

INTRODUCING WEST OXFORD INDUSTRIAL PARK



WEST OXFORD
INDUSTRIAL PARK

INDUSTRIAL NEW BUILDS FROM 60,000 TO 1,000,000 SQ. FT. | FOR SALE & LEASE

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

Site Work Underway | 274171 Wallace Line, Ingersoll, ON



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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.

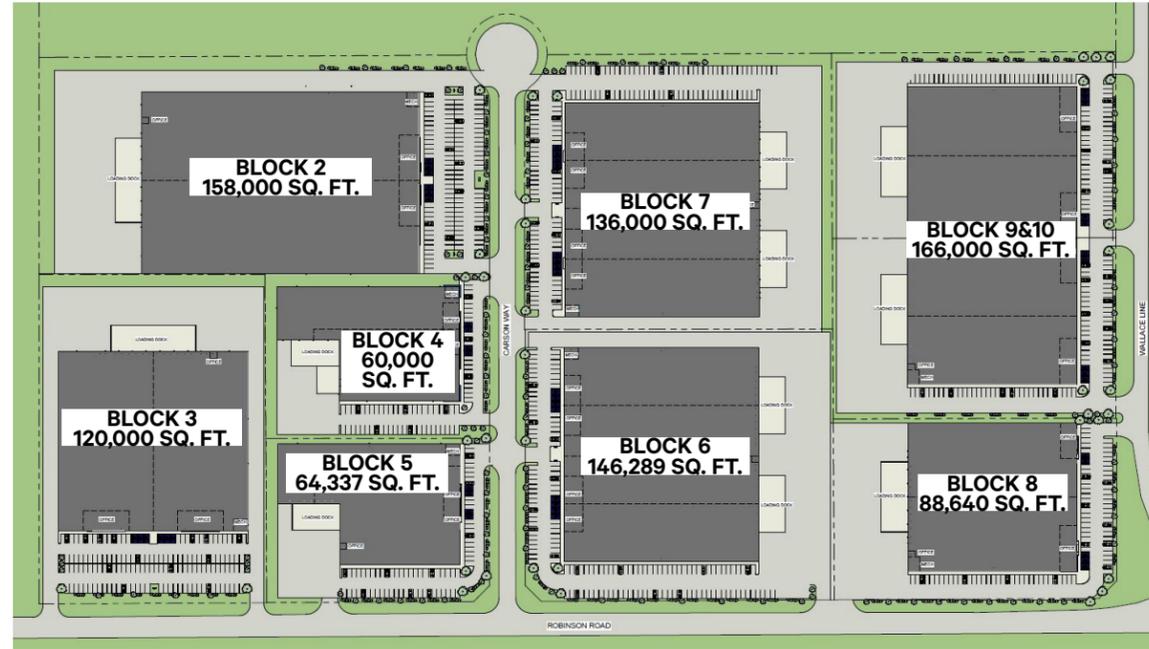
Strategically located along Highway 401, in the manufacturing heart of Southwestern Ontario, this Park offers scale, speed to market, highway accessibility, and a hardworking regional labour base. This development is located directly next to GM's Bright Drop Facility, the first commercial EV plant in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

Offering Design Build Options, Flexibility, and Quick Development Approvals



PROPERTY DETAILS

BLOCK 2	7.9 Acres 158,000 Sq. Ft.
BLOCK 3	6 Acres 120,000 Sq. Ft.
BLOCK 4	2.9 Acres 60,000 Sq. Ft.
BLOCK 5	3 Acres 64,337 Sq. Ft.
BLOCK 6	6.8 Acres 146,289 Sq. Ft.
BLOCK 7	6.8 Acres 136,000 Sq. Ft.
BLOCK 8	4.1 Acres 88,640 Sq. Ft.
BLOCK 9 & 10	8.47 Acres 166,000 Sq. Ft.



