

FOR LEASE

901 PATTULLO AVENUE

Woodstock, ON N4G 1C8



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OFFERING SUMMARY

| | |
|--------------------|--|
| Available SF: | 12,804 SF |
| | \$14.00 /SF/Yr |
| TMI: | \$4.00/SF |
| Available Land: | 1 Acre (+) extra land available at |
| Zoning: | M2 |
| Crane Details: | 3x5 ton overhead cranes with 55' span |
| Doors: | 4 Large Drive in Doors |
| Ceiling Height: | 25'-28' |
| Crane Hook Height: | 20' |
| Power | 1,200 Amps, 3 Phase 27,000 Volts |

PROPERTY OVERVIEW

This industrial unit for lease has many different user types given the heavy power available, 3 x 5 ton cranes, fully sprinklered and Craned Drive Through Bay with 4 large drive in doors. Highway 401 exposure and excellent highway access off Highway 59. 3x5 ton overhead cranes with 55' span each. 20' hook height. Fully sprinklered facility. Excess land available for outdoor storage available at an additional cost.

PROPERTY HIGHLIGHTS

- Excellent Highway 401 Access in Woodstock, Ontario
- High Visibility and signage opportunities for Highway 401 Exposure
- Thickened Concrete Floors
- Craned Drive Through Bay Area
- Heavy 3 Phase Power on Site with excellent existing distribution
- Craned Drive Through Bay, 1 Crane Bridge has capacity of 10 Ton
- Previous use was from Coil Steel to Pre-Cut
- 5-6 Acres of excess land that is compacted, graded and compounded - This excess land is not included in the lease rate

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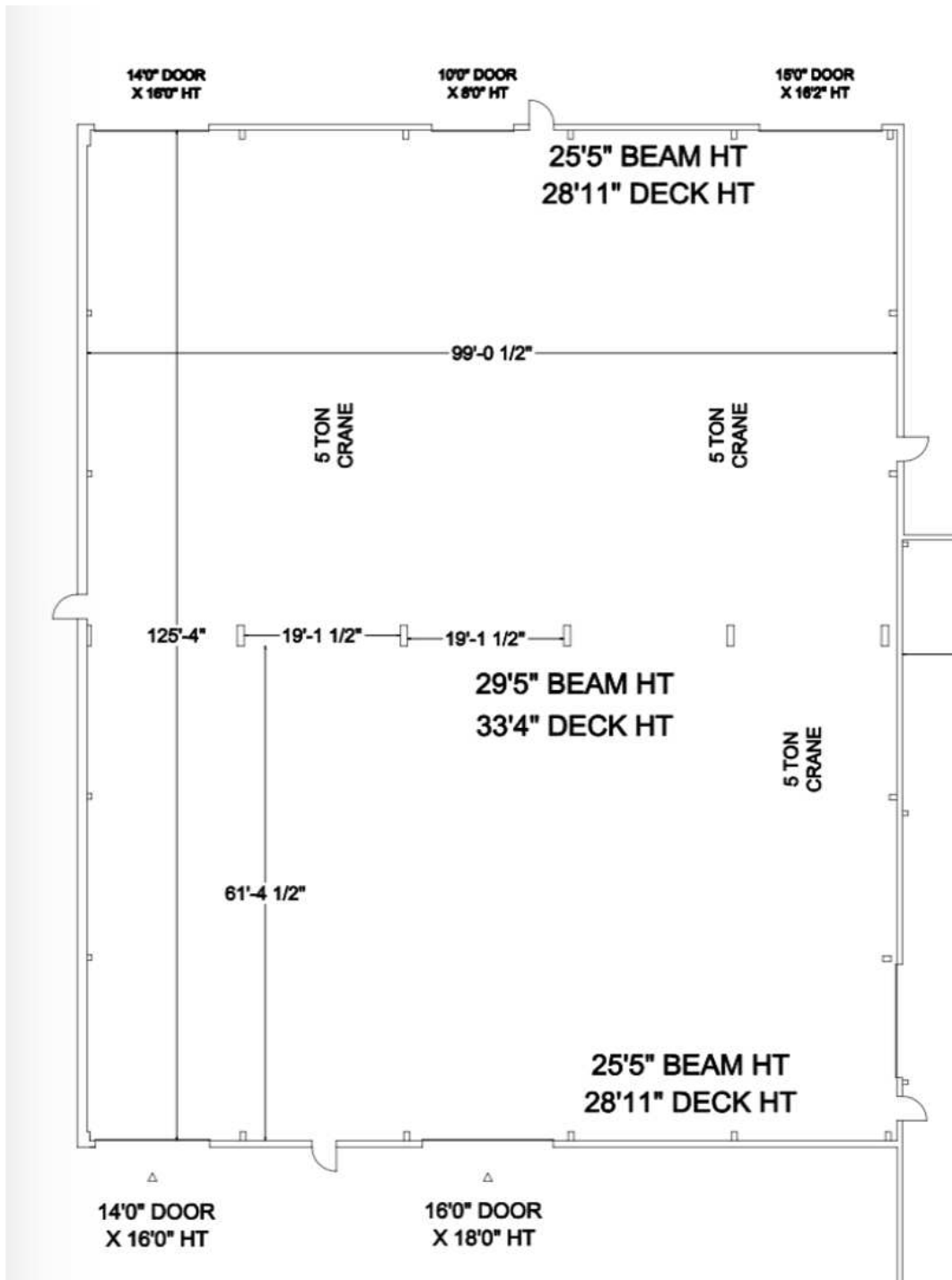


