



For Lease

454 Innovation Way

10,000 SF | Unit 7, Woodstock, ON

Prestige Industrial Development | jll.ca





The Opportunity

Prestige industrial space positioned at the crossroads of Hwy 401 and Hwy 403.



Highway 401 Frontage



Ample Clear Height

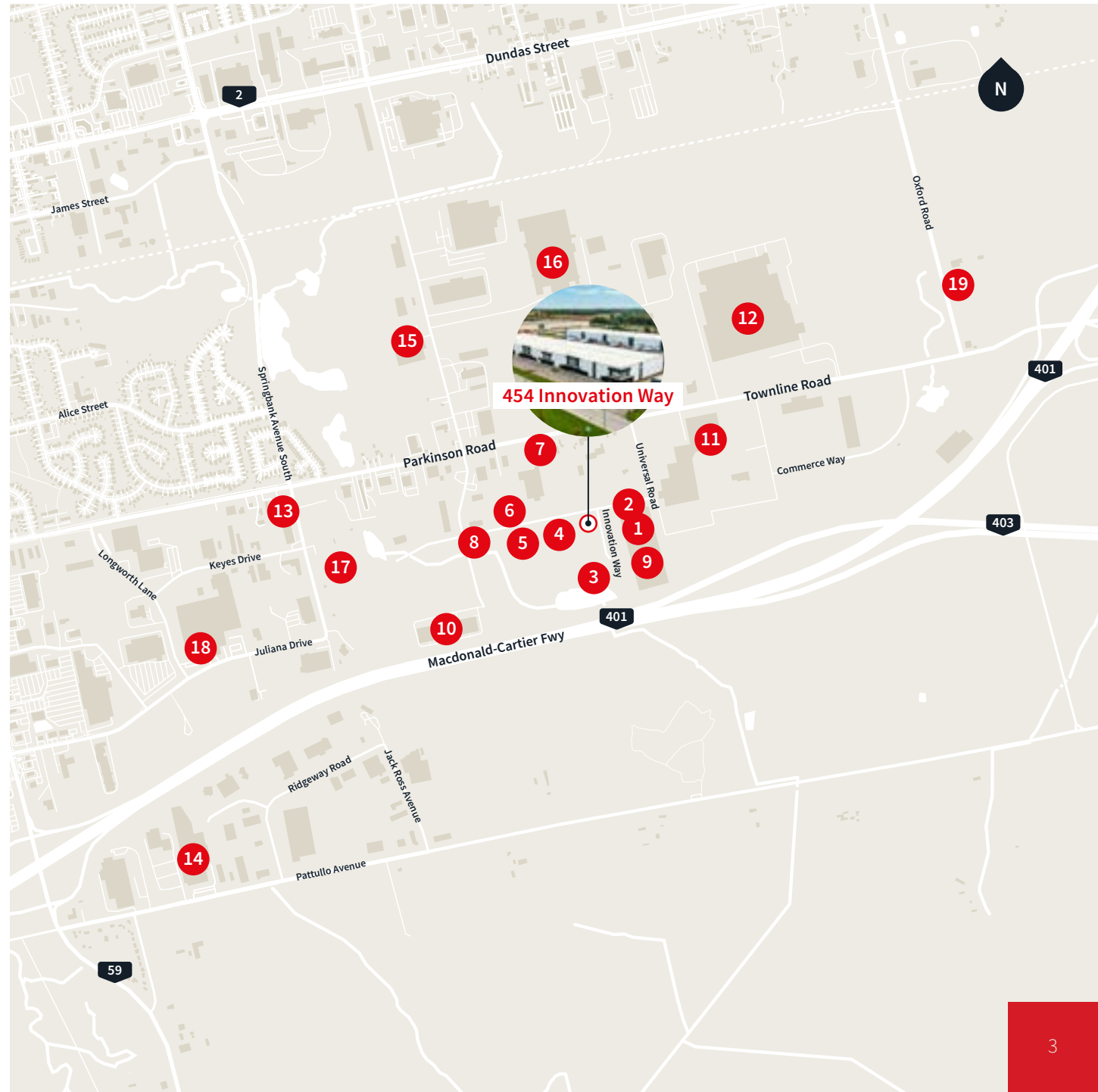


High-Quality Construction

454 Innovation Way offers first-class industrial space with Highway frontage in the growing Woodstock market. This development has just 10,000 sq. ft. available for lease. The site is located less than 4 km west of the Toyota Motor Manufacturing plant and 2.1 km from a Highway 401 on-ramp. This **newly constructed** facility offers a **28' clear height, expansive bays, and one drive-in and two truck-level doors**. Woodstock offers exceptional accessibility and a cost advantage when compared to neighbouring markets in Southwestern Ontario.

