

INTRODUCING WEST OXFORD INDUSTRIAL PARK

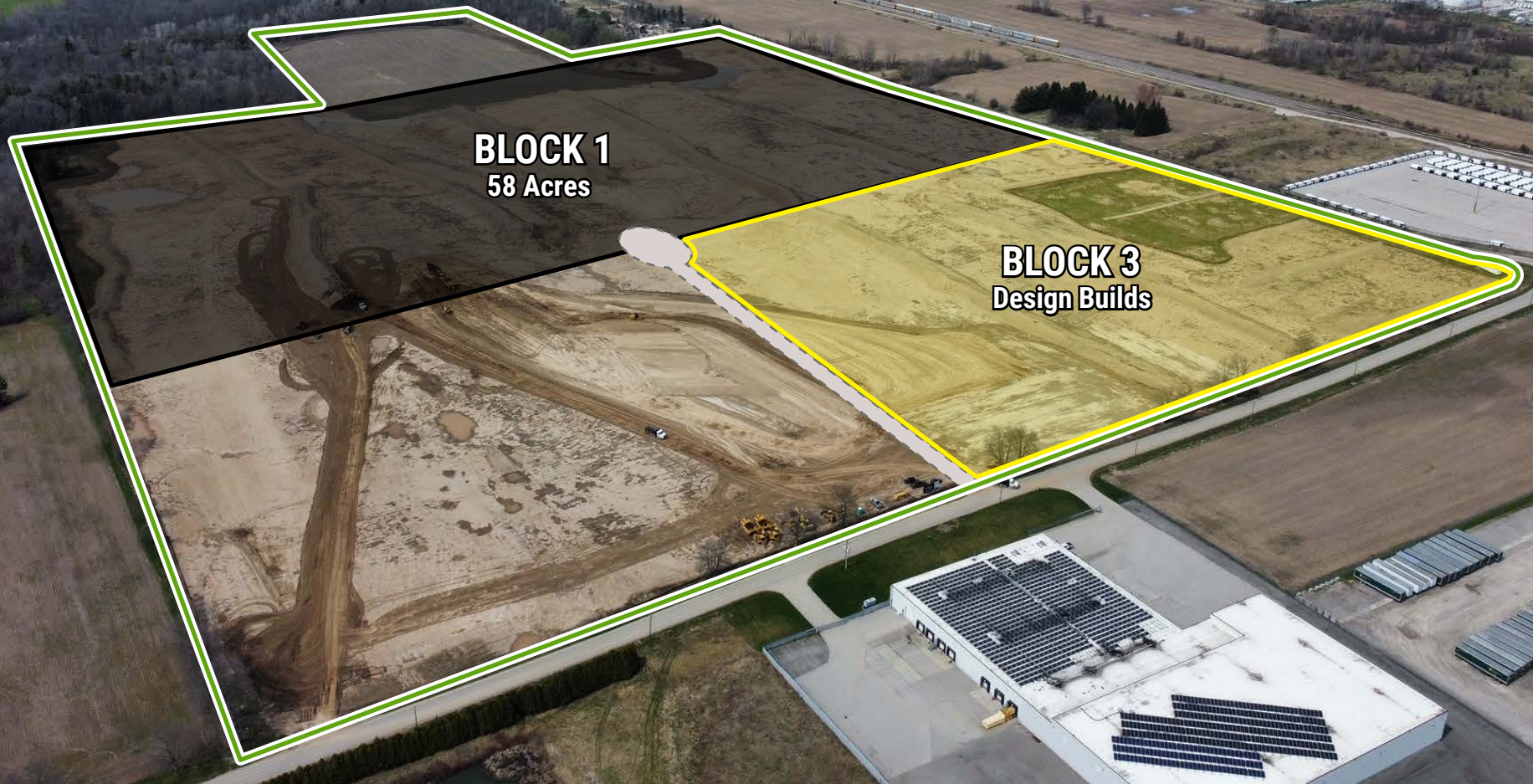


WEST OXFORD
INDUSTRIAL PARK

DESIGN BUILD OPTIONS FROM 60,000 TO 272,000 SQ. FT. | FOR SALE & LEASE

58 Acre Block Available For Sale | Ability to Divide the Block

Site Work Underway | 274171 Wallace Line, Ingersoll, ON



BLOCK 1
58 Acres

BLOCK 3
Design Builds

Ted Overbaugh**
Senior Vice President
+1 519 340 2309
ted.overbaugh@cbre.com

Zach Van Louwe*
Senior Sales Associate
+1 519 340 2321
zachary.vanlouwe@cbre.com



CBRE



WEST OXFORD
INDUSTRIAL PARK

WELCOME TO WEST OXFORD INDUSTRIAL PARK

The West Oxford Industrial Park is the newest industrial development in Oxford County offering new design