**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

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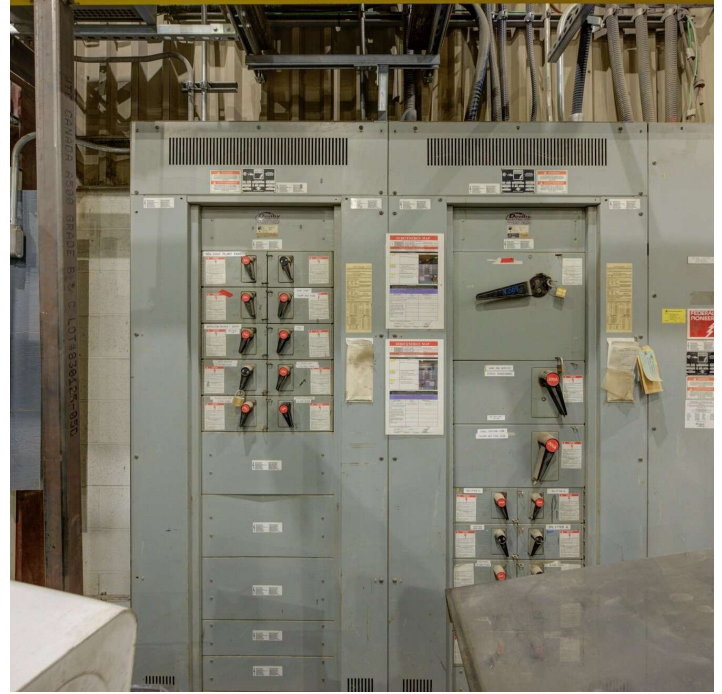


