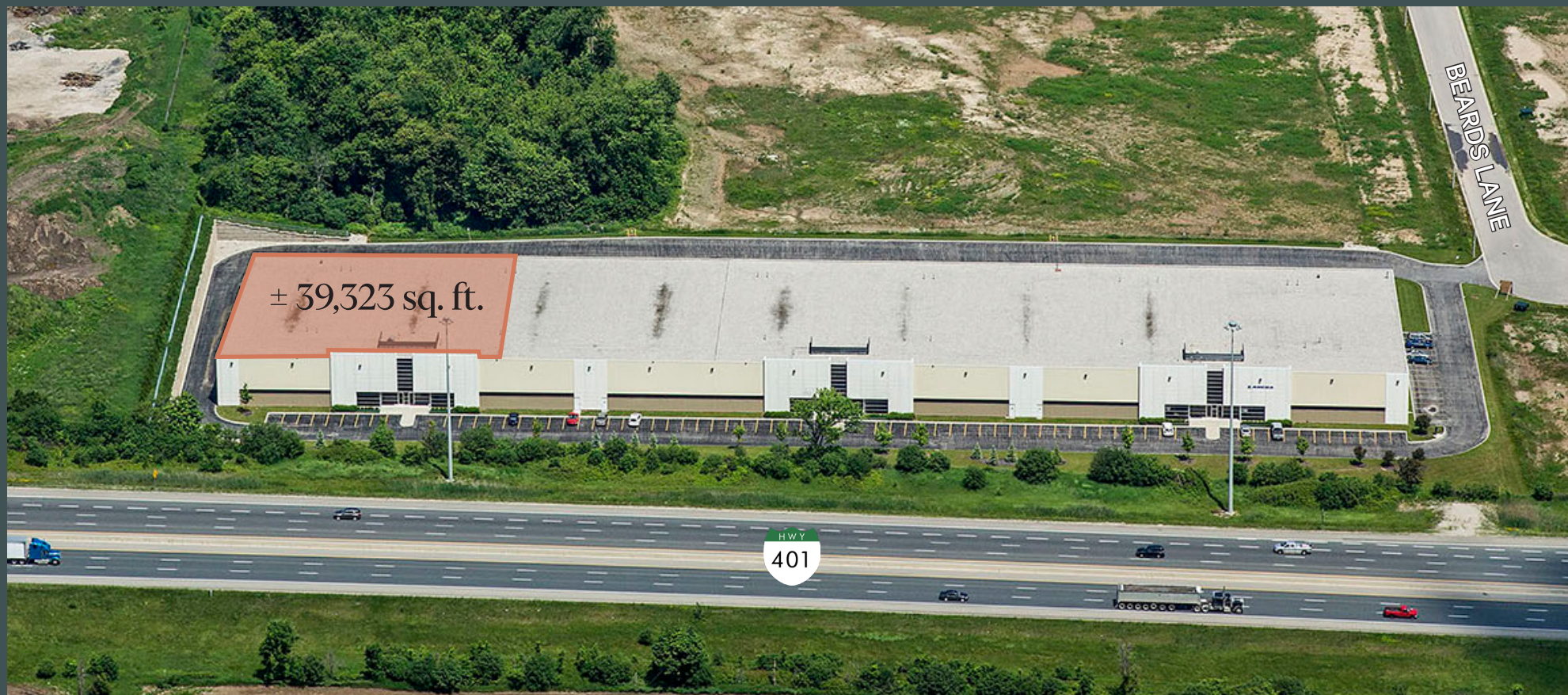


520 BEARDS LANE, UNIT D, WOODSTOCK, ON

Industrial Unit For Lease



Lease Rate: \$11.75 / sq. ft. Net

For more information, please contact

Randy Fisher

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Broker
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Larin Shouldice, SIOR

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CBRE

Industrial Unit

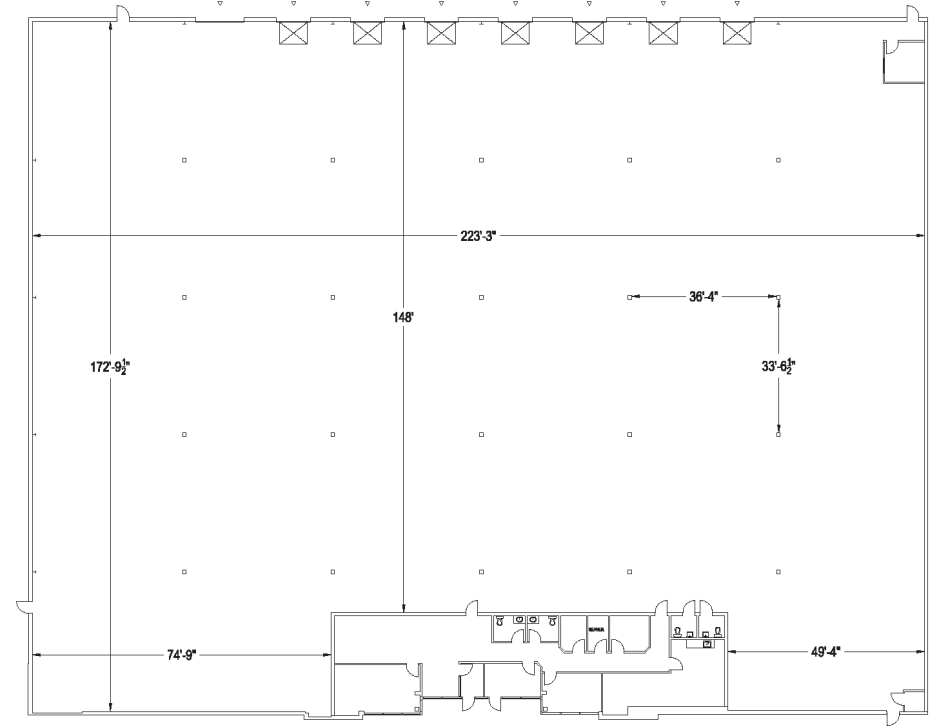
520 Beards Lane | Unit D | Woodstock, ON

