

◆ 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. Each unit is delivered to a specification designed for warehousing, light manufacturing, contractor operations, and growing trades businesses — with the structural capacity, electrical service, and clear height that today's industrial users require.

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|--|--|---|--|
| <p>937 – 1,445</p> <p>UNIT SIZES</p> <p>SQUARE FEET</p> | <p>20'</p> <p>CEILING HEIGHT</p> <p>16' CLEAR</p> | <p>200A</p> <p>ELECTRICAL</p> <p>600/347V PER UNIT</p> | <p>4</p> <p>BUILDINGS</p> <p>70 TOTAL UNITS</p> |
|--|--|---|--|

◆ WHAT'S INSIDE

Specification Categories

| | | |
|-----------|------------------------------------|--|
| 01 | Building Construction | Structural shell, facade, slab |
| 02 | Unit Features | Sizes, ceilings, doors, layouts |
| 03 | Mechanical & Electrical | Power, lighting, heating, sprinklers |
| 04 | Optional Upgrades | Mezzanine, office, washroom, customization |
| 05 | Site & Location | Access, parking, highway proximity |
| 06 | Zoning | M3-41 General Industrial uses |
| 07 | Warranty & Service | Coverage and terms |

◆ SPECIFICATIONS · PART ONE

Building & Unit Specifications**01**

◆ STRUCTURAL SHELL

Building Construction

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

02

◆ UNIT SPECIFICATIONS

Unit Features

- Approximate unit sizes from 937 SF to 1,445 SF
- Units may be combined to suit larger operations
- 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, 600/347 volt power per unit
- High-efficiency LED lighting
- Gas-fired unit heaters
- ESFR sprinkler system

◆ SPECIFICATIONS · PART TWO

Customization, Site & Zoning

04

◆ CONFIGURE FOR YOUR BUSINESS

Optional Upgrades & Customization

- Optional structural-steel mezzanine with code-compliant guard rails
- Office build-out options (~100 SF typical)
- Universal washroom options (~70 SF typical)
- Mezzanine storage options (~40% of unit area, ~400 SF typical)
- Design-build flexibility — combine, configure, and customize unit interiors
- All upgrades subject to builder approval, final plans, and applicable codes

05

◆ LOGISTICS & ACCESS

Site & Location

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

06

◆ PERMITTED USES

Zoning

- **M3-41 General Industrial** zoning
- Suitable 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.*

◆ SPECIFICATIONS · PART THREE

Warranty & Final Notes**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

◆ AT-A-GLANCE

Specification Summary

| 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) |

DISCLAIMER

All features, finishes, dimensions, specifications, zoning, layouts, and availability are subject to change without notice and must be verified in final agreements, municipal approvals, and builder documentation. **E. & O.E.**

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