Nearby Amenities

- 1 AGCO Parts Distribution Centre
- 2 Lineage Logistics
- 3 Maglin Site Furniture
- 4 Special Event Sales
- 5 Charger Logistics
- 6 IPAC Consulting
- 7 Canada Stampings
- 8 Harman Heavy Vehicle Specialists
- 9 ArcelorMittal
- 10 Ancra International
- 11 Sysco
- 12 General Motors
- 13 Fastenal
- 14 North American Stamping
- 15 Toyota Tsusho Canada
- 16 Toyota Boshoku Canada
- 17 Gunter Transportation
- 18 Vuteq Canada
- 19 Day and Ross Freight



Unit 7

Floorplan

TOTAL AVAILABLE SIZE
10,000 SF

CEILING HEIGHT
28' Clear

BAY SIZE
63' x 40'

LOADING
2 Truck Level, 1 Drive-in

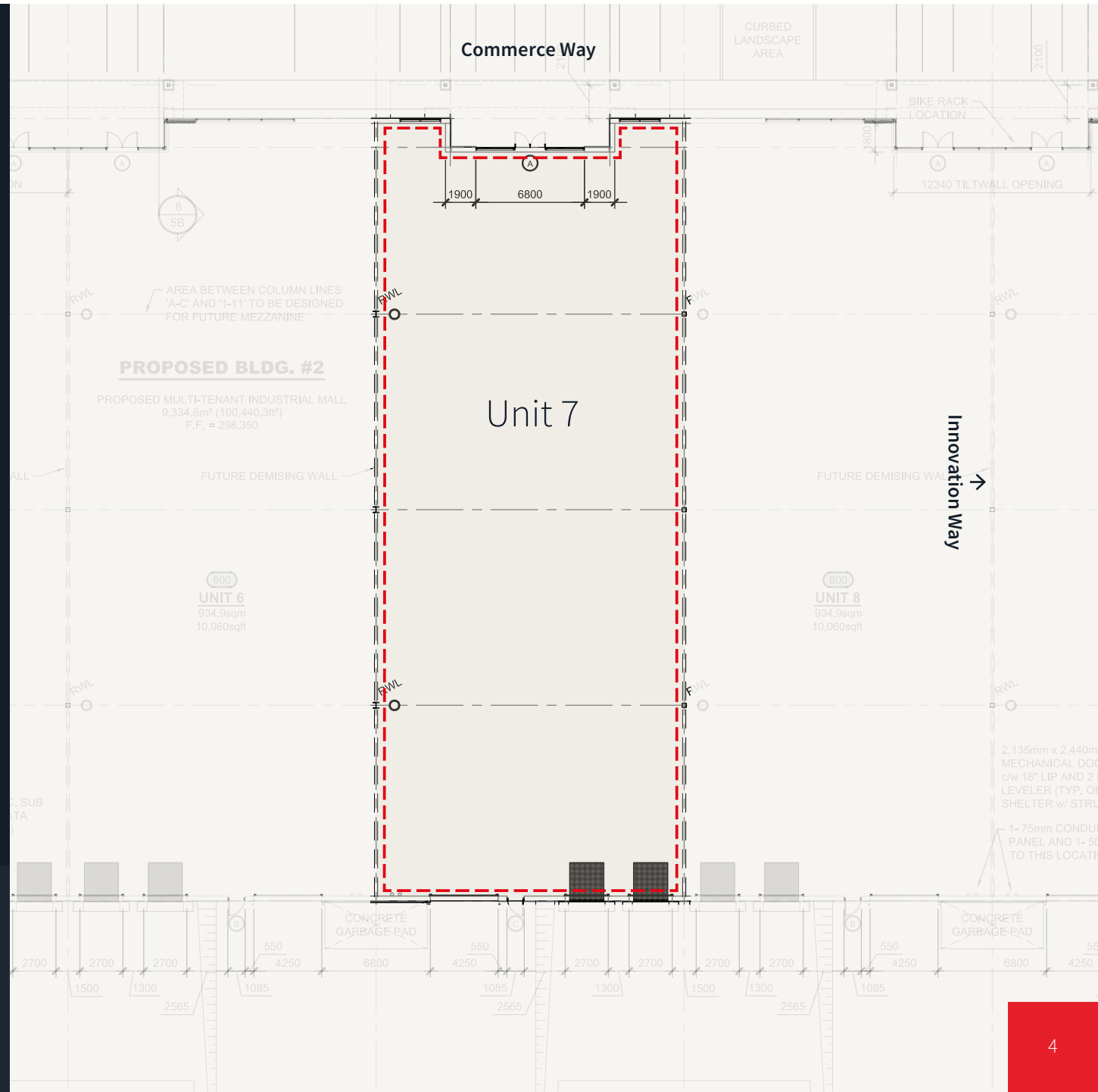
POWER
600V/125A

LIGHTING
T-5 High Efficiency

ZONING
M3

LEASE RATE
\$11.00 psf

TMI
\$3.69



Location Overview

Minutes to Highway 401 & 403

454 Innovation Way is strategically located at the crossroads of Highway 401 and Highway 403, providing unparalleled access throughout Southwestern Ontario, to the Greater Toronto Area (and to several U S border crossings). The property is positioned 115 kilometers southwest of Toronto and 48 kilometers east of London. Woodstock offers a strong local labour force, and there are **2 million residents within a 1-hour commute**. The City has a very strong industrial base and is home to Toyota's 7th North American assembly plant.