build options ranging from 60,000 to 272,000 Sq. Ft. and a pad ready development site of 58 acres that could be divided. Site work is underway with servicing and earth works being completed in 2024.

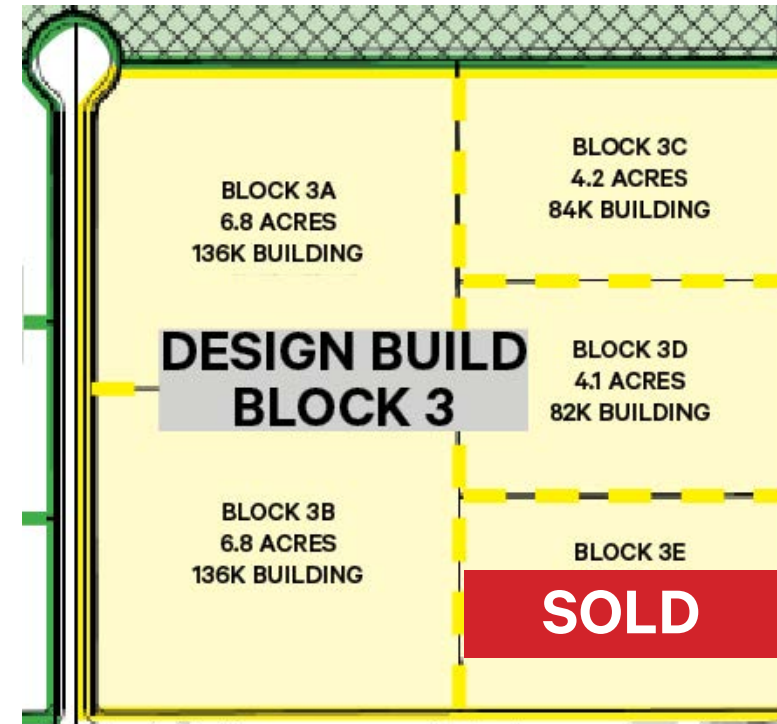
Strategically located along Highway 401, in the manufacturing heart of Southwestern Ontario, this Park offers scale, speed to market, highway accessibility, and a hardworking regional labour base. This development is located directly next to GM's Bright Drop Facility, the first commercial EV plant in Canada. Ingersoll's business friendly environment includes a fast and easy SPA process, \$0 development charges, and a property tax incentive program.

