

 **BRONTE STATION
LOGISTICS HUB**
625 BRONTE ROAD

AVAILABLE FOR LEASE

UP TO

291,325 SF



READY FOR
OCCUPANCY

625 BRONTE ROAD, OAKVILLE

CUSHMAN & WAKEFIELD ULC, BROKERAGE

FIRST GULF

POWERED BY
N NICOLA
WEALTH
REAL ESTATE

 CUSHMAN &
WAKEFIELD

BR BRONTE STATION
LOGISTICS HUB

PRIME POSITION, INDUSTRIAL PRECISION

BUILDING FEATURES



291,325 SF
FACILITY (DIVISIBLE)



40'
CLEAR HEIGHT



55' X 42'11 BAY SIZE
WITH 60' DEEP STAGING BAY



65TL
SHIPPING DOORS



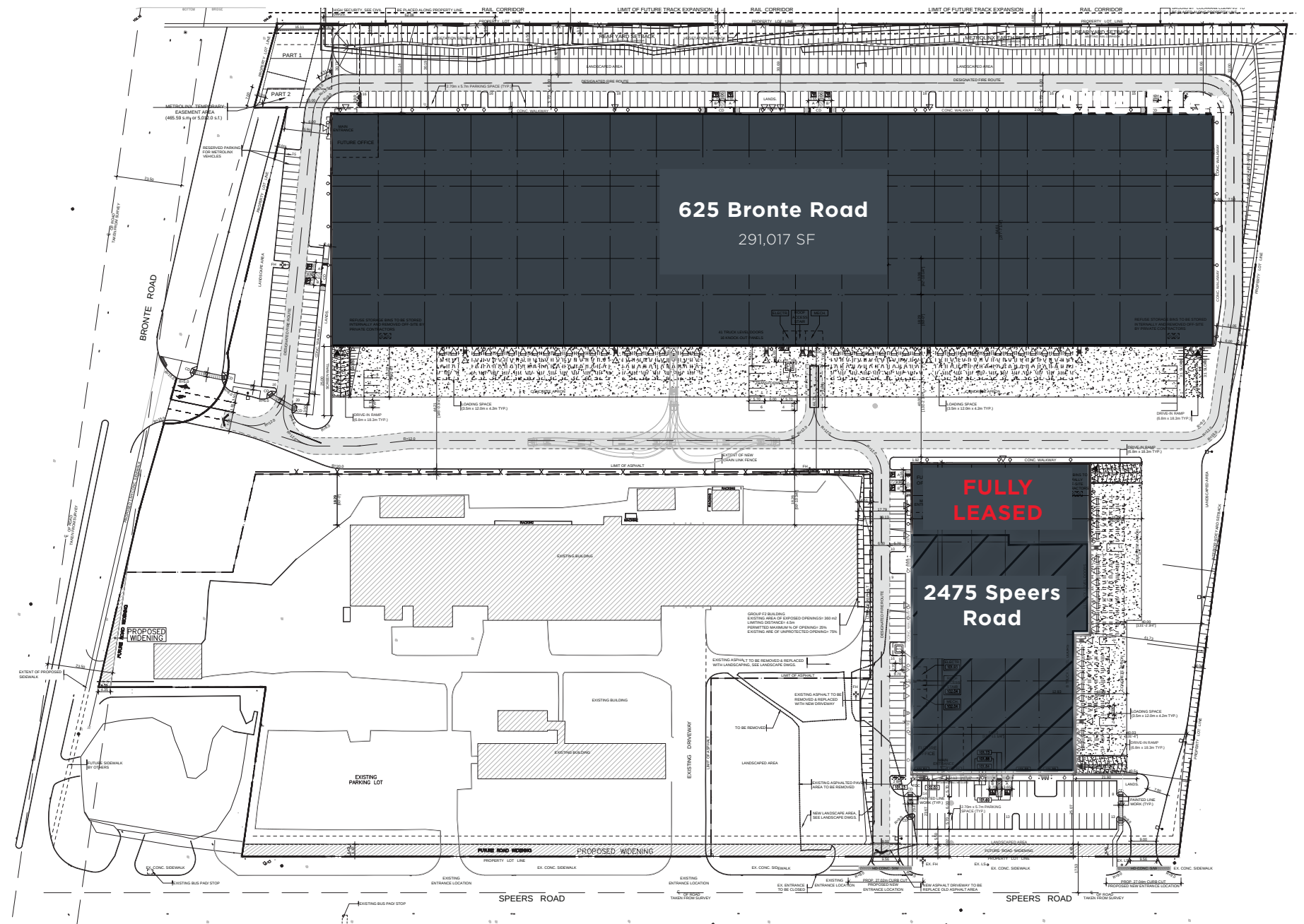
60'
CONCRETE APRON



237
CAR PARKING



1 KM
ONTO HIGHWAY 403



BUILDING DETAILS

BUILDING SIZE	291,325 SF DIVISIBLE
OFFICE AREA	3%
SHIPPING	65 TL
CLEAR HEIGHT	40' CLEAR
LIGHTING	LED
BAY SIZES	55' X 42'11 WITH 60' STAGING AREA
DRIVE IN DOORS	2
SPRINKLERS	ESFR
TRAILER PARKING	15 TRUCK PARKING STALLS
CAR PARKING	237
ZONING	INDUSTRIAL ZONE M/ OFFICE ZONE OU
PERMITTED USES	WAREHOUSING, LOGISTICS, MANUFACTURING, FULFILLMENT. & E-COMMERCE