BLOCK PLAN



Site Improvements Completed

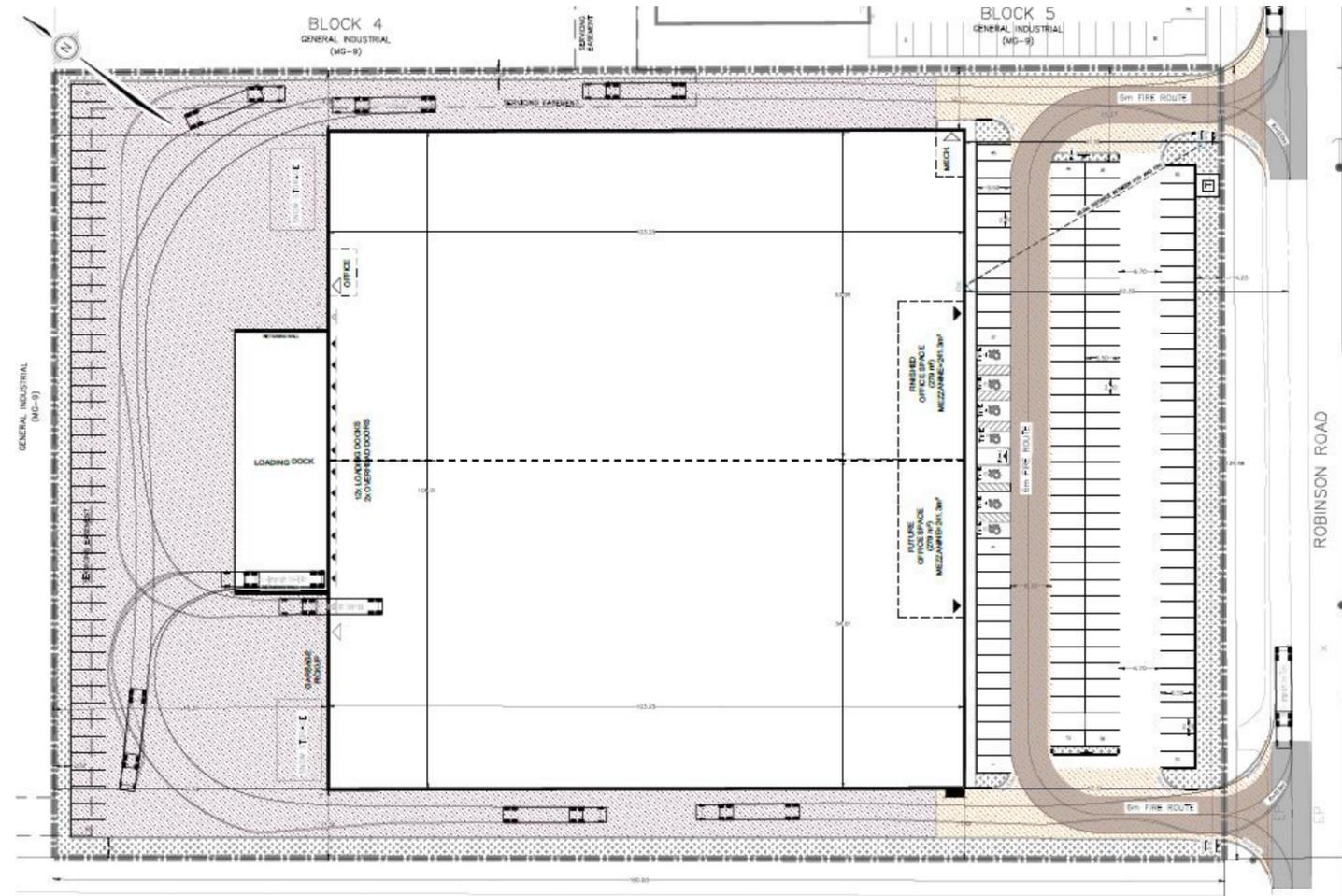
- Servicing infrastructure has been stubbed to the property line for future connections
- All blocks are pad ready balanced sites with a designed subgrade level to minimize quantities of imported and exported material
- 2" steel gas main to permit maximum volumes to individual blocks
- Ability to merge 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 4-9 acres with buildings from 60,000 to 1,000,000 Sq. Ft.
- Sale and Lease options considered
- Ready for construction early 2025
- Fast planning & approval process in Ingersoll - SPA within 60-90 days
- Buildings can be customized to suit needs
- **Tremendous cost savings available with Ingersoll's minimal Development Charges**
- 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 VW Battery Plant in St. Thomas

