



WEST OXFORD
INDUSTRIAL PARK

INTRODUCING WEST OXFORD INDUSTRIAL PARK

FOR SALE & LEASE: 88,640 SF | BLOCK 8

274171 WALLACE LINE | INGERSOLL, ON



CONTACT US:

Ted Overbaugh**

Senior Vice President

+1 519 340 2309

ted.overbaugh@cbre.com

Zach Van Louwe*

Associate Vice President

+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 build options ranging from 60,000 to 1,000,000 Sq. Ft. and a pad ready development site of 56.2 acres that could be divided. Site work is underway with foundation prep starting this Spring.

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 and minimal development charges.

Offering New Build Options, Flexibility, and Quick Development Approvals

BUILDING SPECIFICATIONS

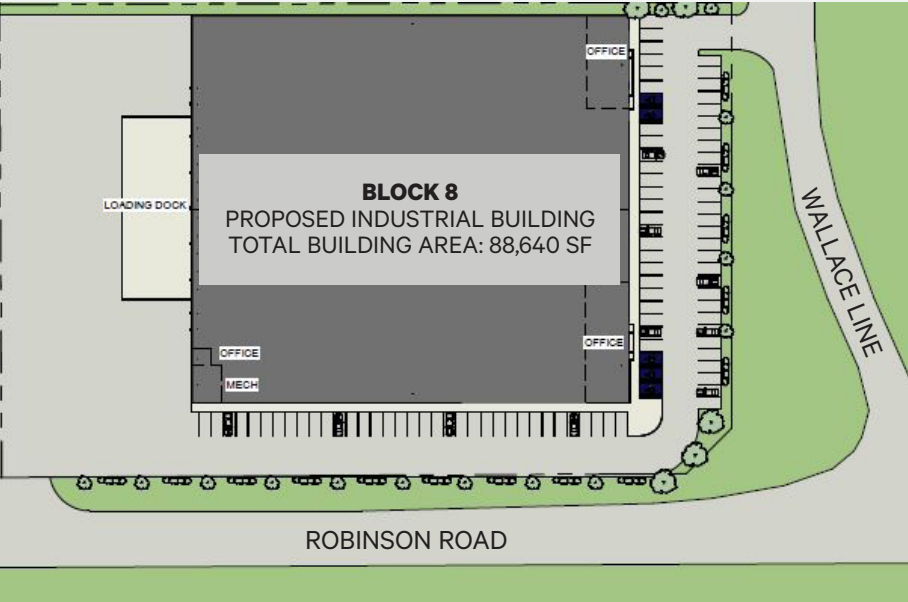
BLOCK 8	
SITE SIZE	4.1 Acres
BUILDING SIZE	88,640 SF
DIVISIBLE TO	±44,320 SF
OFFICE	3-5%
SHIPPING	10 Truck Level, 2 Drive-In Doors
CLEAR HEIGHT	* ±32'
POWER	800 Amps / 600 Volts
ZONING	MG-9 General Industrial
CONSTRUCTION TIMELINE	Commencing Early 2025 Expected Delivery Q1 2026

*Building is a sloped roof design and warehouse clear heights vary, speak to listing agent and refer to plans

New Construction ±88,640 SF on 4.1 Acres

- Ability to Work With Developer to Customize the Facility
- 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
- Asking Rate: Contact Listing Agents
- Estimated TMI: \$3.25

SITE PLAN



BUILDING FEATURES:

- Large Shipping Court with Concrete Shipping Apron
- Ability to Fully Secure Shipping Area
- LED Motion Sensored Lighting
- ESFR Sprinkler System
- Turnkey Office Build Out
- Efficiencies and Warranties of a New Build



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
- Access to CP, CN, Ontario Southland and VIA Rail

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

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
- 6,041 manufacturing jobs within 30 minutes of Ingersoll