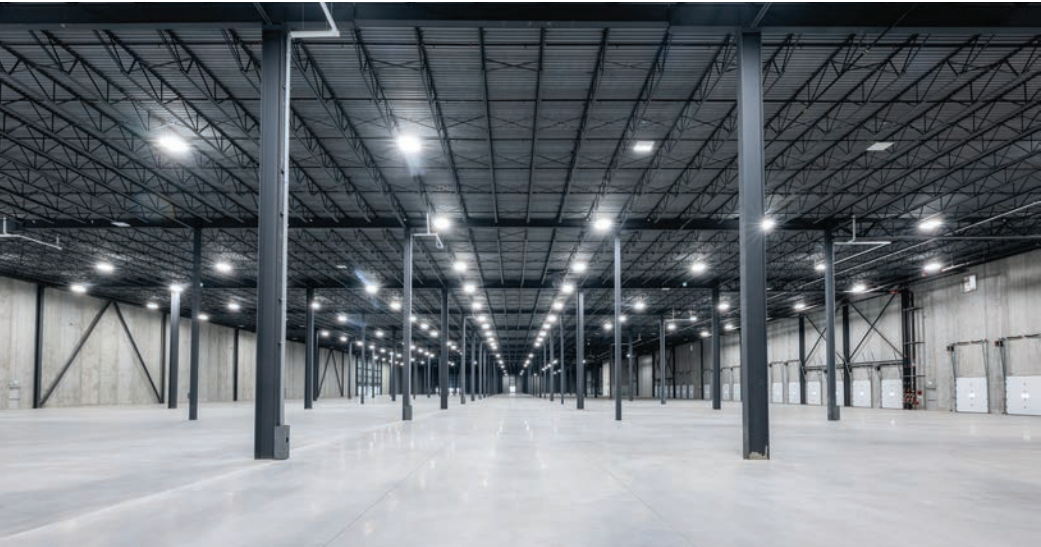




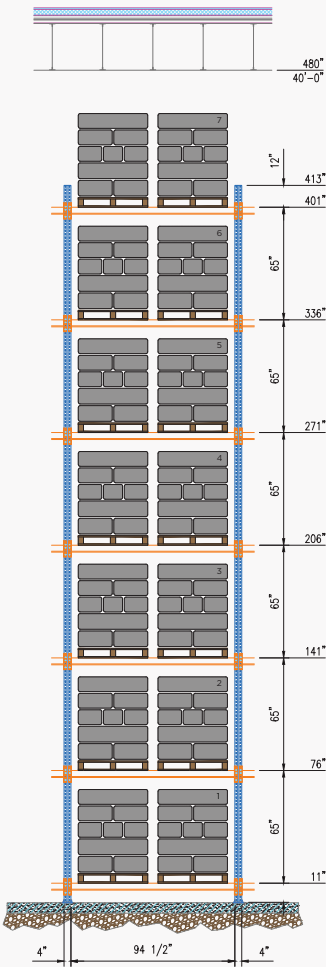
SIZE CONFIGURATION

AVAILABLE SIZES AND RATES

61,500 SF	\$18.95 PSF
76,600 SF	\$18.95 PSF
91,700 SF	\$18.95 PSF
106,800 SF	\$17.95 PSF
137,000 SF	\$17.95 PSF
167,200 SF	\$17.95 PSF
197,400 SF	\$17.95 PSF
242,700 SF	\$17.95 PSF
291,325 SF	\$16.95 PSF

