

FOR SALE

685598 & 685606  
HIGHWAY 2

WOODSTOCK, ONTARIO



VENDOR FINANCING

SECONDARY PLAN APPROVED

39.4  
TOTAL ACRES  
(APPROXIMATELY 30 ACRES DEVELOPABLE)

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Cushman & Wakefield ULC, Brokerage

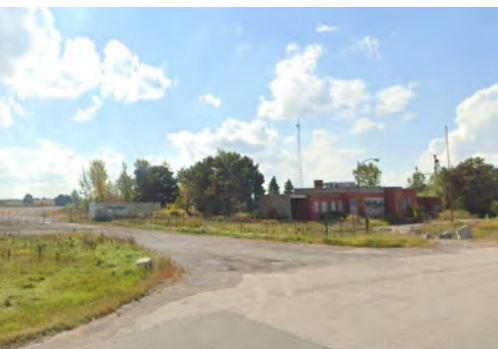
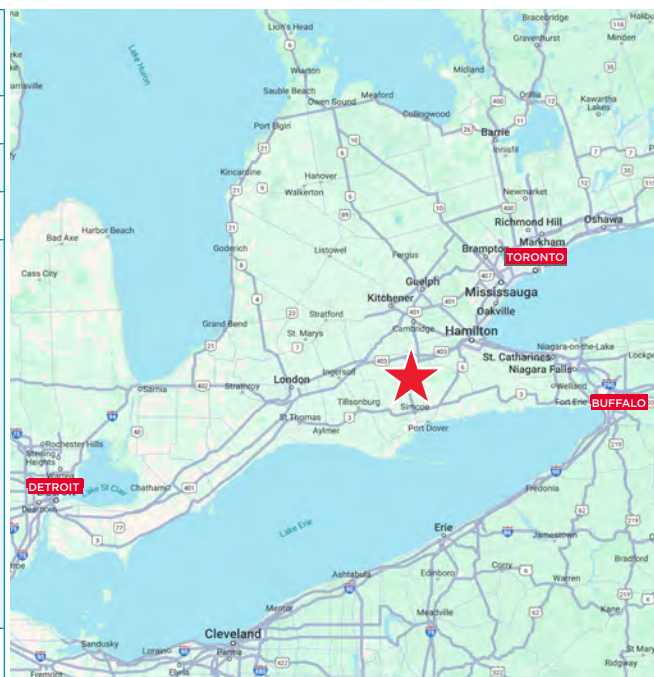


