

39.4 TOTAL ACRES

(APPROXIMATELY 30 ACRES DEVELOPABLE)

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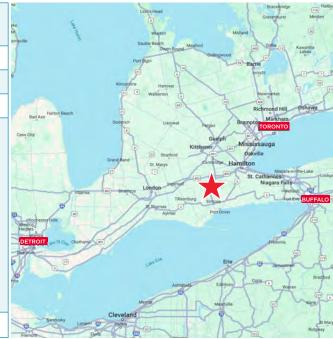
*Sales Representative **Broke

Cushman & Wakefield ULC, Brokerage

FOR SALE 685598 & 685606 HIGHWAY 2, WOODSTOCK



	685606 Highway 2 - 35.64 Acres			
Land Area	685598 Highway 2 - 3.75 Acres			
	Total: 39.39 Acres (± 30 developable acres)			
Secondary Plan	Business Park & Service Commercial			
Zoning	D & D-4(T)			
Services	Municpal Services Available			
Remarks:	Rare opportunity to purchase development land with Highway 401 exposure.			
	Direct access to Hwy 401 interchange.			
	Secondary Plan approved as Business Park & Service Commercial.			
	Wide range of business park & service commercial uses permitted.			
	Municipal water at curb, municipal sewer nearby.			
	Ample amenities in area.			
	Old OPP building on site in boarded up, but can be repurposed.			
	Corporate neighbours include Toyota, General Motors, Sysco & IPEX.			
	Geotechnical soil report on file.			
	Vendor financing available, speak to Listing Agents.			
	Employment catch basin for London, Brantford, Kitchener, Waterloo, Guelph & Hamilton.			
	Quick access to 2 US Borders: Detroit & Buffalo			
Price:	Speak to Listing Agents			