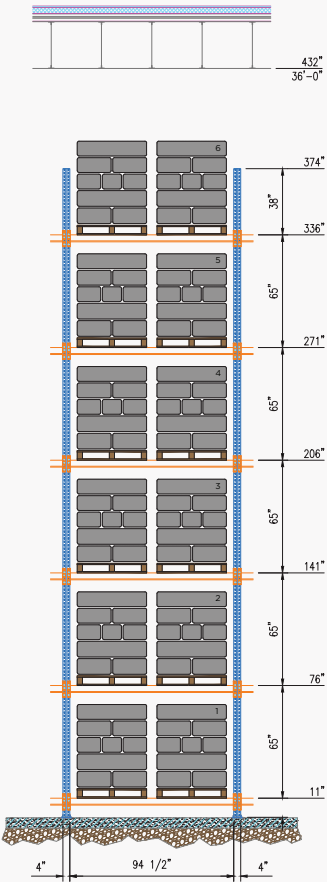


CLEAR HEIGHT SAVINGS



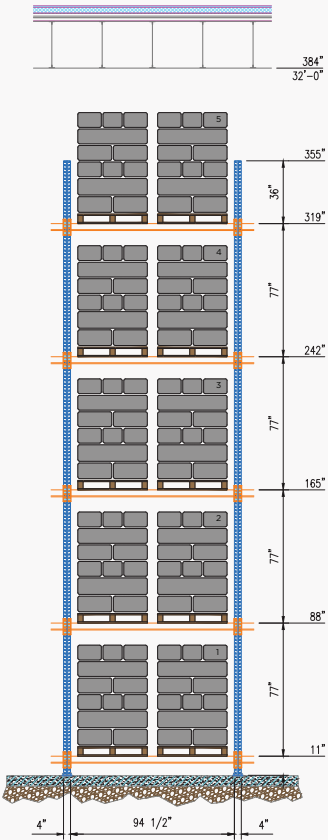
40' Clear
RACK ELEVATION

61,668
Net Pallet Count
DOUBLE DEEP



36' Clear
RACK ELEVATION

52,380
Net Pallet Count
DOUBLE DEEP



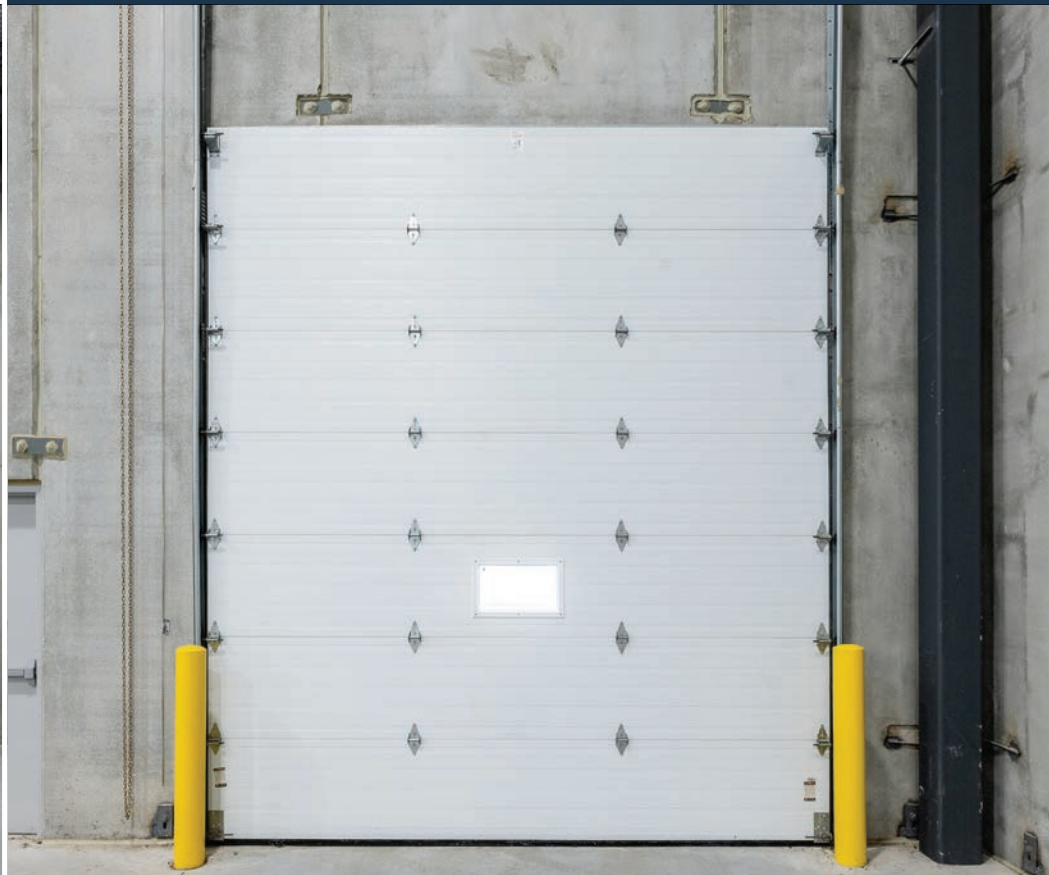
32' Clear
RACK ELEVATION

43,092
Net Pallet Count
DOUBLE DEEP



UNCOVER THE 40' ADVANTAGE

Bronte Station Logistics Hub's 40-foot ceilings have been built to exceed standard industrial clear heights, resulting in a critical increase in storage capacity. By design, these towering clear heights also reduce total square footage requirements by approximately 30% (compared to 28' clear heights), leading to significant potential cost savings over time.



STRATEGICALLY LOCATED



TOTAL POPULATION
WITHIN 60 MINUTE DRIVE

