

**1400** COMMERCE WAY  
UNIT D, WOODSTOCK, ON

**Industrial Unit  
For Lease**



**Lease Rate: \$11.50 / sq. ft. Net**

**For more information, please contact**

**Randy Fisher**  
Senior Vice President  
Broker  
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**CBRE**

# Industrial Unit

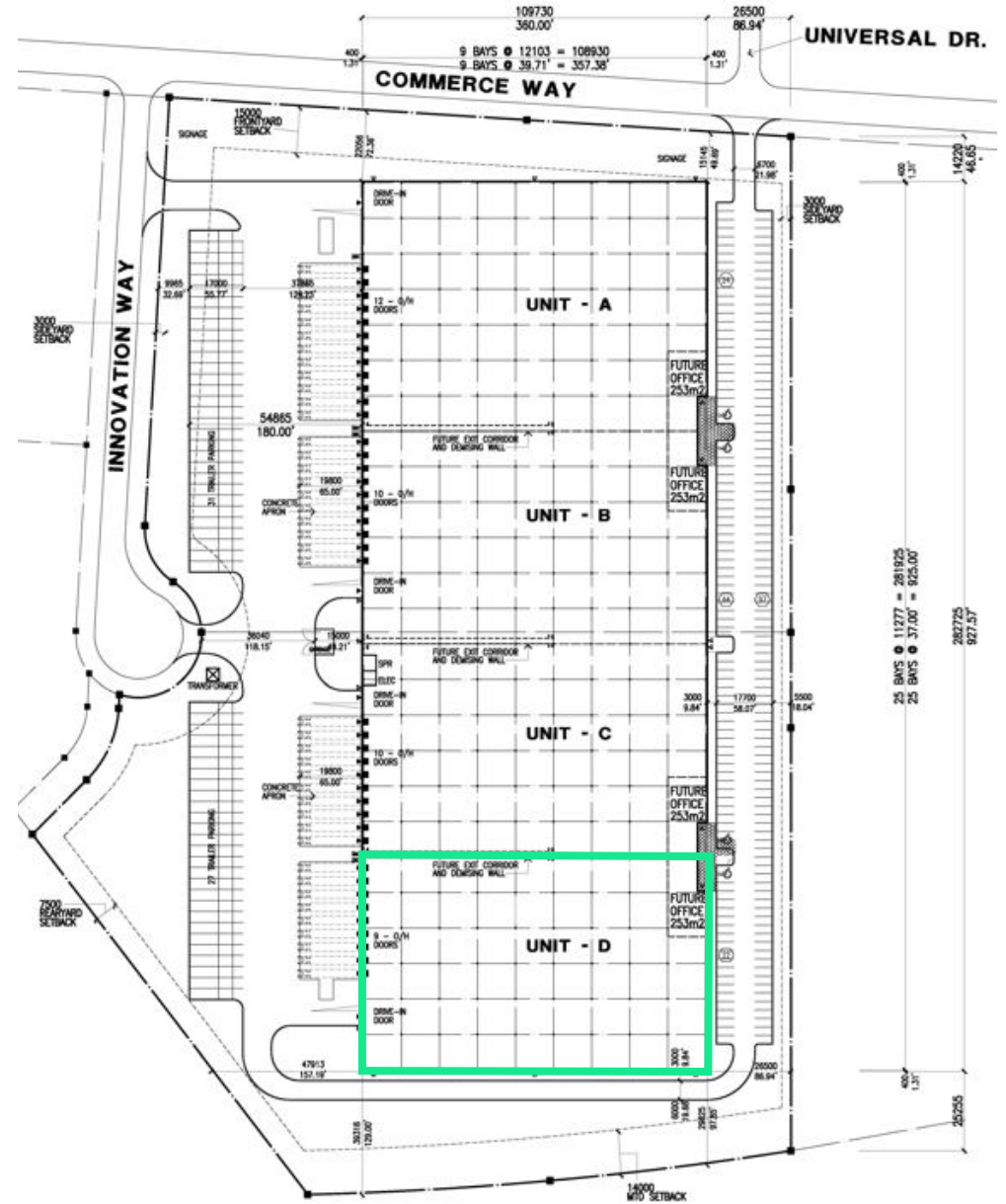
1400 Commerce Way | Unit D | Woodstock, ON

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## PROPERTY DETAILS

Total Square Footage	Office:	±4,000 sq. ft.
	Warehouse:	±76,915 sq. ft.
	Total:	±80,915 sq. ft.
Clear Height	±30 ft.	
Shipping	9 truck level doors, 1 drive-in door	
Bay Size	39' x 37'	
Power	400 amps   600 volts	
Year Built	2008	
Heating	HVAC in office, Gas fired unit heaters in warehouse	
Sprinklers	ESFR sprinklers	
Parking	Trailer Parking	
Zoning	M3-1 (General Industrial)	
Services	Municipal Services	
Additional Rent	\$3.29 per sq. ft. (2026)	
Comments	Rare opportunity to lease Class A industrial space that fronts Highway 401 with high visibility to both Highway 401 and Highway 403. Available April 1, 2026.	