Offering Design Build Options, Flexibility, and Quick Development Approvals

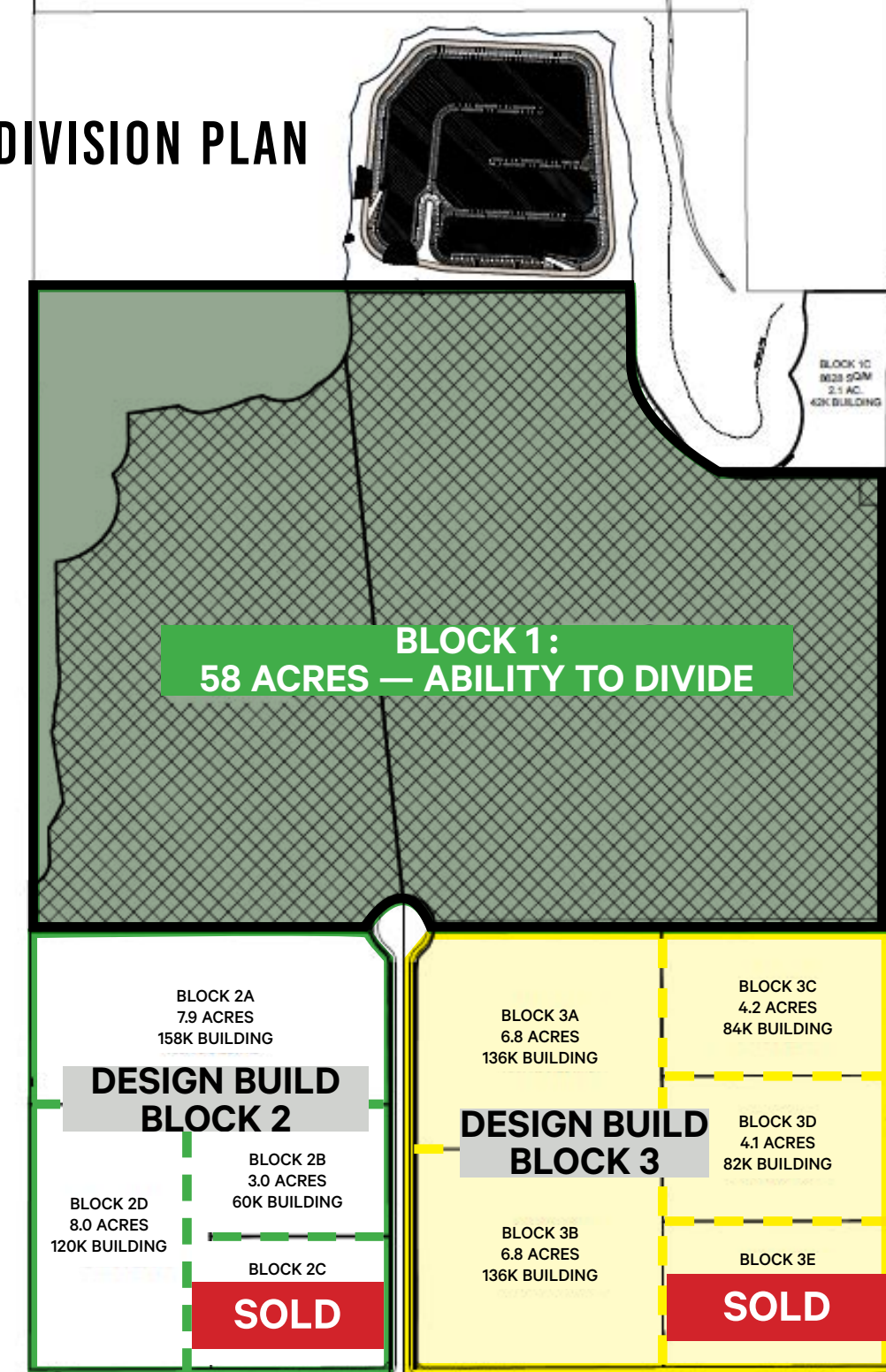
PROPERTY DETAILS

DESIGN BUILD BLOCK 3

BLOCK 3A	SITE SIZE	6.8 Acres
	BUILDING SIZE	136,000 Sq. Ft.
BLOCK 3B	SITE SIZE	6.8 Acres
	BUILDING SIZE	136,000 Sq. Ft.
BLOCK 3C	SITE SIZE	4.2 Acres
	BUILDING SIZE	84,000 Sq. Ft.
BLOCK 3D	SITE SIZE	4.1 Acres
	BUILDING SIZE	82,000 Sq. Ft.
BLOCK 3E	SITE SIZE	4.1 Acres
	BUILDING SIZE	82,000 Sq. Ft.



