

## ◆ INDUSTRIAL CONDO OWNERSHIP OPPORTUNITIES

# The Bays

## Features & Finishes

334 Beards Lane, Woodstock, Ontario · Anticipated Closing October 1, 2027

**The Bays** is a four-building industrial condo development purpose-built for owner-occupants and investors seeking long-term ownership of premium industrial space in Woodstock's strategic 401/403 corridor. Engineered with the structural capacity, electrical service, and clear height that today's industrial users require.

<b>937-1,445</b> UNIT SIZES (SF) combinable	<b>20'</b> CEILING to deck	<b>16'</b> CLEAR interior	<b>200A</b> POWER 600/347V	<b>4</b> BUILDINGS site-built	<b>70</b> TOTAL UNITS 14 / 22 / 13 / 21
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### 01 STRUCTURAL SHELL

#### Building Construction

- Structural steel construction
- Insulated metal panel (IMP) facade
- Modern industrial exterior design
- 6" reinforced concrete floor slab

### 02 UNIT CONFIGURATION

#### Unit Features

- Approximate sizes 937 SF – 1,445 SF (combinable)
- 20' ceiling height · 16' clear height
- Automatic overhead bay door
- Glass pedestrian entry door
- Open bay industrial layout
- Demising walls full-height to deck

### 03 BUILDING SYSTEMS

#### Mechanical & Electrical

- 200 amp, 600/347V power per unit
- High-efficiency LED lighting
- Gas-fired unit heaters
- ESFR sprinkler system

### 04 CONFIGURE FOR YOUR BUSINESS

#### Optional Upgrades

- Structural-steel mezzanine with code-compliant guard rails (~400 SF)
- Office build-out options (~100 SF typical)
- Universal washroom options (~70 SF typical)
- Combine adjacent units to suit larger operations
- Design-build flexibility — combine, configure, customize
- All upgrades subject to builder approval, final plans, and applicable codes

◆ SPECIFICATIONS · CONTINUED

# Site, Zoning & Coverage

The remainder of the spec sheet.

## 05 LOGISTICS & ACCESS

### Site & Location

- Industrial condo development on Beards Lane
- Internal drive aisles between four buildings
- Shared on-site parking and loading access
- Two driveway access points off Beards Lane
- Strategic Woodstock industrial corridor location
- Close proximity to Hwy 401 & Hwy 403

## 06 PERMITTED USES

### Zoning · M3-41

- **M3-41 General Industrial** zoning
- Permitted uses may include warehousing, manufacturing, contractor shop, wholesale outlet, machine shop, industrial mall, and other permitted industrial uses
- *Buyers must independently verify their intended use with the City of Woodstock and confirm zoning compliance prior to purchase.*

## 07 POST-CLOSING COVERAGE

### Warranty & Service

- **12-month warranty** on material and workmanship defects from substantial completion
- Subject to final builder warranty terms set out in the Agreement of Purchase and Sale
- Warranty service requests handled directly through Sierra Construction Group

◆ SPECIFICATION SUMMARY — AT A GLANCE

ALL UNITS · ALL BUILDINGS

CATEGORY	SPECIFICATION
Structure	Structural steel + insulated metal panel facade
Floor Slab	6" reinforced concrete
Unit Sizes	937 SF – 1,445 SF (combinations available)
Ceiling / Clear	20' ceiling · 16' clear height
Doors	Automatic overhead bay door + glass pedestrian entry
Power & Lighting	200 amp, 600/347V per unit · high-efficiency LED
Heating & Sprinklers	Gas-fired unit heaters · ESFR sprinkler system
Mezzanine	Optional structural steel with guard rails (≈400 SF typical)
Zoning	M3-41 General Industrial
Warranty	12 months from substantial completion (subject to final terms)

◆ LIMITED-TIME

**Promotional pricing through May 26, 2026** — \$525/SF premium (Beards Rd) · \$500/SF standard (all others). After May 26: \$575/\$600. Deposit unchanged: 2.5% × 12 mo (30% over 18 mo per Schedule R). Marketed by RCIB · E. & O.E.