For Lease

\$11.75 / sq. ft. Net

PROPERTY DETAILS

Total Square Footage	Office:	± 2,598 sq. ft.
	Warehouse:	± 36,725 sq. ft.
	Total:	± 39,323 sq. ft.
Clear Height	± 28 ft.	
Shipping	7 (9 ft. x 10 ft.) truck level doors 1 (12 ft. x 14 ft.) drive-in door	
Power	400 amps 600 volts	
Heating /Cooling	Overhead Unit Heaters & HVAC	
Zoning	M3-1 (General Industrial)	
Services	Municipal Services	
Additional Rent	\$3.37 / sq. ft. (estimate for 2023)	



PROPERTY PHOTOS



Industrial Unit

520 Beards Lane | Unit D | Woodstock, ON

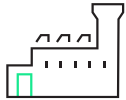
For Lease

\$11.75 / sq. ft. Net

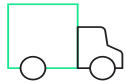
LOCATION



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

Industrial Unit

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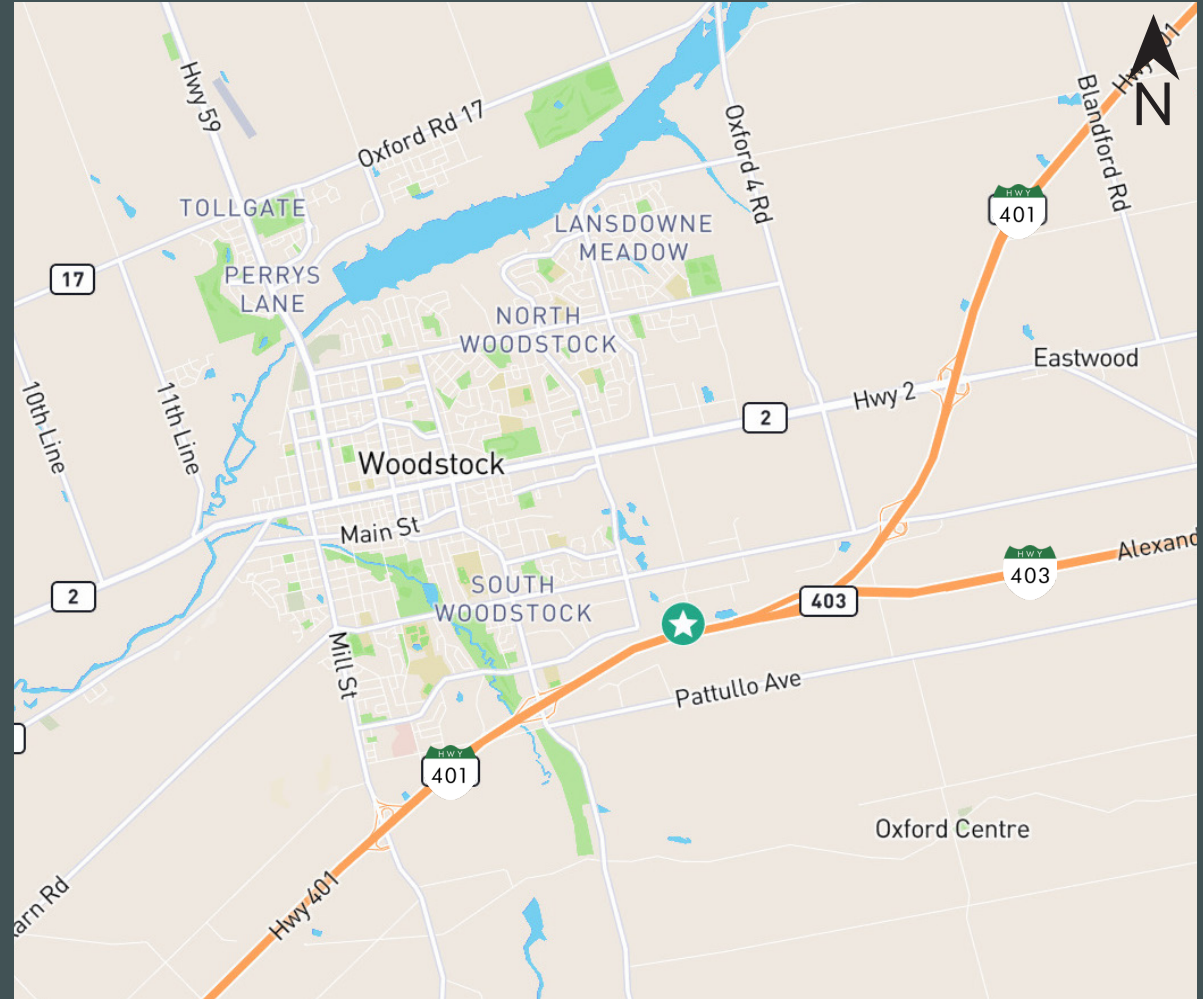
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