SUBDIVISION PLAN



[CLICK HERE TO VIEW FULL SUBDIVISION PLAN](#)

Site Improvements Completed

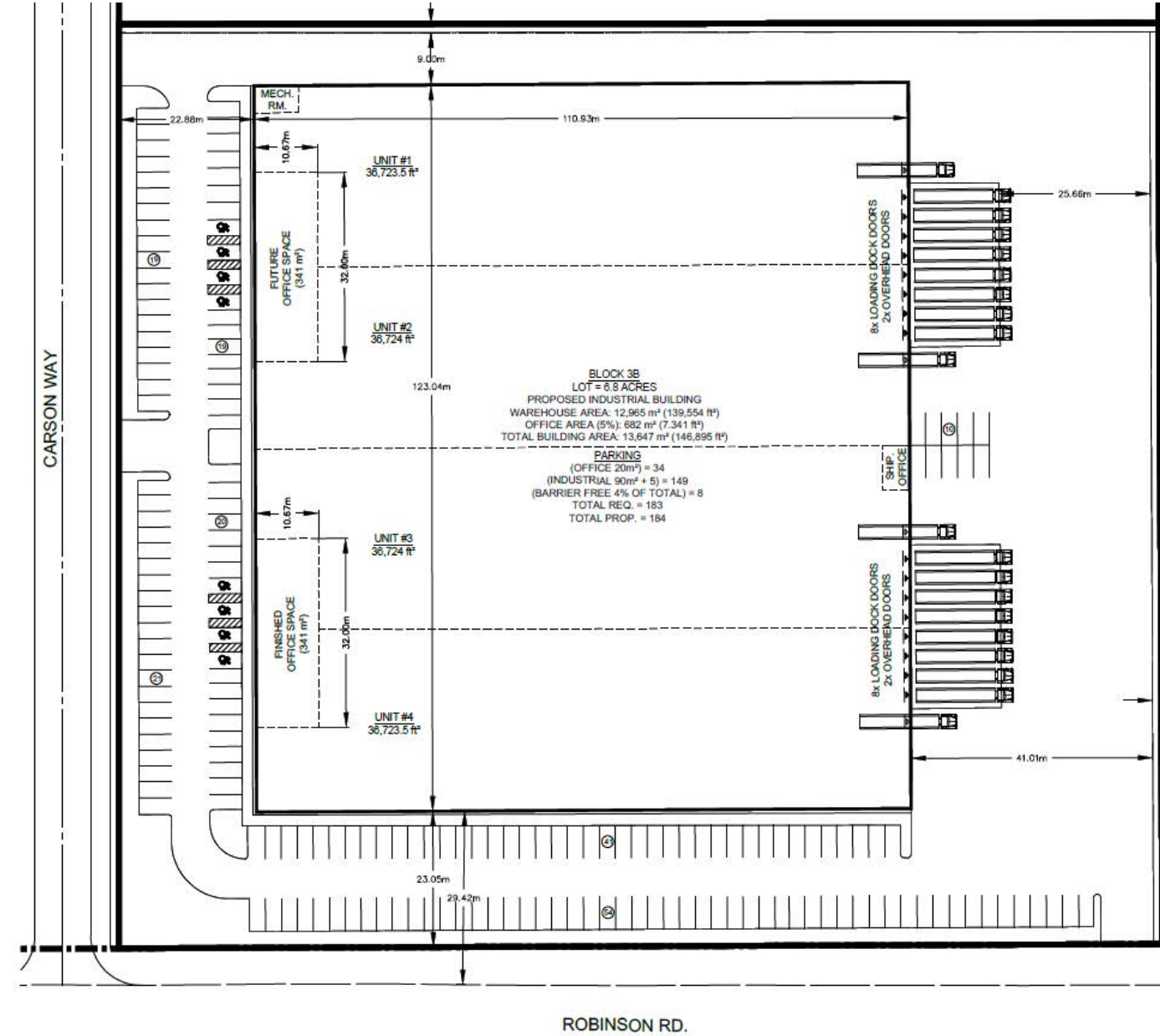
- Servicing infrastructure has been stubbed to the property line for future connections
- All blocks are pad ready balanced sites with a designed subgrade level to minimize quantities of imported and exported material
- 2" steel gas main to permit maximum volumes to individual blocks
- Ability to merge blocks to obtain necessary space for desired building
- All quantity and quality control has been accounted for at the subdivision level when staying within the design parameters of the storm water management report and drawings
- A traffic impact study was conducted to permit two entrances for each individual block to assist in the support of the Site Plan Approval process
- All other necessary studies and reports have been completed on site to minimize development timeline

