



For Sublease

520

Beards Lane

WOODSTOCK, ON

A prime industrial facility with
Hwy 401 exposure

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The Opportunity

This is a rare chance to secure a modern industrial facility in one of Southern Ontario's most connected locations. 520 Beards Lane is exceptionally well located, offering excellent exposure to Highway 401 and quick access to major arterial routes, regional highways, and border crossings. Positioned within close proximity to the 401 and 403, the site provides direct connectivity to the Greater Toronto Area and key U.S. border points, making it a strategic logistics and distribution hub.

The facility boasts 28' clear height, expansive bay spacing, and ample shipping infrastructure, including 6 truck-level doors, allowing for streamlined operations and flexibility for a variety of industrial users.



Sub Lease Expires: Dec 31, 2030



Zoned - M2-8



Robust Shipping Infrastructure



Direct 401 Access

At a Glance



58,269 SF

Generous square footage ideal for warehousing, manufacturing, or logistics



28' Clear Height

Modern clear height suited for racking, storage, and optimized operations



Zoned – M2-8

Property supports a wide range of industrial use



Secure, Professional Setting

Located in a modern, master-planned business park



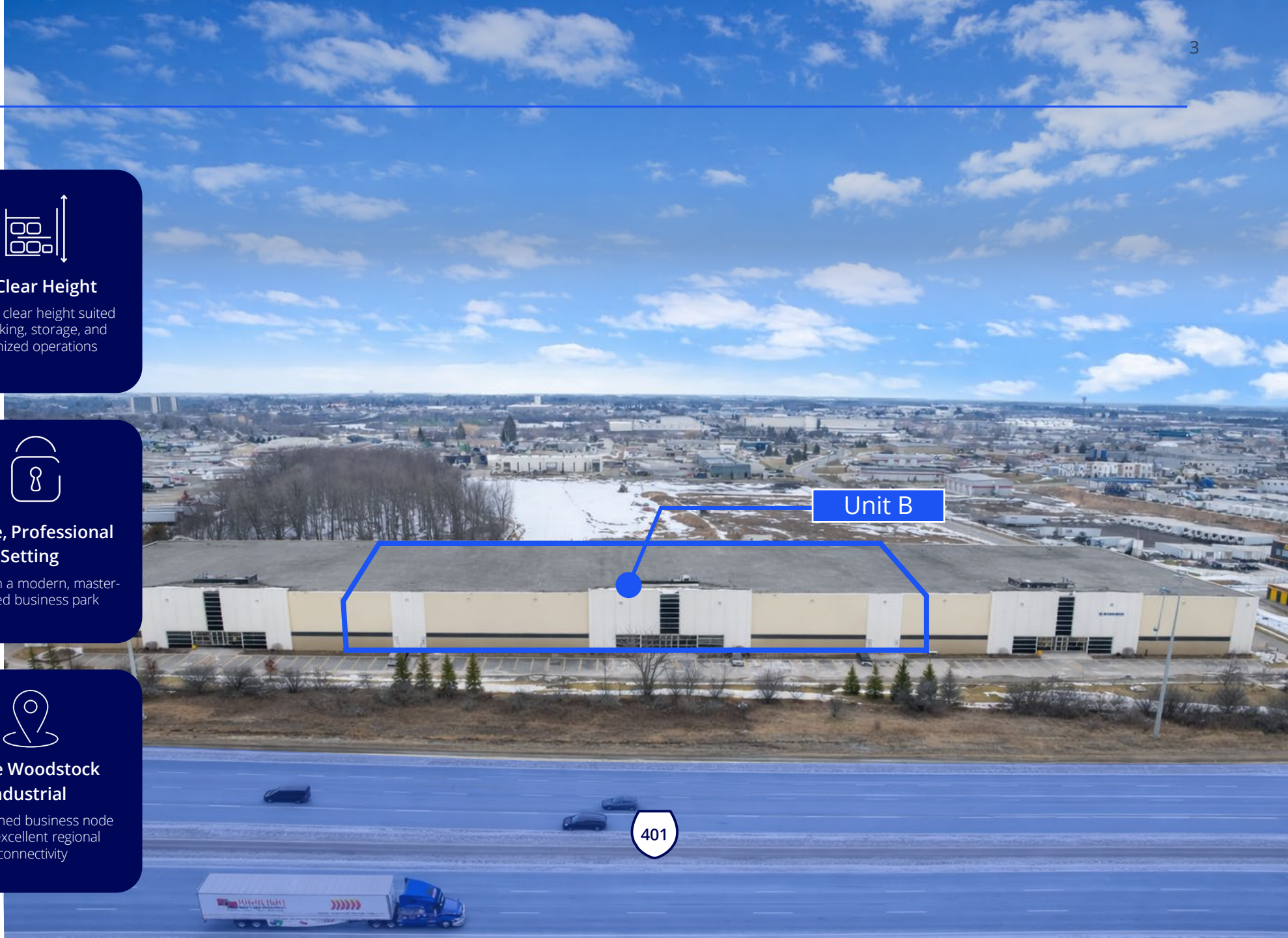
6 Truck-Level

Flexible shipping configuration



Prime Woodstock Industrial

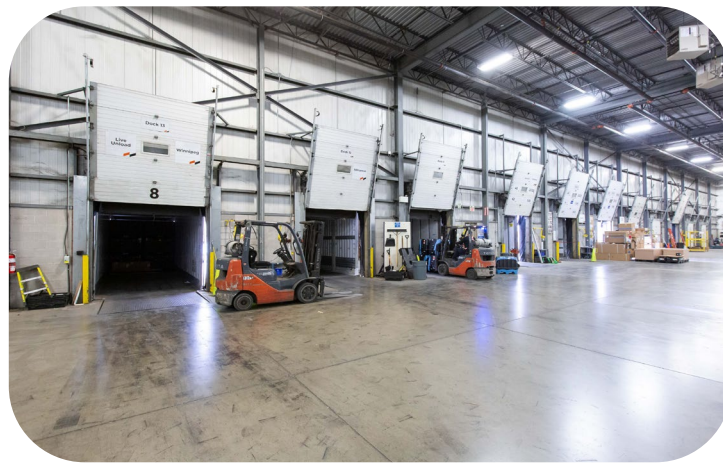
Established business node with excellent regional connectivity



Unit B

401

Property Description

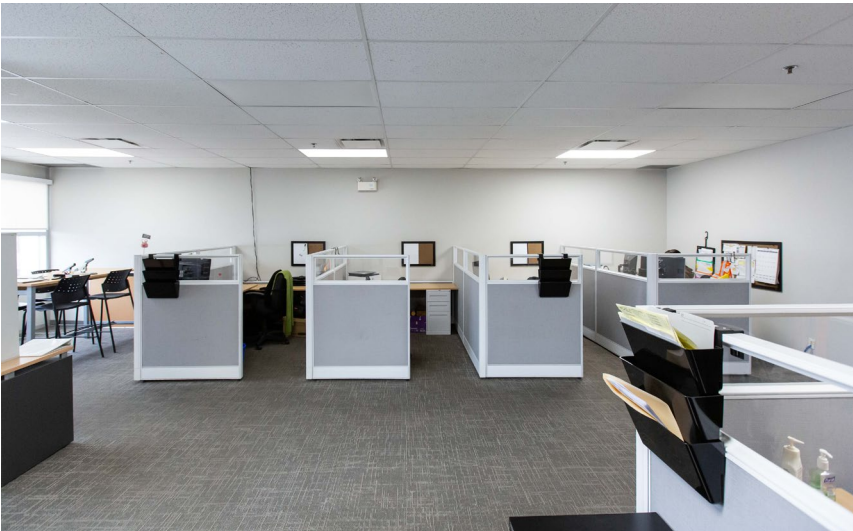


520 Beards Lane, Woodstock, ON

Total Area	58,269 SF
Warehouse Area	56,669 SF
Office Area	1,600 SF
Clear Height	28 feet
Shipping	6 truck-level
Zoning	M2-8
Vacant Possession	Flexible
Sublease Asking Price	\$11.00 PSF
Sublease Term Expiry	December 31, 2030