## PROPERTY PHOTOS



# Industrial Unit

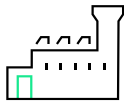
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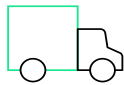
## LOCATION



Strategically Situated At The Crossroads Of Highway 401 & Highway 403



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 Was 19th On The Top 25 Places To Live In Canada By MacLean's Magazine



Home To Major Employers Including But Not Limited To Toyota Motor Manufacturing, Vuteq Canada, Toyota Boshoku Canada, Agropur, Sysco Southwestern Ontario, SOPREMA Woodstock, Kerry (Canada) Inc., SAF-Holland Canada Limited.



### DRIVE TIMES

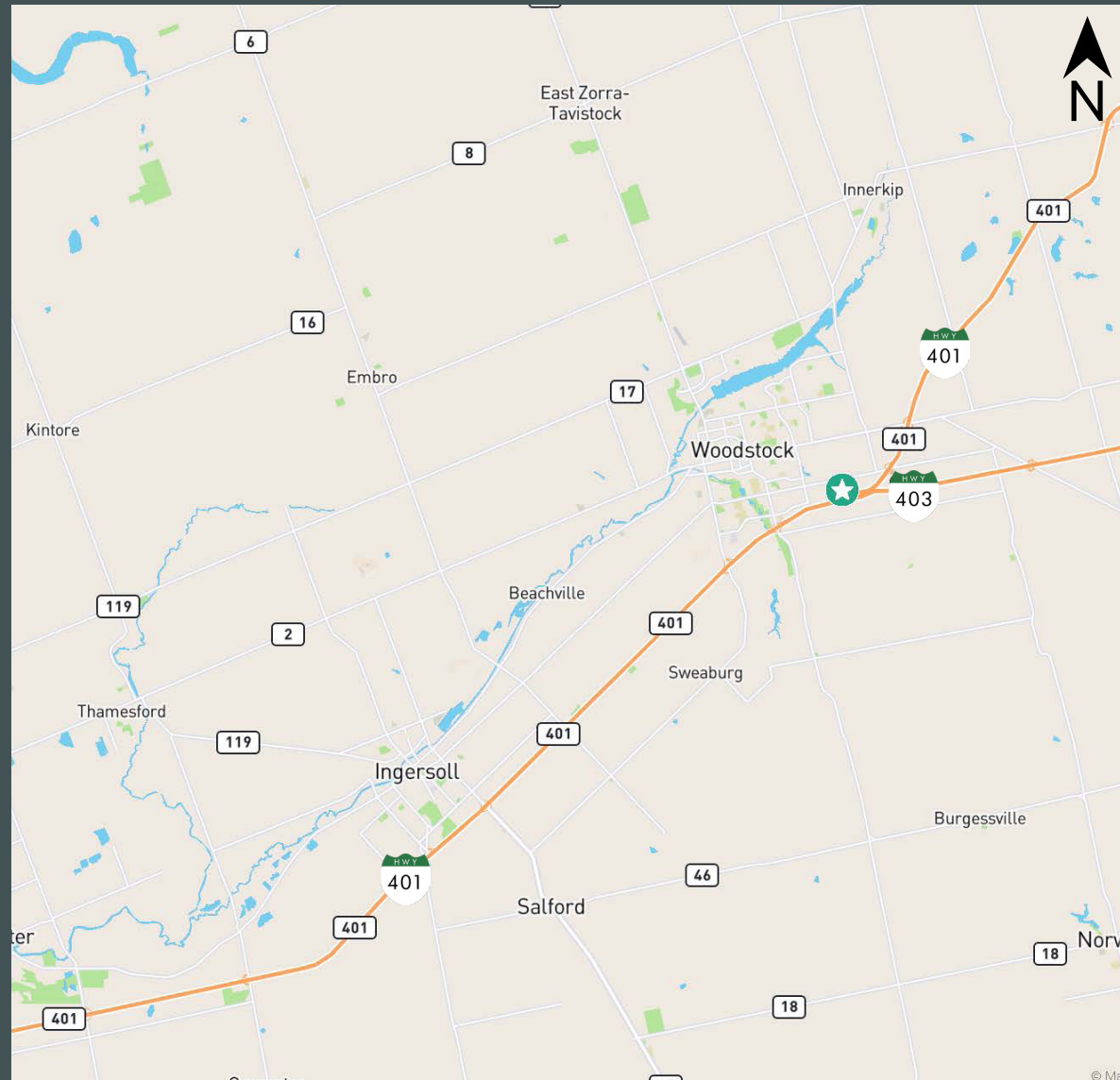
London	48 KM / 51 MINS
Kitchener-Waterloo	42 KM / 43 MINS
GTA	116 KM / 1 HR 10 MINS
Windsor	238 KM / 2 HRS 24 MINS
London International Airport	41.1 KM / 42 MINS
Pearson International Airport	120 KM / 1 HR 13 MINS
Canada/USA Border Crossing (Niagara)	148 KM / 1 HR 34 MINS
Canada/USA Border Crossing (Detroit)	241 KM / 2 HRS 25 MINS

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