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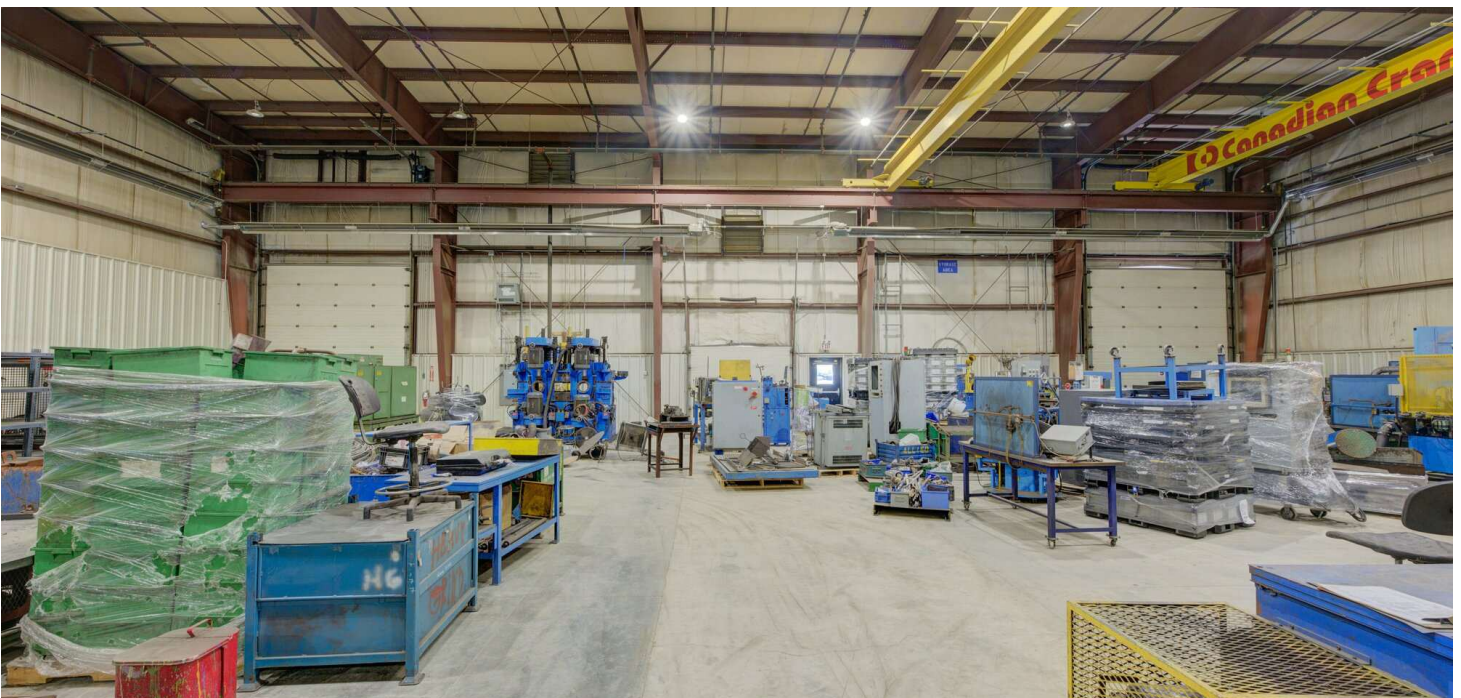
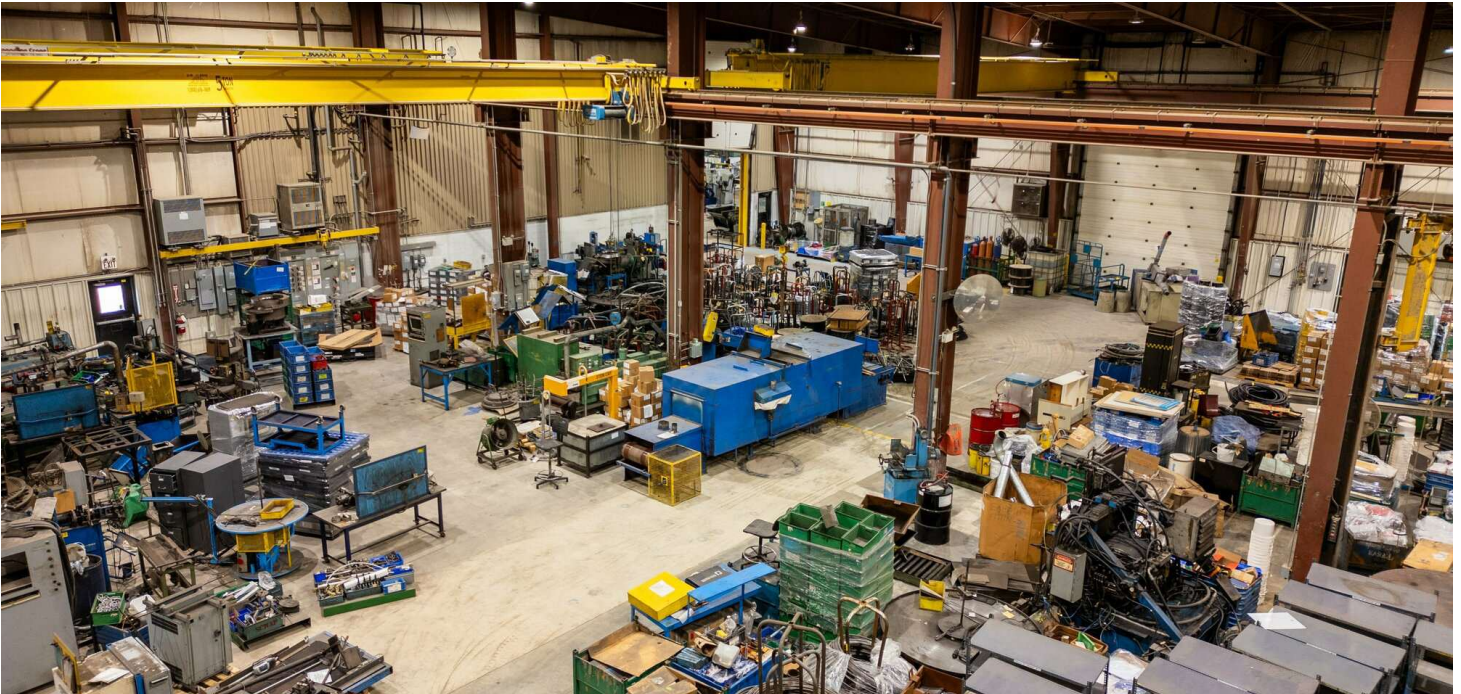