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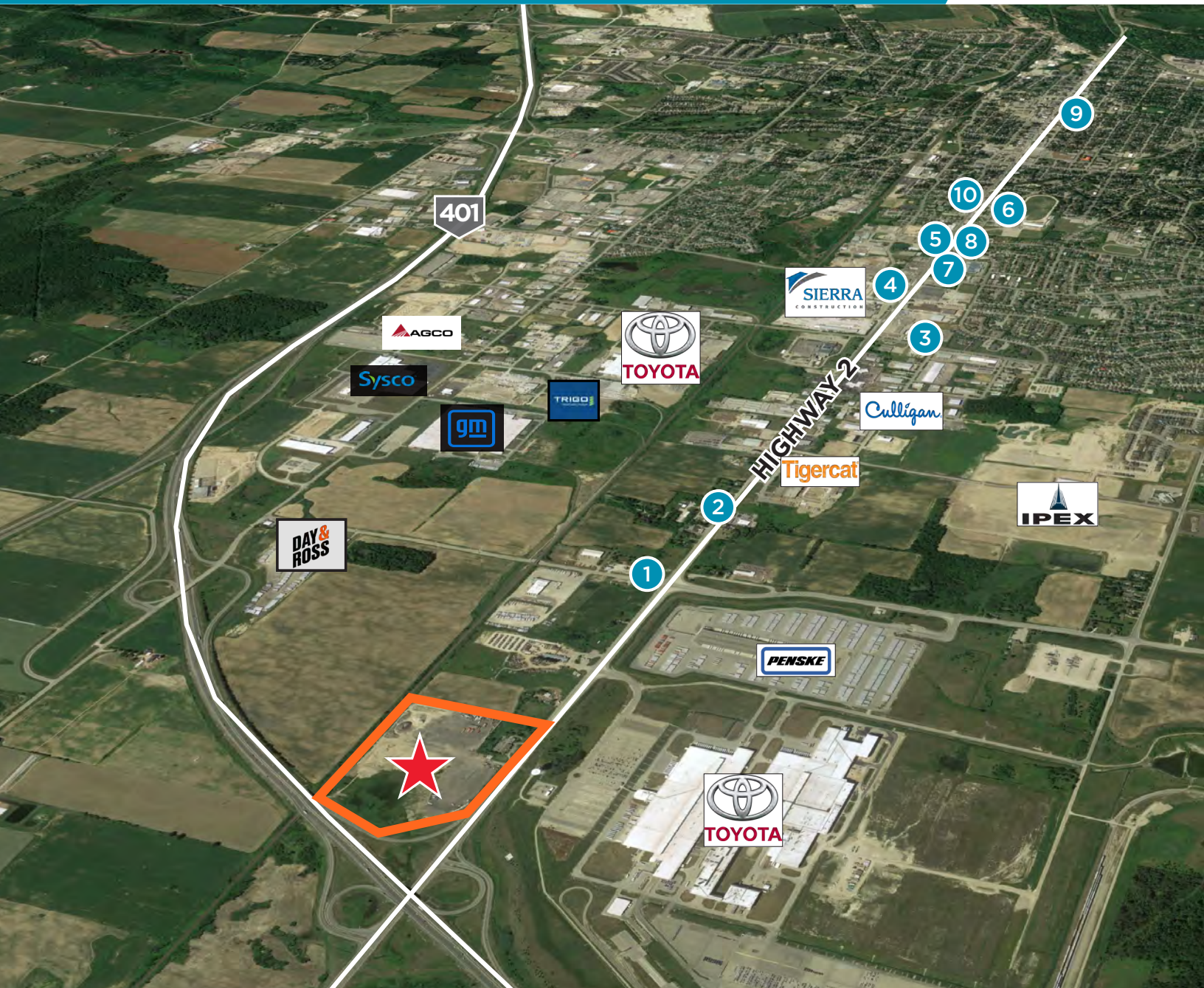
<b>Land Area</b>	685606 Highway 2 - 35.64 Acres 685598 Highway 2 - 3.75 Acres Total: 39.39 Acres (± 30 developable acres)
<b>Secondary Plan</b>	Business Park & Service Commercial
<b>Zoning</b>	D & D-4(T)
<b>Services</b>	Municipal Services Available
<b>Remarks:</b>	<ul style="list-style-type: none"> <li>• Rare opportunity to purchase development land with Highway 401 exposure.</li> <li>• Direct access to Hwy 401 interchange.</li> <li>• Secondary Plan approved as Business Park &amp; Service Commercial.</li> <li>• Wide range of business park &amp; service commercial uses permitted.</li> <li>• Municipal water at curb, municipal sewer nearby.</li> <li>• Ample amenities in area.</li> <li>• Old OPP building on site in boarded up, but can be repurposed.</li> <li>• Corporate neighbours include Toyota, General Motors, Sysco &amp; IPEX.</li> <li>• Geotechnical soil report on file.</li> <li>• Vendor financing available, speak to Listing Agents.</li> <li>• Employment catch basin for London, Brantford, Kitchener, Waterloo, Guelph &amp; Hamilton.</li> <li>• Quick access to 2 US Borders: Detroit &amp; Buffalo</li> </ul>
<b>Price:</b>	Speak to Listing Agents





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## AMENITIES

- 1 Esso
- 2 Petro Canada
- 3 Wendy's
- 4 McDonalds
- 5 Tim Hortons
- 6 Pizza Hut
- 7 LCBO
- 8 BarBurrito
- 9 Pizza Pizza
- 10 Starbucks

## CORPORATE NEIGHBORS

- Toyota
- Day & Ross
- General Motors
- TRIGO Global
- Penske
- Sierra
- Sysco
- Tigercat
- Culligan
- Ipex



