

FOR SALE

685598 & 685606  
HIGHWAY 2

WOODSTOCK, ONTARIO

VENDOR FINANCING

SECONDARY PLAN APPROVED



39.4  
TOTAL ACRES

(APPROXIMATELY 30 ACRES DEVELOPABLE)



CUSHMAN &  
WAKEFIELD

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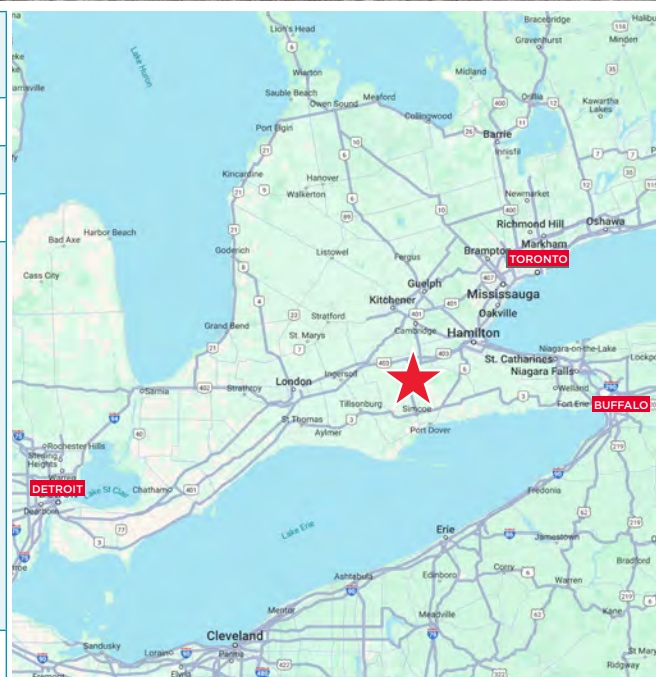


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## 685598 & 685606 HIGHWAY 2, WOODSTOCK



<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

Esso	Tim Hortons	BarBurrito
Petro Canada	Pizza Hut	Pizza Pizza
Wendy's	LCBO	Starbucks
McDonalds		