MAJOR EMPLOYMENT SECTORS

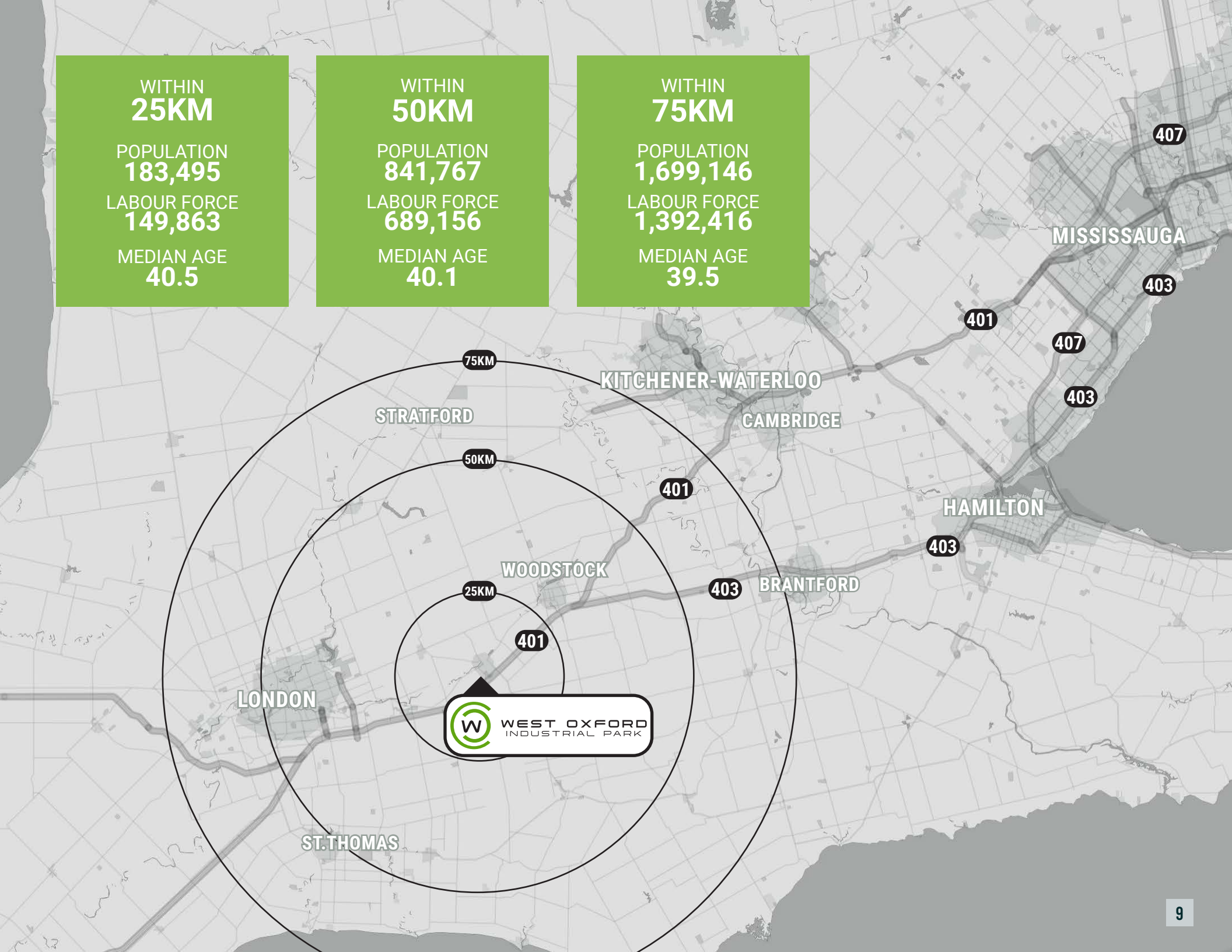
 **37.9%**
MANUFACTURING

 **8.1%**
HEALTH CARE

 **8.8%**
RETAIL & TRADE

 **7.0%**
HOSPITALITY

FOR SALE & LEASE





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 25,000 to 250,000 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