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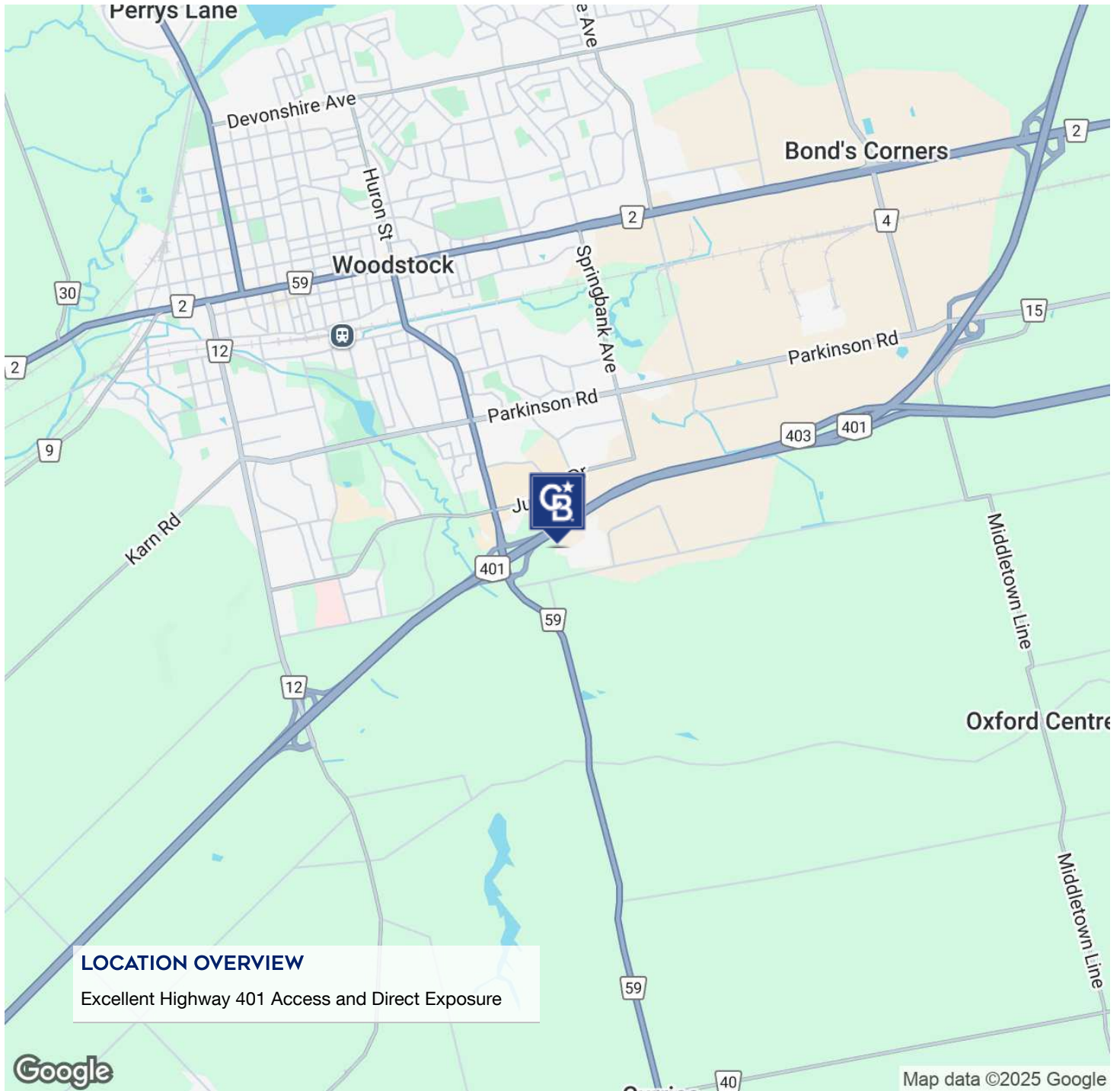
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LOCATION OVERVIEW