- Oxford County's newest industrial park under development
- Part of a larger 144 acre industrial subdivision
- Design builds available with lots ranging from 4-11 acres with buildings from 60,000 to 272,000 Sq. Ft.
- Sale and Lease options considered
- Ready for construction Fall 2024
- Fast planning and approval process in Ingersoll
- **Tremendous cost savings available with Ingersoll's \$0 Development Charges and 10 year Tax Incentive Program**
- Buildings can be customized to suit needs
- Quick Highway 401 access from major interchange
- Located next to CAMI Plant, GM's Production Facility for its Bright Drop EV Delivery Vehicle
- Located in the heart of Southwestern Ontario's manufacturing hub between London, Woodstock and 1 hour to the GTA and GGH
- 43 Kilometers/25 Minutes to new Volkswagen Battery Plant in St. Thomas
- Highly skilled labour force located in the region

SITE CONCEPTS

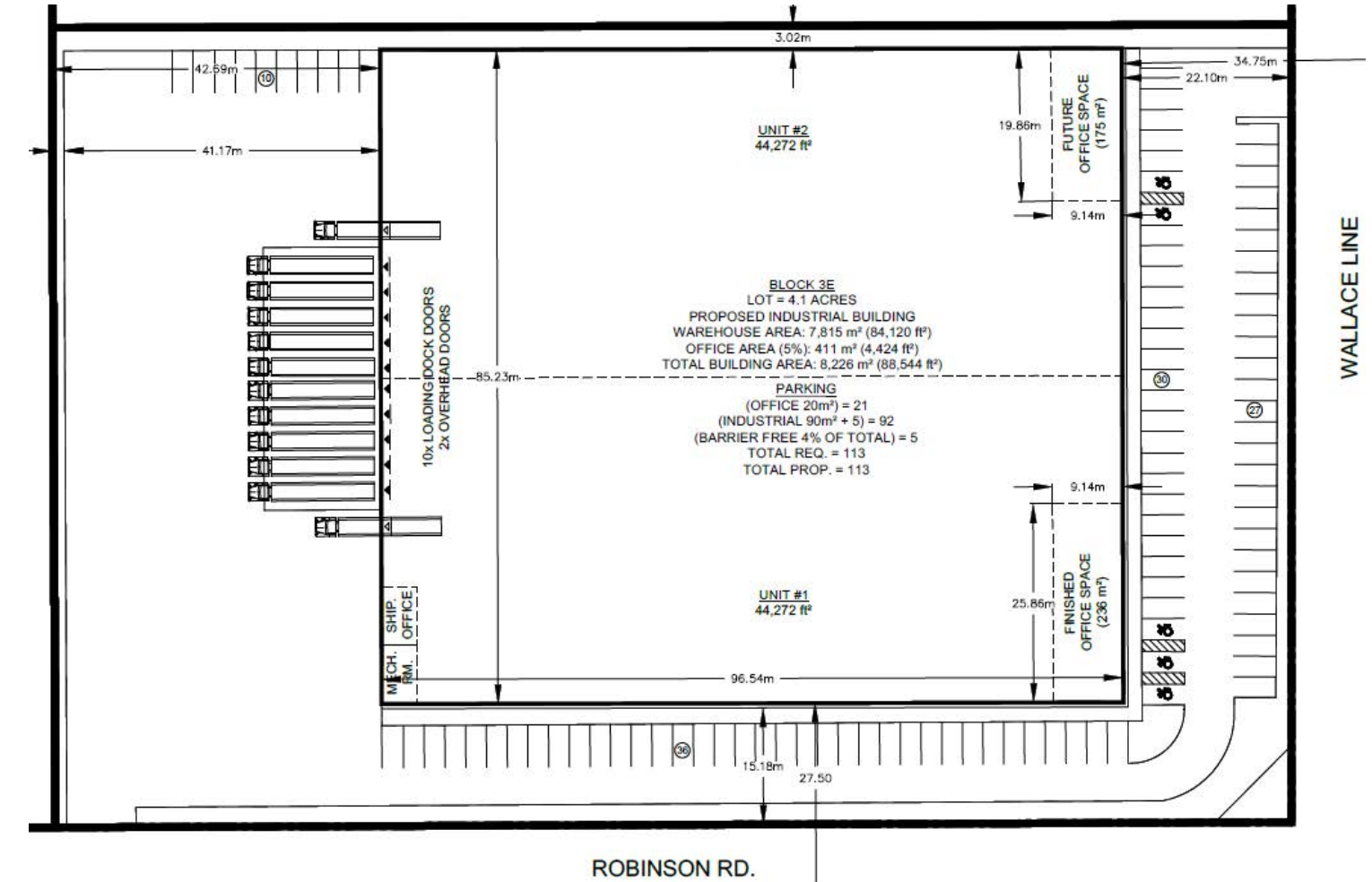
BLOCK 3B

146,895 SF
on 6.8 Acres



BLOCK 3D

88,544 SF
on 4.1 Acres



* Plans are not Final and Subject to Change



PAST 214 PROJECTS



[CLICK HERE TO VIEW INTERACTIVE MAP](#)



LOCATION ADVANTAGE