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

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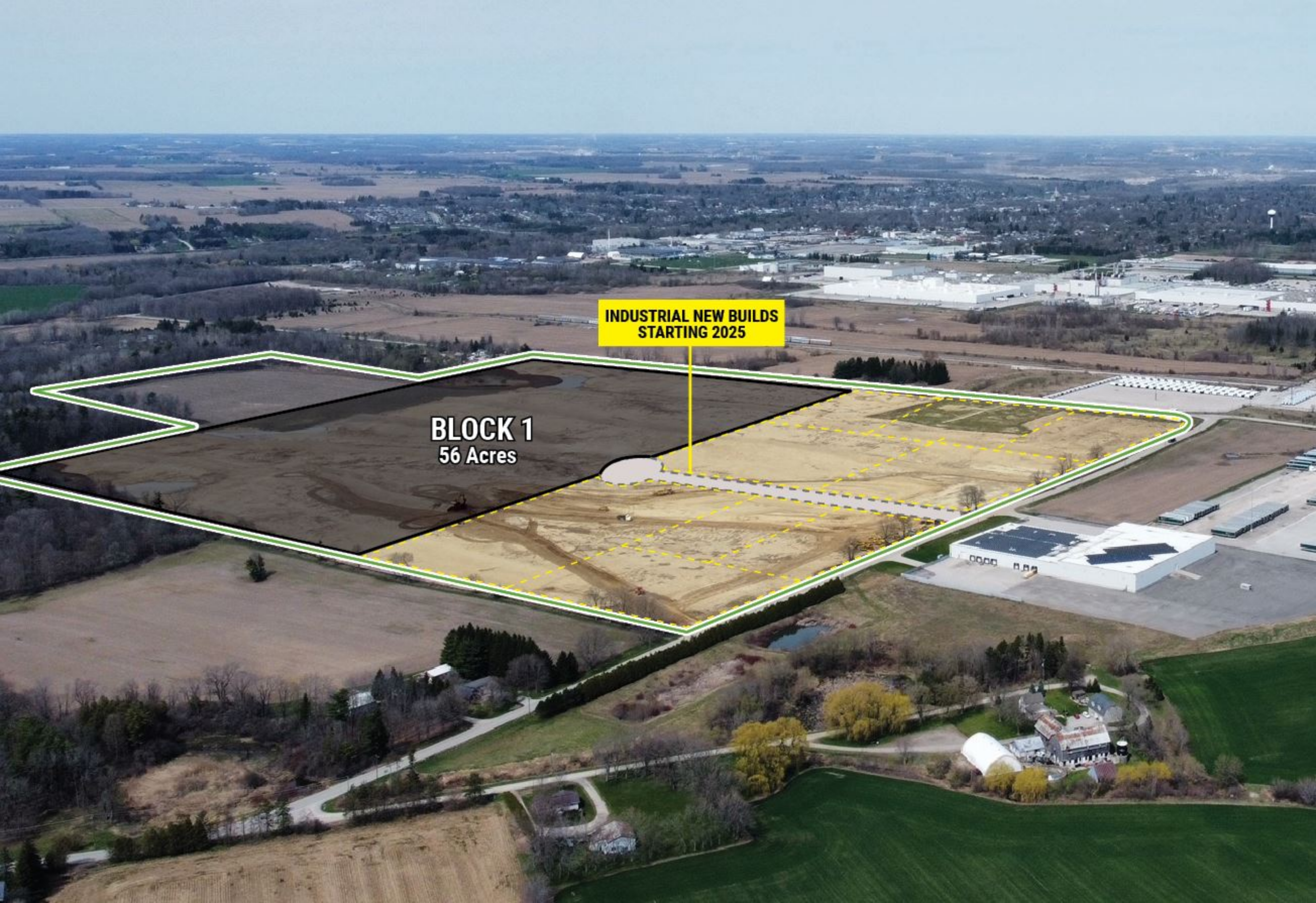


CBRE



SIGNAGE

SIGNAGE



**INDUSTRIAL NEW BUILDS
STARTING 2025**

BLOCK 1
56 Acres

EXISTING WOOD LOT
ENVIRONMENTAL
PROTECTION AREA

SWMF POND
CONSTRUCTED WETLAND

EX. RESIDENTIAL

EXISTING
WOOD LOT

FUTURE
INDUSTRIAL
AREA

20 ACRES

BLOCK 2
158,000 SF

BLOCK 3
120,000 SF

BLOCK 4
60,000 SF

BLOCK 5
64,337 SF

BLOCK 7
136,000 SF

BLOCK 6
146,289 SF

BLOCK 9&10
166,000 SF

BLOCK 8
88,640 SF

CARSON WAY

WALLACE LINE

ROBINSON ROAD