## CORPORATE NEIGHBORS

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



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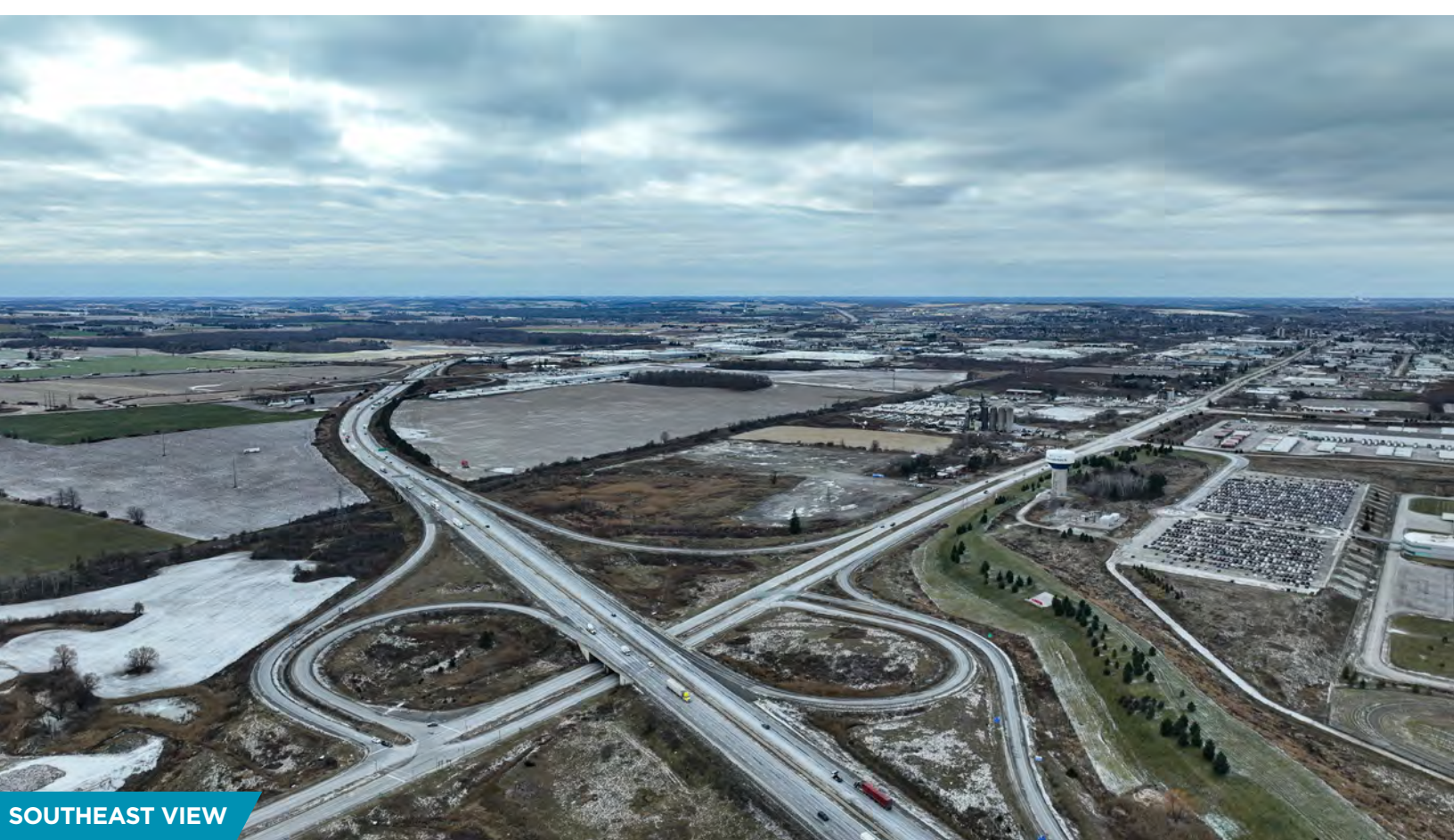
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### LEGEND

#### LAND USE DESIGNATIONS

- TRADITIONAL INDUSTRIAL (387.4ha.)
- BUSINESS PARK (17.9ha.)
- SERVICE COMMERCIAL (22.9ha.)
- FUTURE URBAN GROWTH (13.4ha.)
- ENVIRONMENTAL PROTECTION (17.2ha.)
- ENVIRONMENTAL PROTECTION - AREAS OF FUTURE STUDY