Ingersoll, Ontario is located in the heart of Oxford County, between London, Kitchener-Waterloo, and Brantford. Oxford County has become a growing market as a result of affordable housing and proximity to major centres, while being located right along the major transportation route of Highway 401. The county draws from a large regional labour force which has a large manufacturing and agricultural base.

Corporate neighbours include General Motors Cami Plant, DOT Foods, Lineage Logistics, Atlantic Packaging, IMT and more. Tenants can benefit from the affordability compared to major markets in the area, a strong labour base, and proximity to Highway 401 and two major interchanges.

Oxford County region is within close proximity of the London and Kitchener-Waterloo corridor via Highway #401. This hosts an expansive opportunity to delve within both cities advanced manufacturing and e-commerce warehousing. The site is a short distance to multiple points of entry to the United States.

HIGHLIGHTS

- 5 major US border crossings within 200 km
- 5 significant airports within 150 km including Hamilton Airport, a 24/7 Cargo Terminal

DRIVE TIMES

London	28 km • 17 mins
Waterloo Region	59 km • 33 mins
Hamilton	83 km • 45 mins
Milton	104 km • 57 mins
GTA	124 km • 1 hr, 7 mins
London International Airport	30.4 km • 24 mins
Pearson International Airport	138 km • 1 hr, 16 mins
Canada/USA Border Crossing (Niagara)	167 km • 1 hr, 48 mins
Canada/USA Border Crossing (Windsor-Detroit)	218 km • 2 hr, 20 mins

