

FOR SALE & LEASE

WHITNEY

Commercial Real Estate Services

130 WOODWORTH AVE, ST. THOMAS



SALE LEASEBACK - 33,720 SF INDUSTRIAL BUILDING ON 2.518 ACRES

130 Woodworth Avenue, St. Thomas, is a well-maintained, recently renovated, industrial building consisting of 33,720 SF on 2.518 acres. The building features 3 dock-level doors and 1 drive-in door, 17' to 20' clear height and 400 amp / 600 volts. The building has approximately 2,665 SF of office space, a showroom, and a warehouse. Some of the renovations include a protective coating that was applied to the roof in 2020, fibre optics installation, a new roof-mounted HVAC unit installed in 2019, new lighting, dock level door upgrades, and more.

This property is suitable for an investor or a user. The Vendor is relocating to a new facility, which they are building. They would like a sale leaseback for 2-3 years while this facility is being built. The data room is available upon signing the confidentiality agreement.

BUILDING AREA | 33,720 SF

LAND AREA | 2.518 Acres

DRIVE-IN DOOR | 1

TRUCK LEVEL DOORS | 3

CLEAR HEIGHT | 17' - 20'

ASKING PRICE | \$4,500,000

LEASE RATE | \$10.00 / SF Net

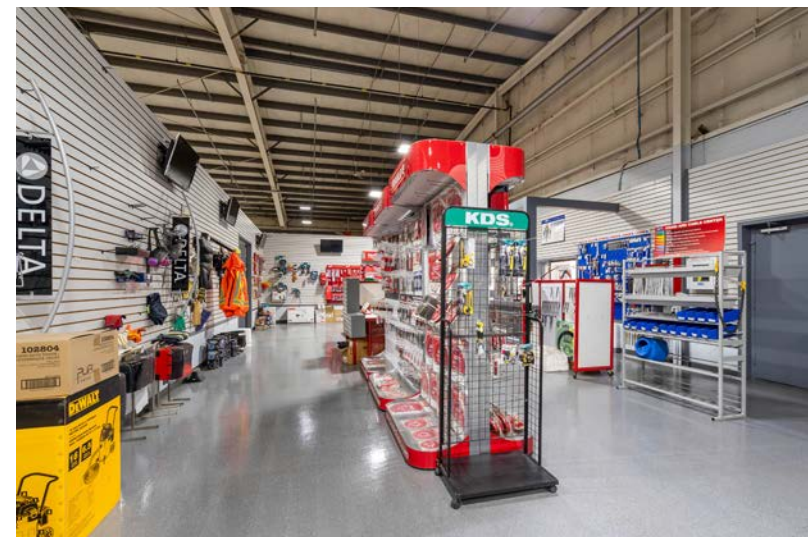
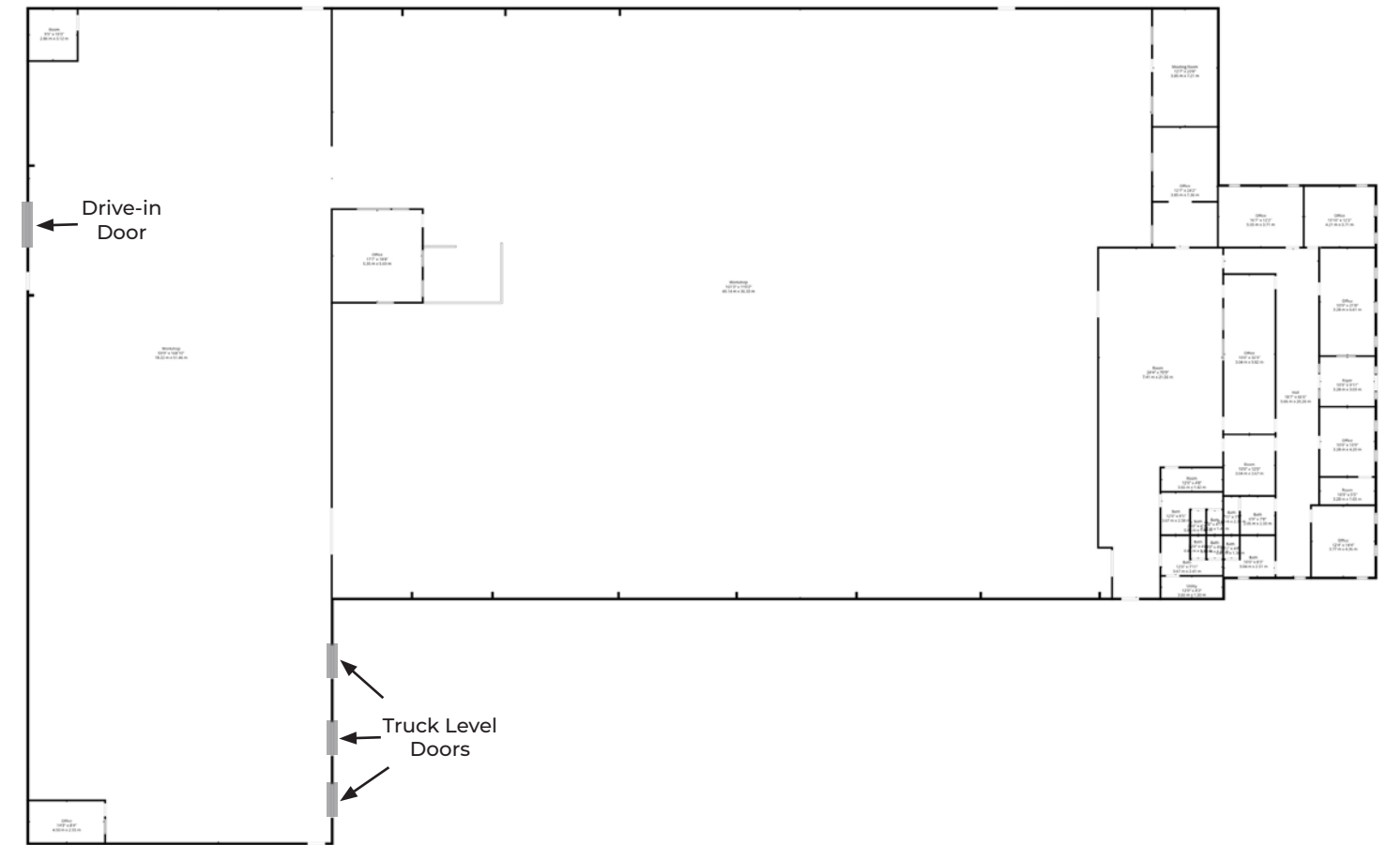
ADDITIONAL RENT | \$1.84 / SF

