

INTRODUCING WEST OXFORD INDUSTRIAL PARK

SITE WORK SET TO COMMENCE EARLY 2023



WEST OXFORD
INDUSTRIAL PARK

SOUTHWESTERN ONTARIO'S PREMIER INDUSTRIAL CAMPUS

PRIMARY 58 ACRE BLOCK AVAILABLE FOR SALE

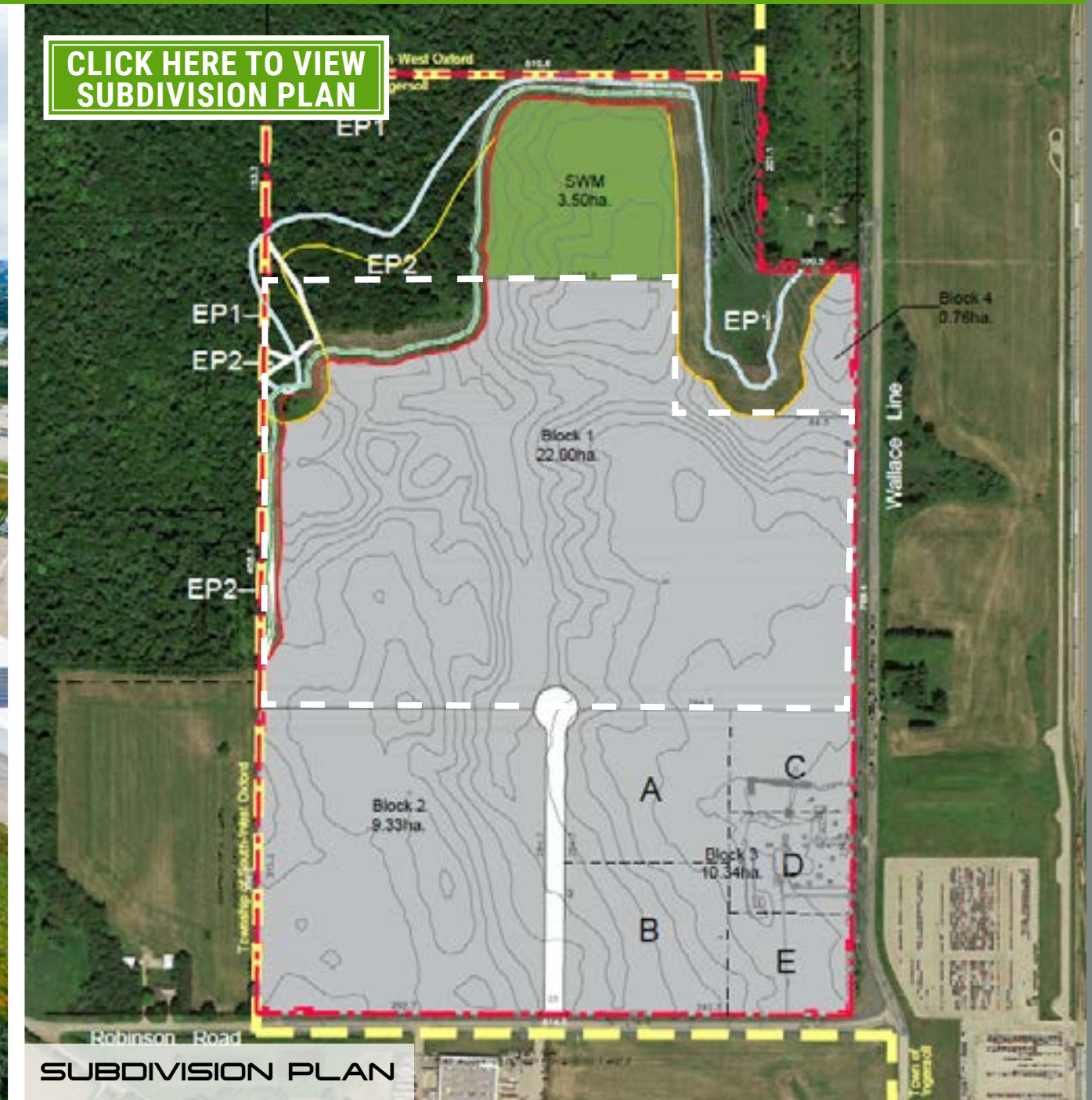
274171 Wallace Line | Ingersoll, ON



CBRE

SITE FEATURES

- Primary 58 acre block to be sold Pad Ready
- Part of a larger 144 acre industrial subdivision
- Site can be sold Pad Ready with servicing, SWM pond, zoning and site work in place ready for construction
- Block 1 can accommodate approximately 1,100,000 SF build
- Industrial zoning approval expected January 2023 and site work to commence the same month
- Ready for construction Fall 2023
- Take advantage of \$0 Development Charges and a 10 year Tax Incentive Program
- Located in the heart of Southwestern Ontario's manufacturing hub between London, Woodstock and 1 hour to the GTA and GGH
- Quick Highway 401 access from major interchange
- Located next to CAMI Plant, GM's Production Facility for its Bright Drop EV Delivery Vehicle
- Highly skilled labour force located in the region

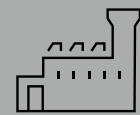


DYNAMIC LABOUR POOL

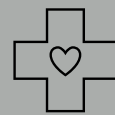
TALENT DELIVERED

- 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 839,295 people within a 50km radius of the site
- Home to 2,789 manufacturing employees