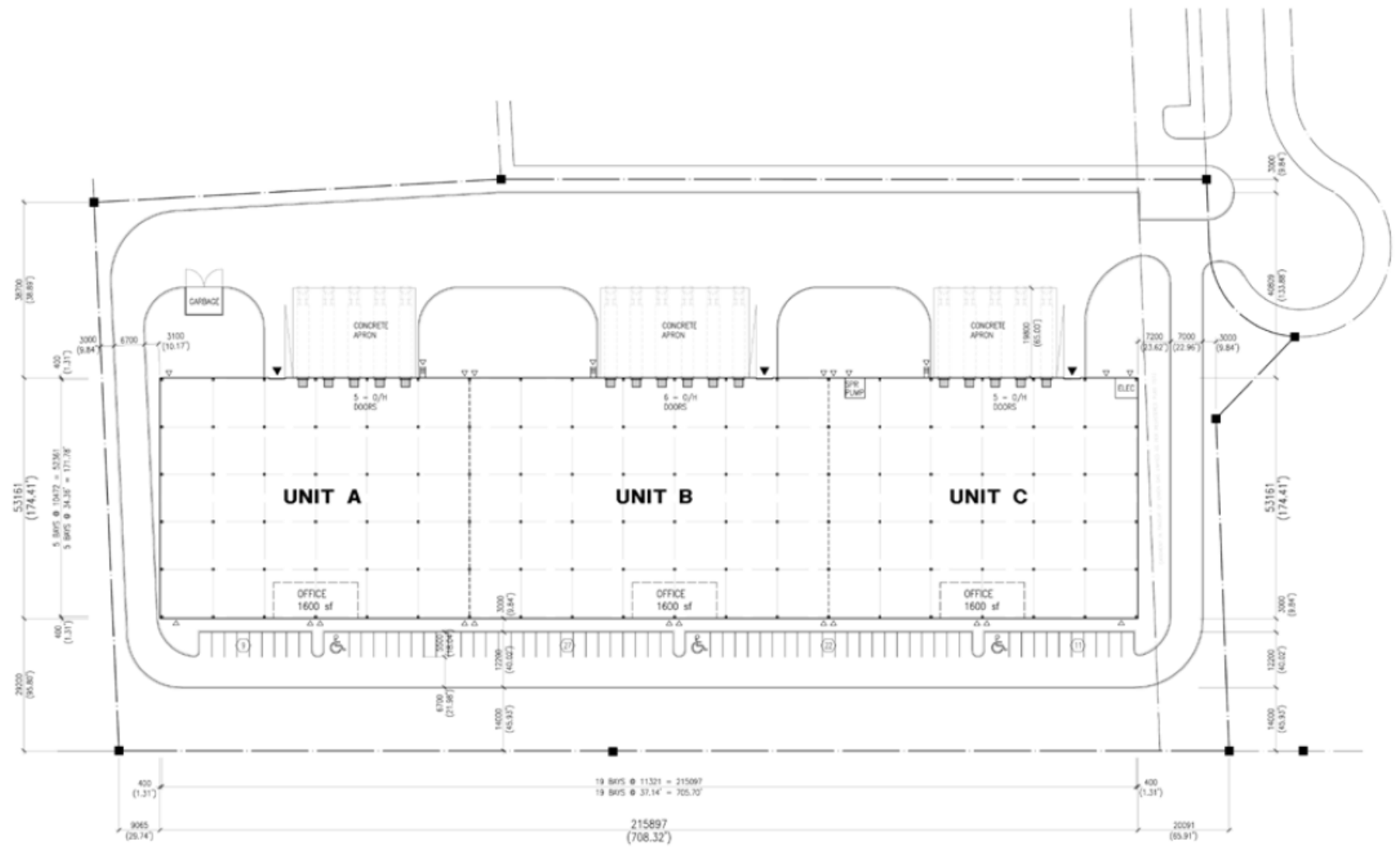
Photo Gallery

520 Beards Lane, Woodstock, ON



Floor Plan Unit B

58,269 SF



Location Overview

Located within the 270-acre Commerce Way Business Park in Woodstock, Ontario, 520 Beards Lane is a modern industrial facility strategically positioned near major transportation corridors. The property offers approximately 123,596 sq. ft. of industrial space with a 28-foot clear height, situated on 7.6 acres, and is fully leased to reputable national tenants. Its proximity to both Highway 401 and Highway 403 places it directly within one of Southwestern Ontario's key logistics and distribution hubs.