Excellent Highway 401 Access and Direct Exposure

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Location

Latitude: 43° 7 minutes, 47 seconds north
Longitude: 80° 45 minutes, 23 seconds west
Population within 30 minutes of Woodstock: 800,000 +

Proximity to Major Centres

Distance from Woodstock to:

East:

401 East to Cambridge30 mi/50 km
 403 East to Hamilton46 mi/74 km
 401 East to Toronto88 mi/141 km
 403/QEW East to Buffalo96 mi/154 km

West:

401 West to London.....29 mi/48 km
 401 West to Port Huron.....106 mi/170 km
 401/402 West to Detroit158 mi/253 km

Transportation Network

- On Highway #401 (4 exits)
- On Highway #403
- On County Road #59 (formerly Hwy #59)
- On County Road #2 (formerly Hwy #2)
- 56 km to Highway 401/402 interchange
- London Airport (25 mi/40 km)
- Pearson International Airport (80 mi/128 km)
- Detroit International Airport (160 mi/255 km)
- Hamilton Harbour (50 mi/80 km)
- Toronto Harbour (90 mi/144 km)
- Canadian National Railway (main line)
- Canadian Pacific Railway (main line)

2019 Economic Indicators

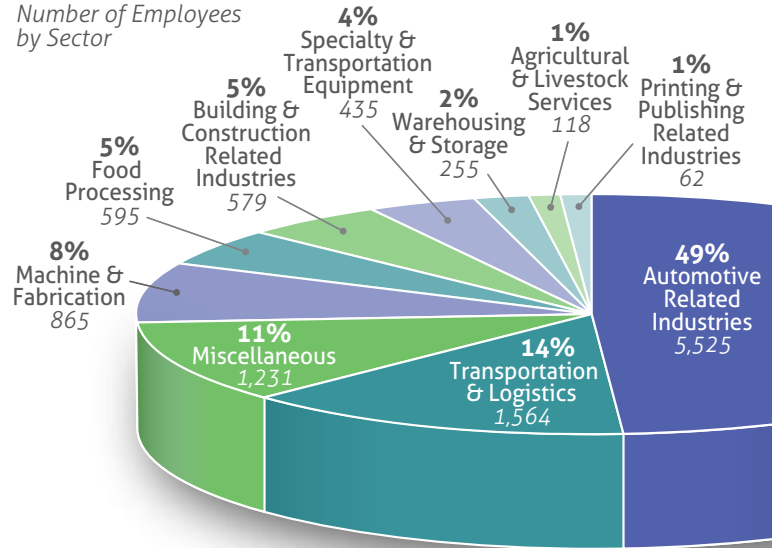
Value of Industrial Permits - \$70,629,016

