
- 12. Shoppers Drug Mart
- 13. Dollarama
- 14. Rexall
- 15. Leon's Furniture
- 16. LCBO

## ● GAS STATIONS & BANKS

- 17. Esso
- 18. Petro-Canada
- 19. Ultramar
- 20. RBC Royal Bank
- 21. Scotiabank
- 22. CIBC
- 23. BMO Bank of Montreal
- 24. TD

## ● CORPORATE NEIGHBOURS

- |                          |                   |
|--------------------------|-------------------|
| 25. Toyota Manufacturing | 31. ZF Automotive |
| 26. General Motors       | 32. IPEX          |
| 27. Toyota Boshuko       | 33. Soprema       |
| 28. Tigercat Industries  | 34. Toyota Tsusho |
| 29. Sysco                | 35. SAF-Holland   |
| 30. Hino Motors          |                   |

FOR LEASE

352

GRIFFIN

WAY

WOODSTOCK, ON

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