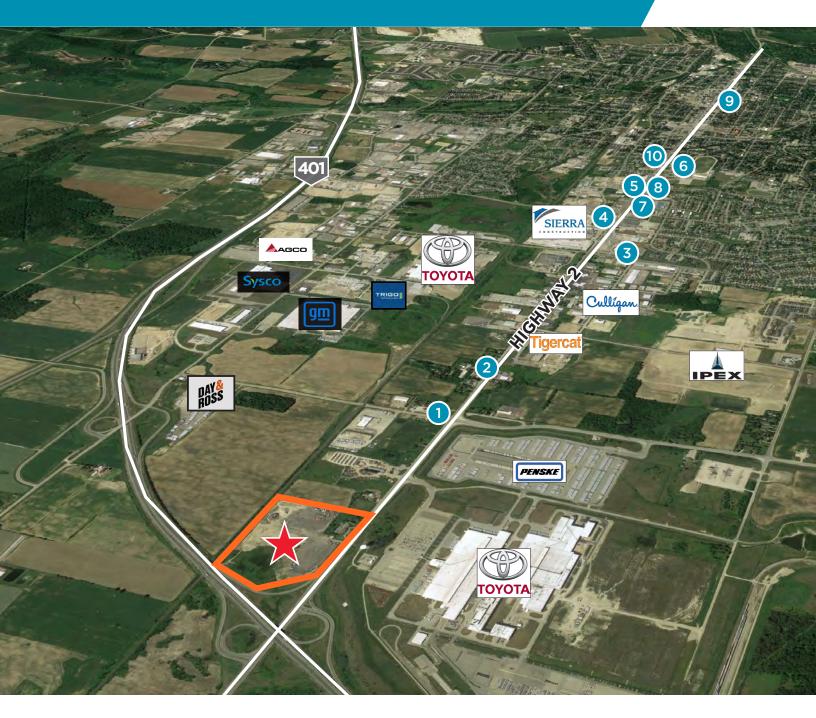






FOR SALE

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AMENITIES

CORPORATE NEIGHBORS

1 Essc

2 Petro Canada

3 Wendy's

4 McDonalds

5 Tim Hortons

6 Pizza Hut

7 LCBO

8 BarBurrito

9 Pizza Pizza

10 Starbucks

Toyota

Day & Ross

General Motors

TRIGO Global

Penske

Sierra

Sysco

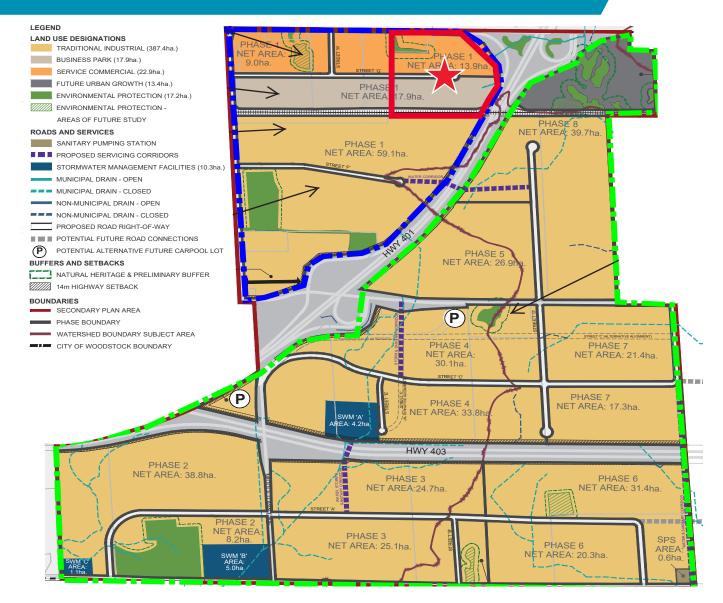
Tigercat

Culligan

lpex

FOR SALE

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PERMITTED USES

7.3.4 - Service Commercial Areas:

New uses permitted within the Service Commercial designation include video rental establishments, commercial recreational establishments, automotive service stations, gas bars, car wash facilities, retail sales of automobile supplies, automated teller machines or kiosks, tourist information outlets or kiosks, hotels, motels, automotive services, automotive dealerships, building supply outlets and hardware stores, sale of seasonal produce, furniture stores and home furnishing stores, nurseries and garden centres, animal hospitals and boarding kennels, assembly halls and private clubs, personal and business services, convenience commercial uses, retail food stores, recreation and entertainment uses, restaurants and fast food outlets, uses which require large areas for on-site storage of goods or vehicles and other types of commercial uses that offer a service to the traveling public, business and industry.

7.3.5 - Business Park:

Permitted uses within the Business Park designation include light industrial uses that involve assembly, fabrication, distribution, packaging, storage and manufacturing or printing within wholly enclosed buildings, business support services, technological industries and office uses. Showroom, retail, wholesale and sales uses operating in association and ancillary to the permitted uses set out above may be permitted in buildings in the Business Parks provided that such space does not exceed 50% of the gross leasable area of the permitted use. In addition to the primary uses permitted above, the following ancillary uses may be permitted: uses which primarily serve employees of the Business Park and the general public in the immediate area such as eat-in restaurants, medical or dental offices and clinics, day care facilities, financial institutions and commercial recreational facilities; trade schools, conference facilities, assembly halls and catering facilities; hotels or motels; facilities used primarily by fraternal lodges, service clubs, trade unions, community cultural organizations and similar groups. Such facilities may also include meeting rooms and banquet halls utilized by the general public; police, fire or ambulance depots; and wholesale or warehouse outlets as defined by the Zoning By-Law.

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DRIVE TIMES MAP HIGHWAY 401 1.3 KM 2 Mins HIGHWAY 403 11.2 KM 8 Mins KITCHENER AIRPORT 50 KM 45 Mins LONDON AIRPORT 55 KM 47 Mins 6 HAMILTON AIRPORT 72 KM 44 Mins 70 Mins PEARSON AIRPORT 118 KM **BUFFALO BORDER** 1 HR 49 MIN Cambridge 176 KM **DETROIT BORDER** 238 KM 2 HRS 30 MIN 6

LABOUR PROFILE

USER CRITERIA	10 KM	30 KM	50 KM
TOTAL POPULATION	59,466	178,564	1,384,557
LABOUR FORCE	30,647	95,230	746,206
UTILITIES	161	691	4,188
MANUFACTURING	6,813	17,356	113,838
TRANSPORTATION AND WAREHOUSING	2,213	5,502	38,894
TRADES, TRANSPORT, OPERATORS	6,867	20,354	131,994
MANUFACTURE AND UTILITIES	3,687	8,993	62,862



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