SITE CONCEPTS

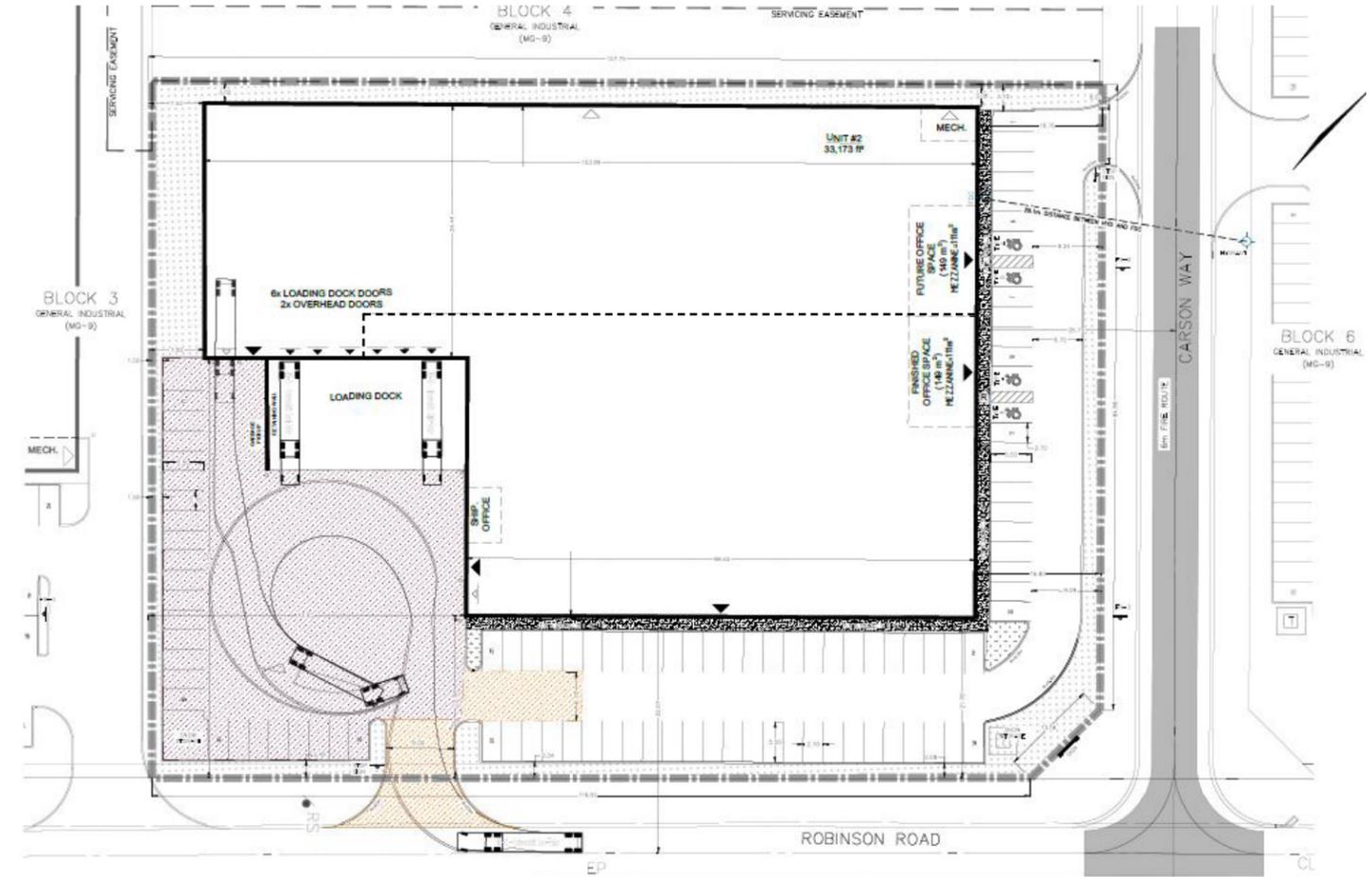
BLOCK 3

120,000 SF
on 6 Acres



BLOCK 5

64,337 SF
on 3 Acres

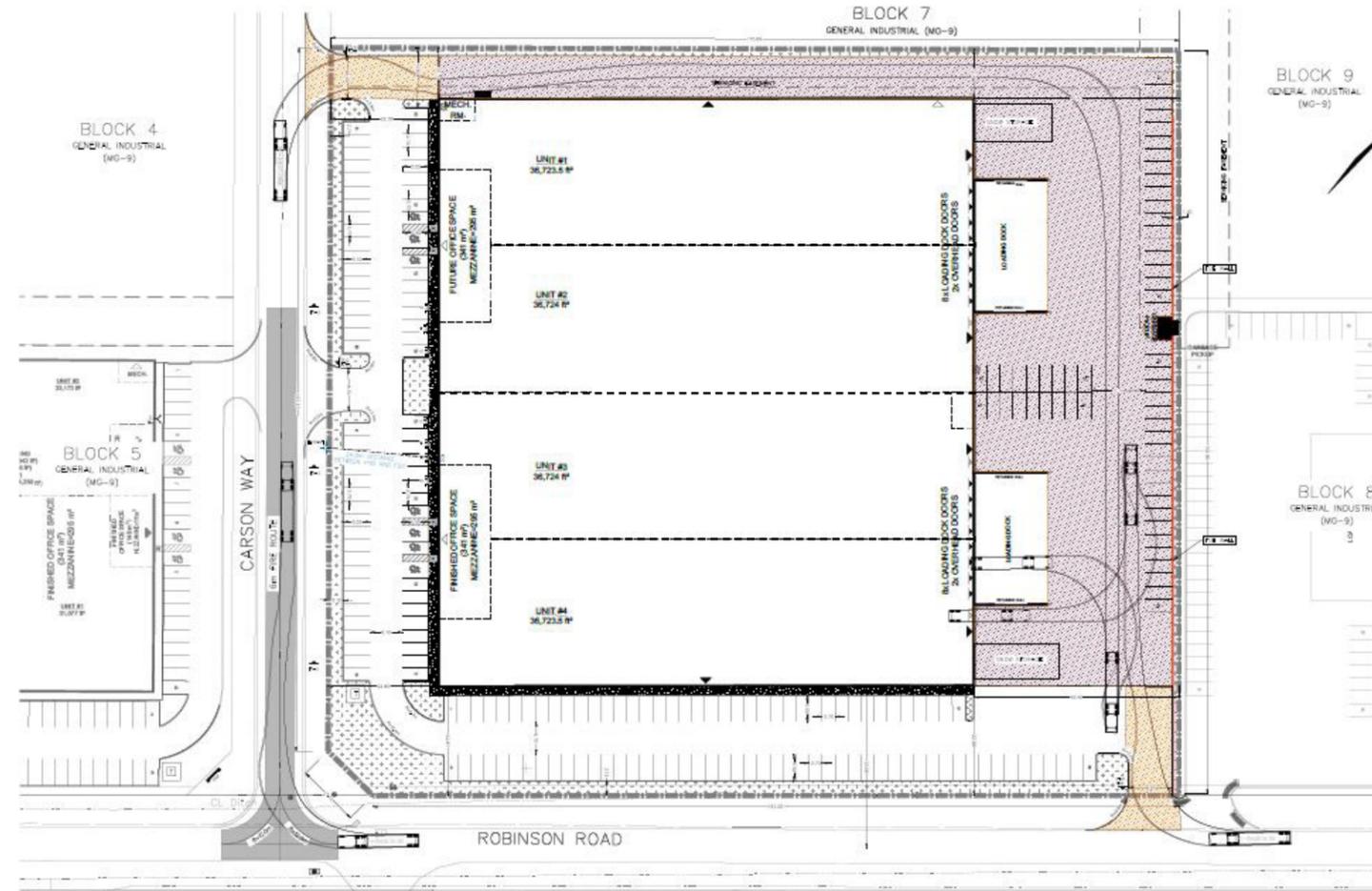


* Plans are Subject to change