#### ROADS AND SERVICES

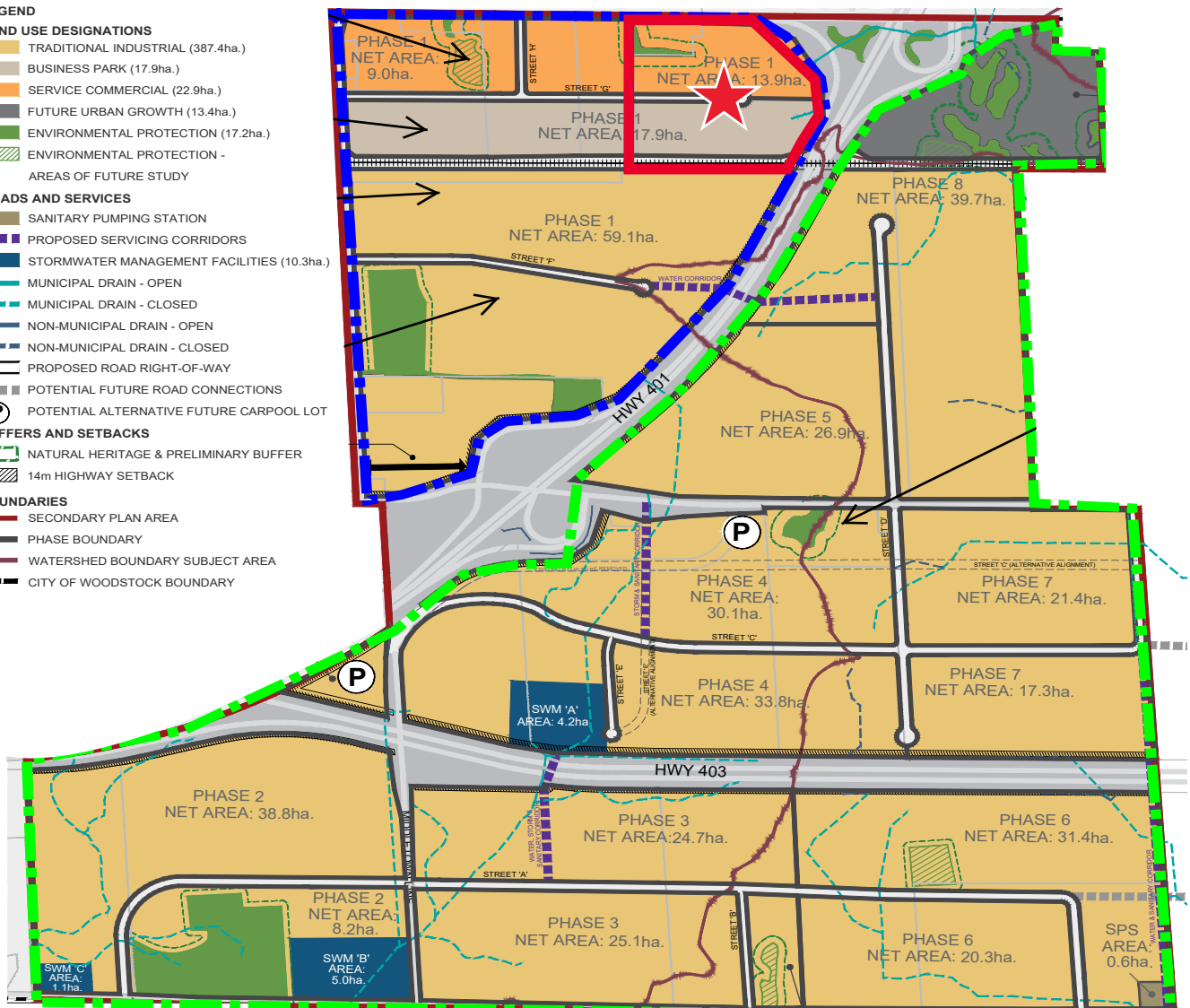
- SANITARY PUMPING STATION
- PROPOSED SERVICING CORRIDORS
- STORMWATER MANAGEMENT FACILITIES (10.3ha.)
- MUNICIPAL DRAIN - OPEN
- MUNICIPAL DRAIN - CLOSED
- NON-MUNICIPAL DRAIN - OPEN
- NON-MUNICIPAL DRAIN - CLOSED
- PROPOSED ROAD RIGHT-OF-WAY
- POTENTIAL FUTURE ROAD CONNECTIONS
- POTENTIAL ALTERNATIVE FUTURE CARPOOL LOT