DEMOGRAPHICS

WITHIN 10KM

POPULATION **20,409**

LABOUR FORCE **16,427**

MEDIAN AGE **40.2**

WITHIN 20KM

POPULATION **88,324**

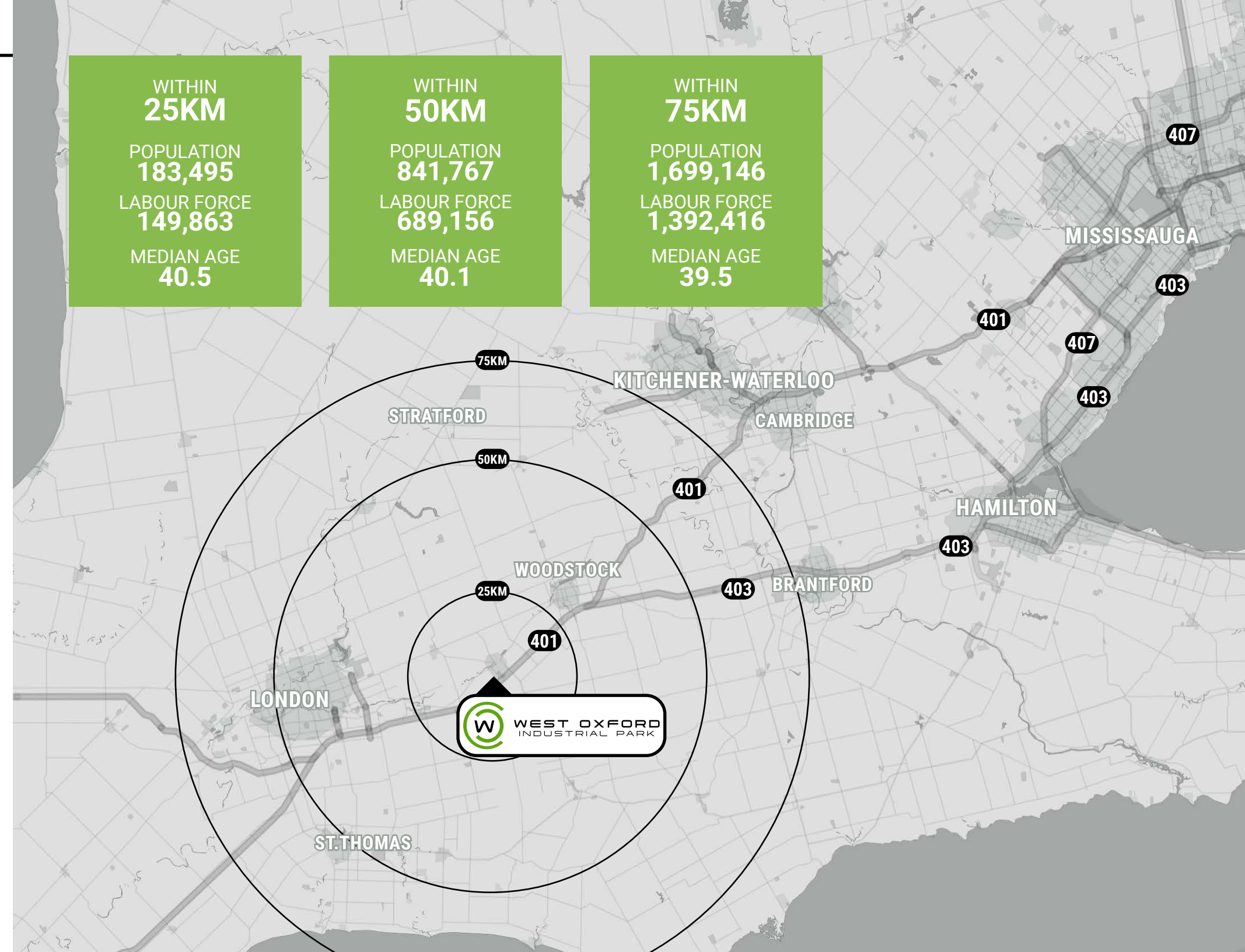
LABOUR FORCE **71,635**

MEDIAN AGE **41.4**

TALENT DELIVERED

- Ideally located along the Highway #401 corridor with the ability to access and draw from a large labour pool in the surrounding regions and towns
- Oxford County seeing tremendous growth driven by affordability and proximity to major centres
- A local major road network of arterial roads and two Highway #401 interchanges
- Population of 841,767 people within a 50km radius of the site
- Home to 2,789 manufacturing employees

MAJOR EMPLOYMENT SECTORS





2.5KM TO HWY #401

TO TORONTO

HIGHWAY #401

TO WINDSOR

Located directly next to Canada's first EV plant, producing the GM Bright Drop vehicle.



WEST OXFORD INDUSTRIAL PARK

214 Carson Co. is a local industrial development group focused on industrial builds in the 20,000 to 200,000 Sq. Ft. size range. 214 has in-house design, project management, site work and servicing work, construction management, facilities and property management personnel which help control the building process and the ongoing building management. 214 takes a hands-on approach to construction and building delivery, working closely with its Tenants to ensure it meets all expectations and timelines. 214 has a commitment to building functional and efficient buildings, and to provide excellent tenant service to its clients. 214 has a strong development pipeline owning lands throughout the region, building approximately 300,000 to 400,000 SF each year.

Many companies such as Rawlings, Home Depot US, IPEX, have selected other 214 projects for their industrial property needs. 214 has proven to be innovative and efficient in their process, design and delivery of newly constructed industrial buildings, meeting clients expectations and timelines.

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Contact Us

Ted Overbaugh**

Senior Vice President

+1 519 340 2309

ted.overbaugh@cbre.com

Zach Van Louwe*

Senior Sales Associate

+1 519 340 2321

zachary.vanlouwe@cbre.com

CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | *Sales Representative, **Broker

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