SITE CONCEPTS

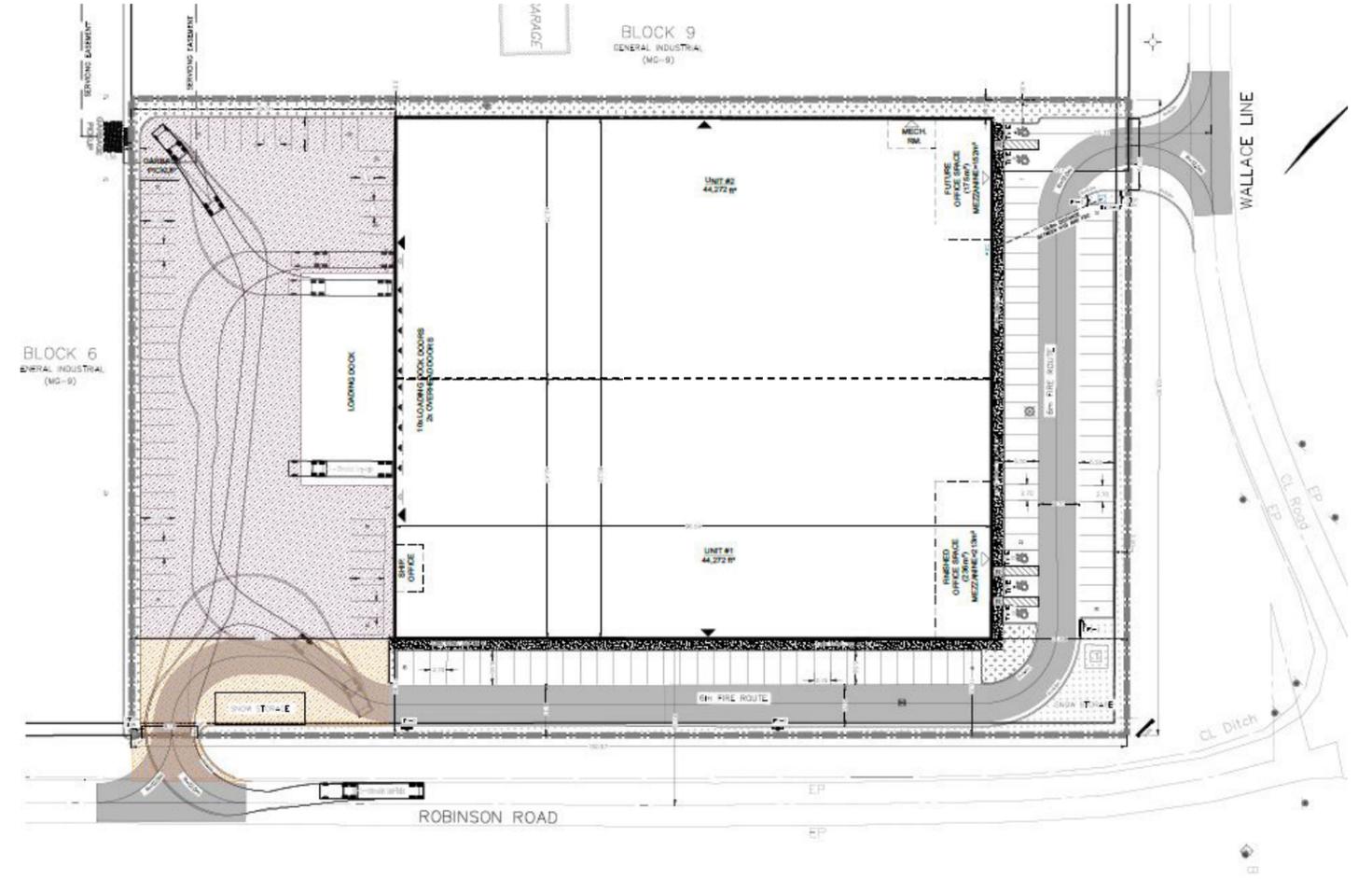
BLOCK 6

146,289 SF
on 6.8 Acres



BLOCK 8

88,640 SF
on 4.1 Acres



* Plans are subject to change

[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
- 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

[CLICK HERE TO VIEW TOWN OF INGERSOLL ECONOMIC DEVELOPMENT'S 2024 PRESENTATION](#)