Woodstock's central location provides efficient access to major Canadian and U.S. markets, supported by a strong industrial base and regional workforce. The area benefits from ongoing industrial growth, excellent highway connectivity, and convenient access to nearby municipalities, making it well suited for manufacturing, warehousing, and logistics operations

Site Access

Highway 401
Under 2 minutes

Highway 403
Approximately 5 minutes

Woodstock Downtown
Approx. 10 minutes

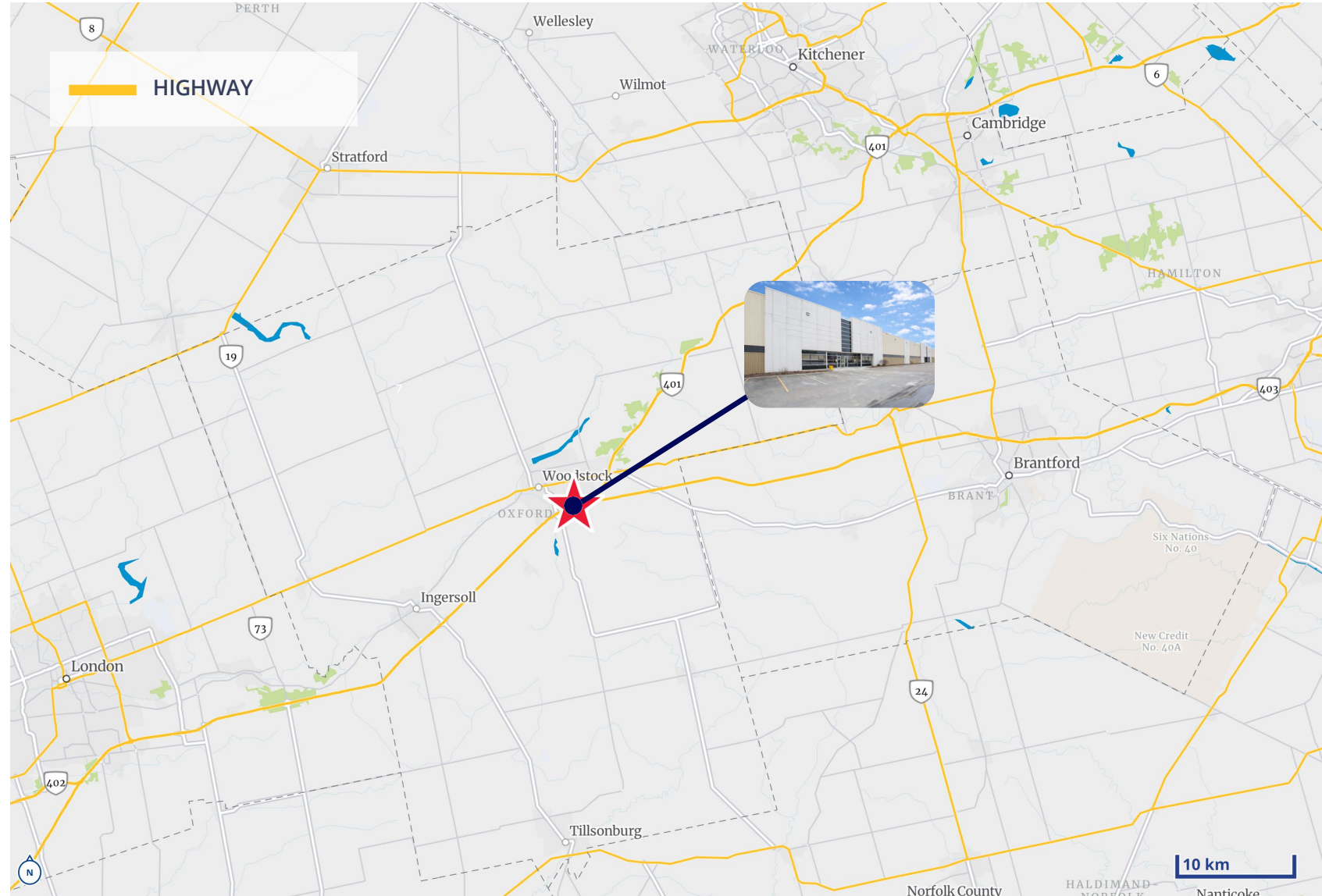
London
Approx. 35 minutes

Kitchener/Waterloo
Approx. 45 minutes

London International Airport
Approx. 20-25 minutes

Region of Waterloo International Airport
Approx. 45-50 minutes

Toronto
Approximately 75-90 minutes





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