TAXES | \$39,187.70 (2025)



FLOOR PLAN

33,720 SF



Amenities Nearby



Transit Nearby



13km to Highway #401



1 Drive-in Door
3 Truck-level Doors



17' - 20' Clear Height



Ample On-site Parking

PERMITTED USES (Complete list available upon request)

- Warehouse

Additional industrial and commercial uses to be permitted. Please contact the listing team.

INVESTMENT HIGHLIGHTS



TRIPLE NET CAREFREE INVESTMENT

130 Woodworth Avenue, St. Thomas, is offering an investor the opportunity for a triple net, carefree investment in the desirable, growing Southwestern Ontario industrial market. The Vendor has occupied the building since 2008. The Vendor is relocating to a new facility, which they are building. They would like a sale leaseback for 2-3 years while this facility is being built.

LONG TERM ESTABLISHED TENANT WITH A STRONG COVENANT

The seller, Canadian IPG Corp, is an industrial supply/distribution company with multiple branches in St. Thomas, Woodstock, Windsor, and Corunna. Canadian IPG Corp was founded in 2005 and currently has over 45 employees. Canadian IPG Corp won “Distributor of the Year” awards from Indica in 2008 and 2023, and “Buying Department of the Year” in 2021.

LOCATED IN RAPIDLY GROWING ST. THOMAS

St. Thomas is undergoing unprecedented industrial growth, driven by billions of dollars in new investment. Major projects include the \$6-billion PowerCo/ Volkswagen battery manufacturing facility, Vianode’s \$3-billion synthetic graphite plant, Maxill’s new 80,000 SF warehouse, and Element5’s \$100-million mass-timber expansion, among others. Collectively, these developments are expected to create roughly 4,000 direct jobs in St. Thomas and an estimated 40,000 additional indirect jobs across the surrounding region. With this momentum, the city’s population is projected to reach approximately 80,000 by 2075.





Contact us for more information

Matthew Hayward
 Senior Sales Representative
 519.270.4691
 matthew.hayward@whitneyre.com

Michael Lambert, SIOR**
 Managing Partner, 2x Olympian
 519.590.0286
 michael.lambert@whitneyre.com

Dennis Broome
 Broker
 519.637.0133
 broome@royallepage.ca



WHITNEY & Company Realty Limited, Brokerage
 103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | www.whitneyre.com

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS
 **Broker *Sales Representative