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

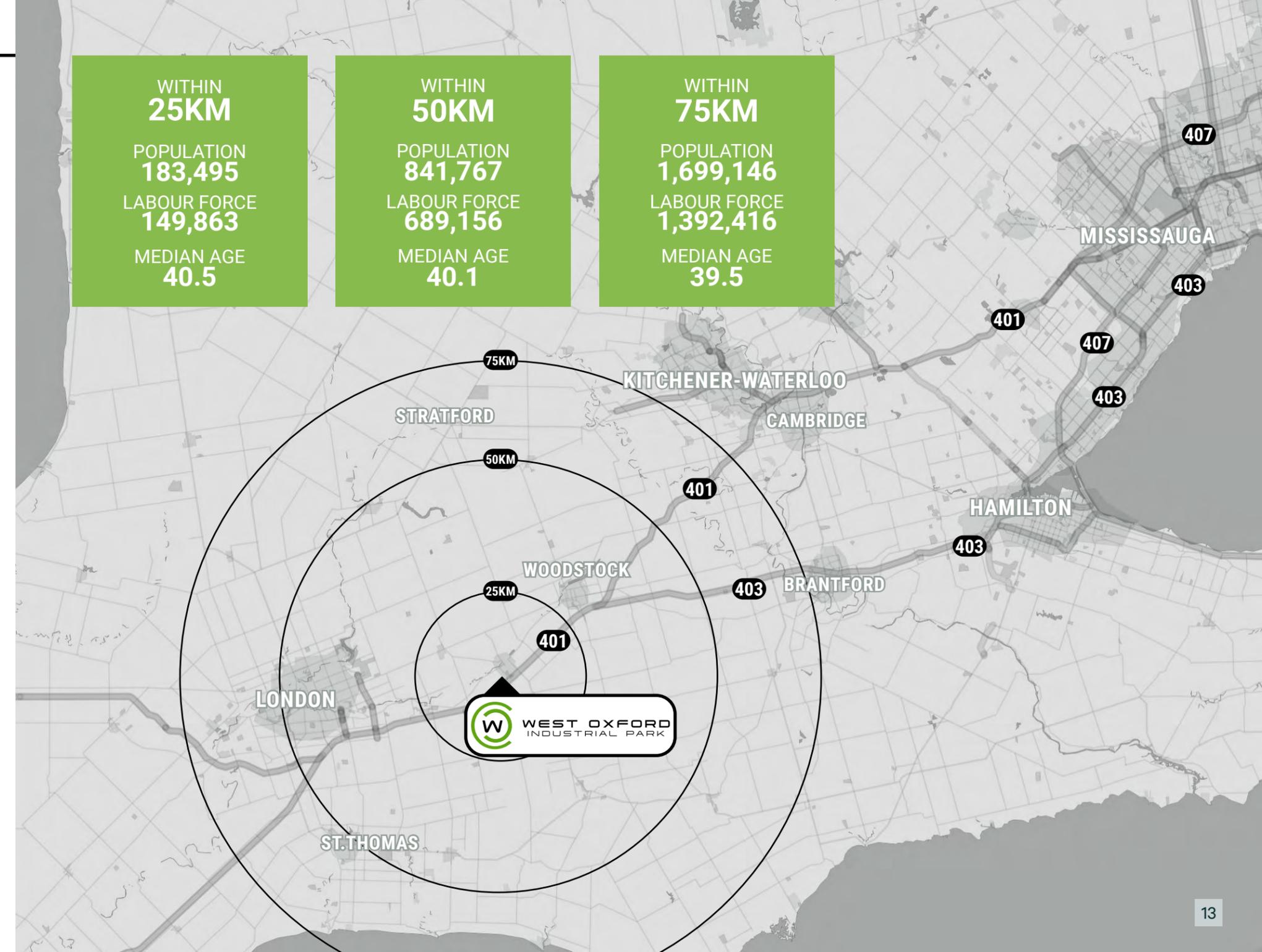
 **8.8%**
RETAIL & TRADE

 **7.0%**
HOSPITALITY

WITHIN 25KM
POPULATION **183,495**
LABOUR FORCE **149,863**
MEDIAN AGE **40.5**

WITHIN 50KM
POPULATION **841,767**
LABOUR FORCE **689,156**
MEDIAN AGE **40.1**

WITHIN 75KM
POPULATION **1,699,146**
LABOUR FORCE **1,392,416**
MEDIAN AGE **39.5**





W WEST OXFORD INDUSTRIAL PARK