MAJOR EMPLOYMENT SECTORS



28.9%
MANUFACTURING



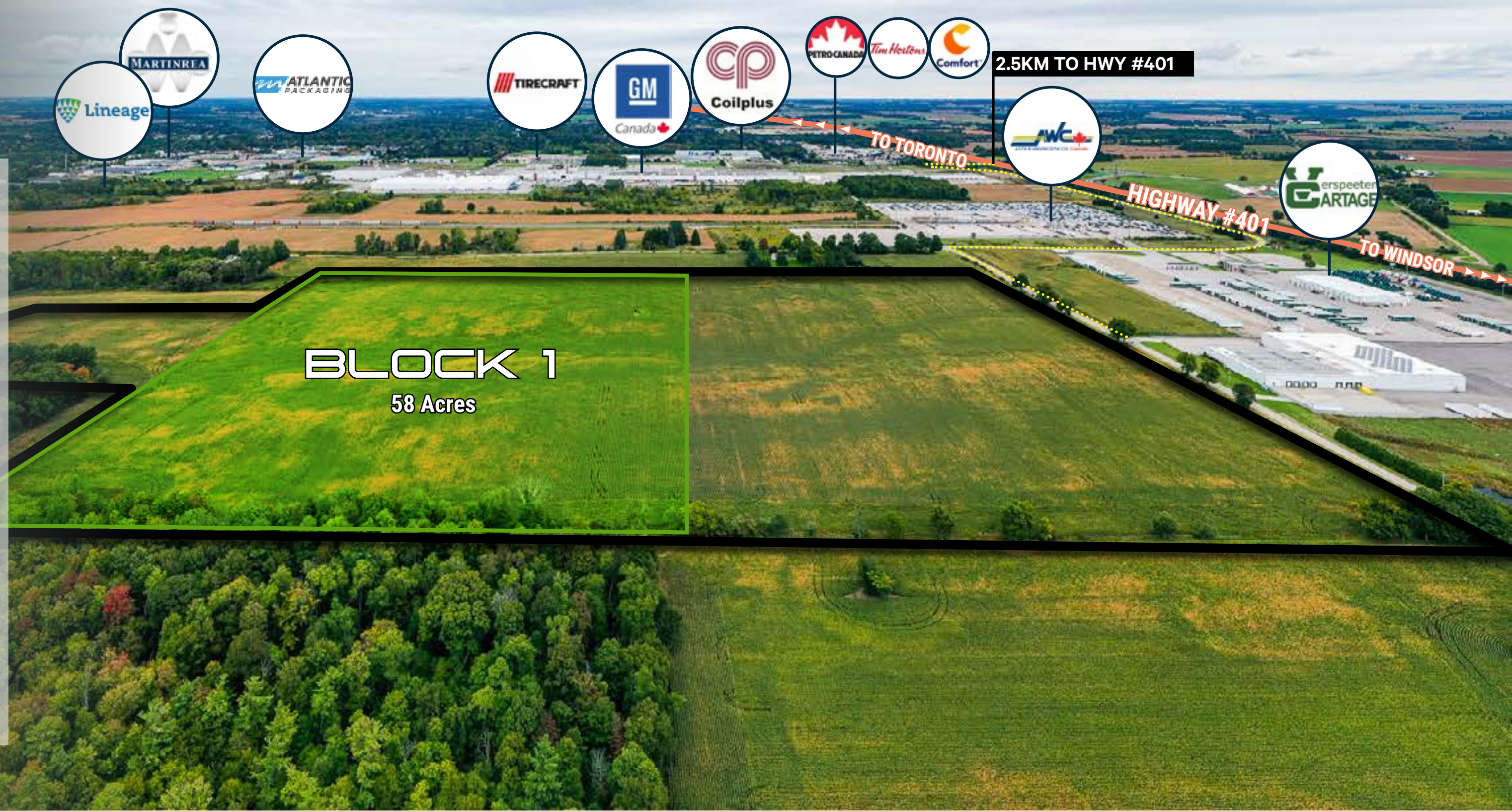
10.4%
HEALTH CARE



9.3%
RETAIL & TRADE



7.0%
HOSPITALITY



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	48.1km • 34 mins
Waterloo Region	60.1 km • 37 mins
GTA	135 km • 1 hr, 21 mins
London International Airport	30.4 km • 24 mins
Pearson International Airport	139 km • 1 hr, 33 mins
Canada/USA Border Crossing (Port Huron)	138 km • 1 hr, 21 mins
Canada/USA Border Crossing (Niagara)	167 km • 1 hr, 48 mins
Canada/USA Border Crossing (Windsor-Detroit)	218 km • 2 hr, 20 mins

25KM

POPULATION

160,055

LABOUR FORCE

130,579

MEDIAN AGE

41.1

50KM

POPULATION

839,295

LABOUR FORCE

686,243

MEDIAN AGE

40.0



DEVELOPER

214 Carson Co



214 Carson Co is a vertically integrated real estate development company with a focus on industrial construction and land development across Midwestern Ontario markets. 214 takes lands through the full land entitlement and development cycle of planning, engineering to a mature development ready state. Their hands on approach means working closely with local municipalities and consultants to bring sites to life. The full services nature of their team, focuses on development and construction of mid sized industrial along major highways in the 30,00,000 - 250,000 SF size range.

Contact Us

Ted Overbaugh**

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

Zach Van Louwe*

Sales Representative
+1 519 340 2321
zachary.vanlouwe@cbre.com



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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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