Number of Housing Starts:

- Single Family – 141 units
- Semi Detached – 42 units
- Apartments – 25 units
- Row Housing – 172 units
- Industrial Expansions – 2
- New Industrial Buildings – 8
- Industrial Square Footage Added – 210,417 sq. ft.
- Industrial Land Sold – 34.352 acres

Industrial Profile

Number of Employees by Sector



Industrial Base

Woodstock has 160 industries with approximately 11,964 employees.

Utilities

Electrical Capacity

- System Capacity: 200 MVA
- Supply Voltage to City: 230KV/115KV

Natural Gas

- Most streets are piped
- BTU Rating: 1,000 BTU/ft³

Water Pumping Capacity

- System Capacity: 11.7 million gallons per day
- Average Consumption: 3.3 million gallons per day

Sanitary Sewer Capacity

- System Capacity: 7.3 million gallons per day
- Average Usage: 4.37 million gallons per day



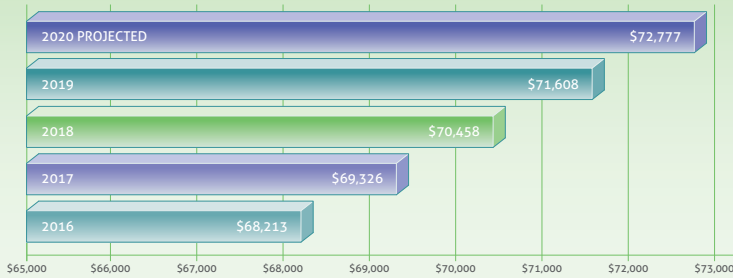
Labour Force Statistics

(WorkTrends.ca – Labour Force Characteristics, February 2020)

| | |
|--|--------|
| Population 15 years and over | 97,000 |
| In the labour force | 63,000 |
| Employed | 60,000 |
| Unemployed | 3,000 |
| Population of 1.7 million within 1 hour of Woodstock | |

Median Household Income

(Townfolio – 2016 Census of Canada)



Shelter Costs

(Woodstock and Ingersoll Real Estate Board)

| | |
|--|-----------|
| Average Cost of a Single Family Dwelling | \$524,052 |
| Average Cost of a Rental Unit | \$1,809 |

2019 Tax Rates

(City of Woodstock)

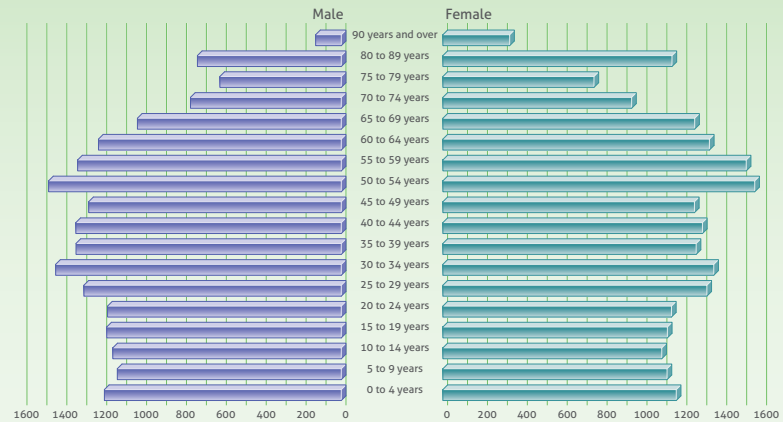
| | | |
|-------------------|------------|------------------------------|
| Residential | 0.01480725 | <i>Taxes are calculated</i> |
| Multi-Residential | 0.02961410 | <i>by multiplying the</i> |
| Commercial | 0.03799853 | <i>assessed value by the</i> |
| Industrial | 0.04760877 | <i>appropriate tax rate.</i> |
| Large Industrial | 0.04760877 | |