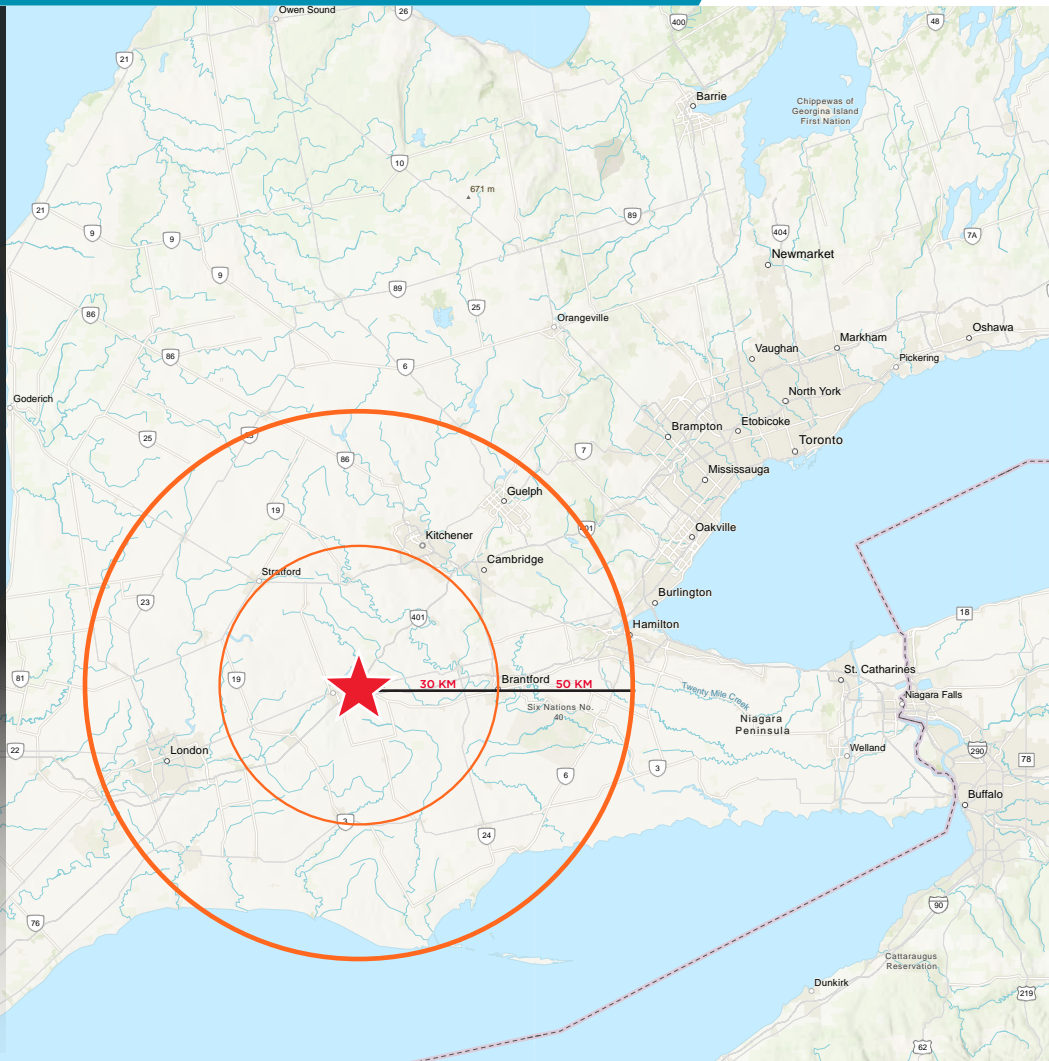


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### DRIVE TIMES MAP

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
HAMILTON AIRPORT	72 KM	44 Mins
PEARSON AIRPORT	118 KM	70 Mins
BUFFALO BORDER	176 KM	1 HR 49 MIN
DETROIT BORDER	238 KM	2 HRS 30 MIN



## 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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