#### BUFFERS AND SETBACKS

- NATURAL HERITAGE & PRELIMINARY BUFFER
- 14m HIGHWAY SETBACK

#### BOUNDARIES

- SECONDARY PLAN AREA
- PHASE BOUNDARY
- WATERSHED BOUNDARY SUBJECT AREA
- CITY OF WOODSTOCK BOUNDARY



## 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.

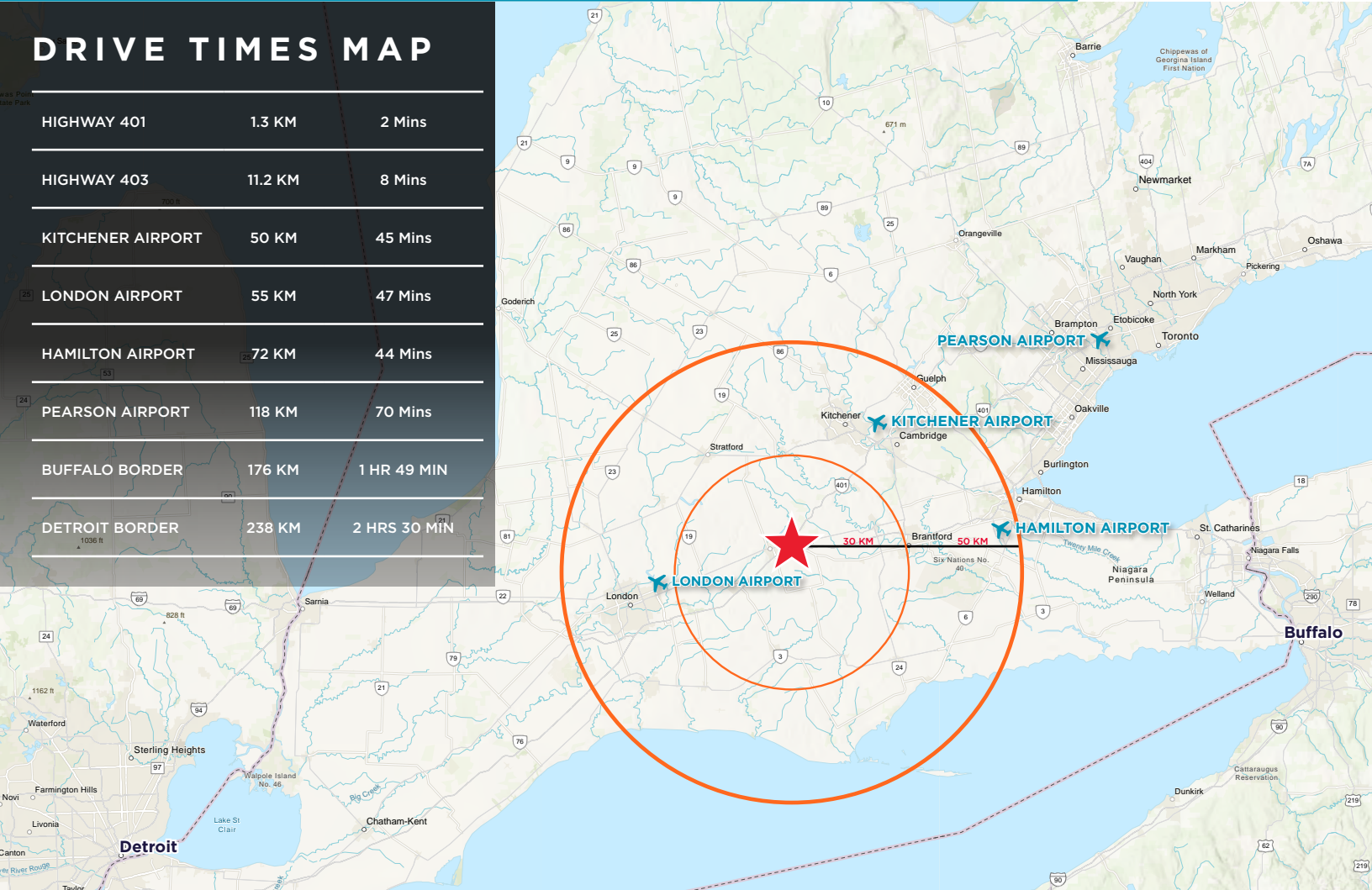
[CLICK HERE FOR WOODSTOCK LAND USE POLICIES](#)

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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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