KEY DRIVE TIMES



HIGHWAY 401 & 403
4 mins



LONDON, ON
45 mins



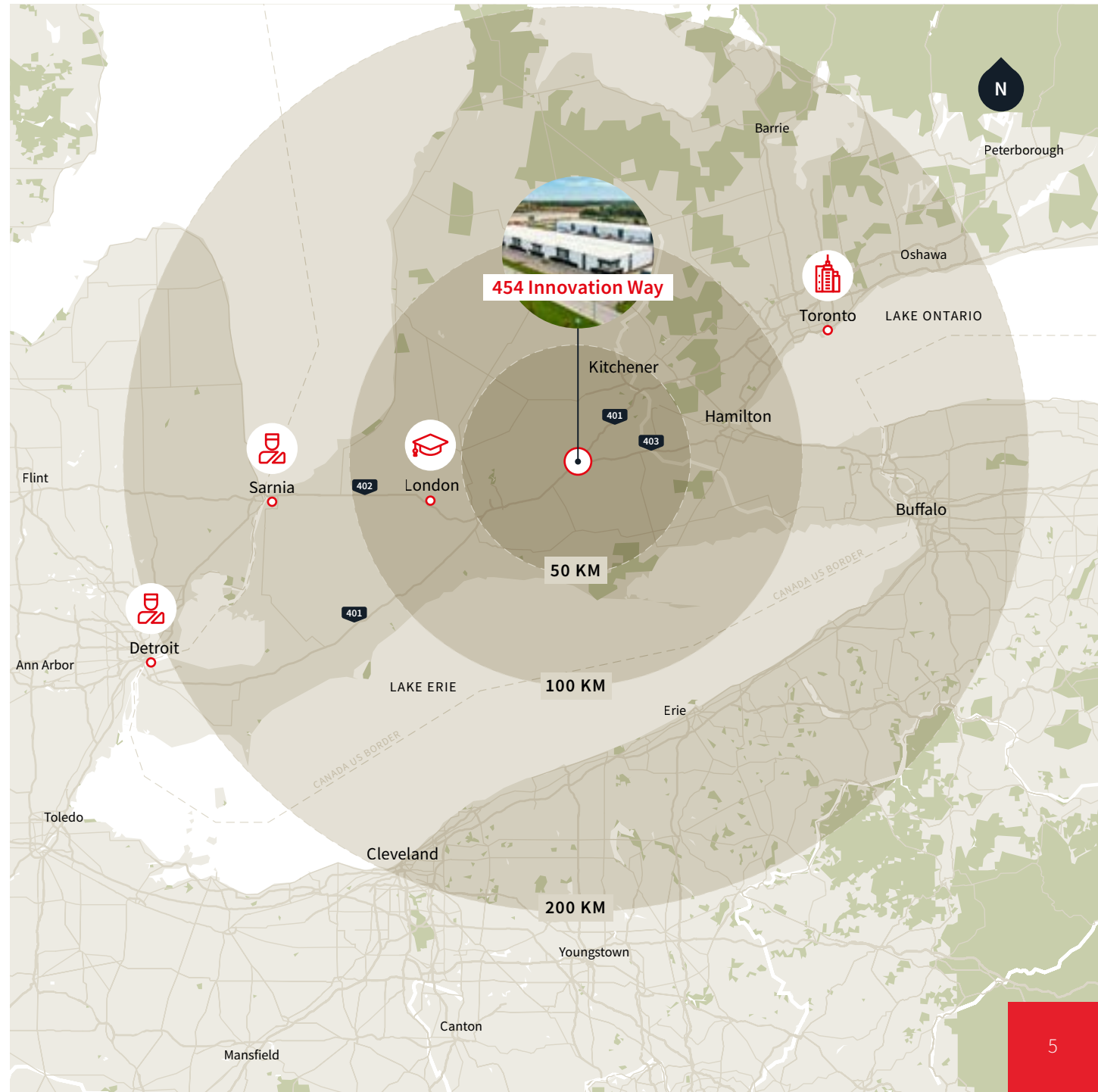
TORONTO, ON
50 mins



SARNIA BORDER CROSSING
1.5 hrs



DETROIT BORDER CROSSING
2.5 hrs





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