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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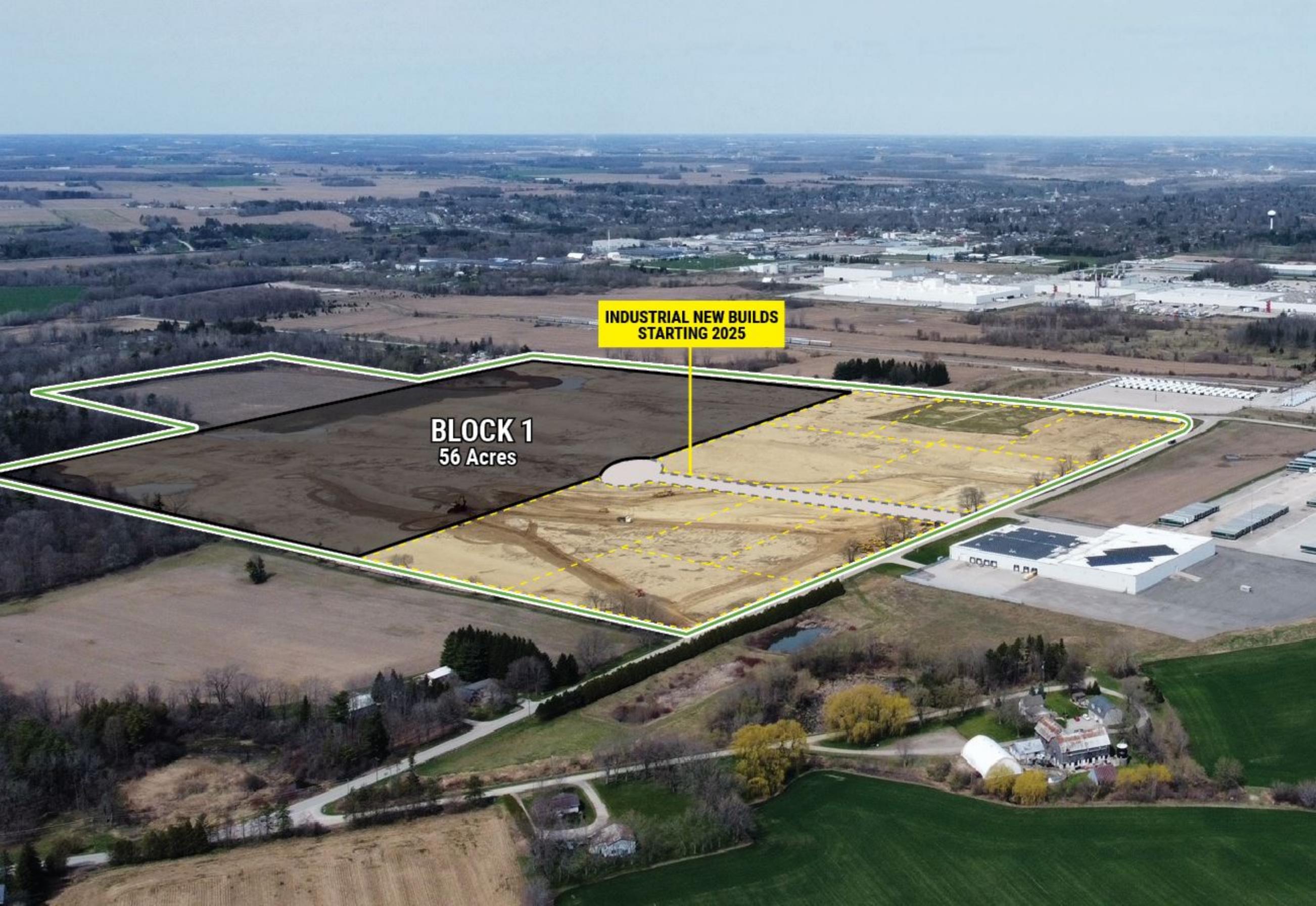
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**INDUSTRIAL NEW BUILDS
STARTING 2025**

**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 7
136,000 SF

BLOCK 9&10
166,000 SF

BLOCK 3
120,000 SF

BLOCK 4
60,000 SF

BLOCK 5
64,337 SF

BLOCK 6
146,299 SF

BLOCK 8
88,640 SF

CARSON WAY

WALLACE LINE

ROBINSON ROAD