Housing Stock (2016 Census of Canada)

| | |
|--|-------|
| Single – Detached Houses | 9,920 |
| Semi – Detached Houses | 1,390 |
| Apartment Buildings, more than 5 storeys | 1,440 |
| Apartment Buildings, less than 5 storeys | 2,120 |
| Row Houses/Duplexes | 1,860 |



Woodstock Population (2016 Census of Canada)



Population & Household Forecast (2011–2041)

| Year | 2011 | 2021 | 2031 | 2041 |
|------------|--------|--------|--------|--------|
| Population | 38,650 | 43,300 | 47,125 | 49,190 |
| Households | 15,695 | 18,375 | 20,455 | 21,645 |

Population (2016 Census of Canada)

| | |
|---------------------------|---------|
| Woodstock Population | 40,902 |
| % Change from 2011 Census | 8.3 |
| Number of Households | 17,530 |
| Oxford County Population | 110,862 |
| % Change from 2006 Census | 4.9 |
| Number of Households | 45,350 |

Woodstock Education Levels (2016 Census of Canada)

| | |
|---|--------|
| Total population 25 to 64 years | 21,190 |
| No certificate, diploma or equivalent | 3,075 |
| High school diploma or equivalent | 7,210 |
| Post-secondary certificate, diploma or degree | 10,905 |

Family Characteristics (2016 Census of Canada)

| | |
|--------------------------------|--------|
| Families in private households | 11,810 |
| Couple families | 9,730 |
| Lone-parent families | 2,080 |
| Avg. no. persons per family | 3 |
| Avg. no. of children at home | 1.2 |

Office of the Development Commissioner, City of Woodstock

500 Dundas Street, P.O. Box 1539, Woodstock, Ontario, Canada N4S 0A7
 t. 519.539.1291 f. 519.539.3275 e. info@cityofwoodstock.ca
cometothecrossroads.com



RESTRICTED INDUSTRIAL ZONE (M2)**18.1 USES PERMITTED**

No *person* shall within any M2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the following M2 uses;

an *adult entertainment parlour* in a free-standing, single-use structure;

an ambulance, police or fire depot;

an assembly plant;

an *automobile service station*;

a *body rub parlour*;

a *contractor's yard or shop*;

(Added by By-Law 9025-15)

a cold storage plant;

a *customer contact centre office* in an *existing building* with a minimum *gross floor area* of 1,400 square metres

a *dry cleaning establishment*;

a fabricating plant;

a health club;

an *industrial mall*;

a lumber yard

a machine shop;

a manufacturing plant;

a monument sales shop

a packaging plant;

a *parking lot*;

a printing plant;

a processing plant;

a *public garage*;

a retail building supply establishment

a scientific research establishment;

a *service shop*;

a *warehouse*;

a *wholesale outlet*;

a retail sales outlet or business office *accessory* to a *permitted use*.

18.2 ZONE PROVISIONS

No *person* shall within any M2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

| TABLE 18.2 – ZONE PROVISIONS | |
|------------------------------|--|
| Zone Provision | Non-Residential Uses |
| Lot Area | nil where <i>sanitary sewers</i> are available; or |
| Minimum | 1,850 m ² where <i>sanitary sewers</i> are not available, except that where there are more than 20 persons employed on the <i>lot</i> , the minimum <i>lot area</i> shall be increased by 45 m ² for each <i>person</i> in excess of 20 <i>persons</i> |