5,523,324



TOTAL POPULATION
WITHIN 60 MINUTE DRIVE WORKING IN
TRANSPORTATION & WAREHOUSING

251,302

DRIVE TIMES & DISTANCES

QEW	2 km	4 mins
HIGHWAY 403	2 km	4 mins
HIGHWAY 407	8 km	9 mins
HIGHWAY 401	34 km	23 mins
HIGHWAY 427	29 km	20 mins
PEARSON INTERNATIONAL AIRPORT	39 km	25 mins
CN INTERMODAL (BRAMPTON)	46 km	31 mins
CP INTERMODAL	61 km	49 mins
CN MCMILLAN YARD (VAUGHAN)	58 km	44 mins
HAMILTON INTERNATIONAL AIRPORT	41 km	32 mins
BUFFALO BORDER	117 km	1:18 hrs
DETROIT BORDER	329 km	3:20 hrs

AMENITIES

RETAIL

1. Nike
2. Kitchen Stuff Plus
3. Old Navy Outlet
4. The Home Depot
5. Dollarama
6. Hyundai Oakville
7. Budd's BMW
8. Budd's Subaru
9. Lockwood Kia
10. Oakville Toyota
11. City Tire
12. Rexall

GAS STATIONS

1. Petro-Canada
2. Pioneer Energy
3. Esso
4. Shell
5. Husky
6. 7-Eleven

SPORT & ENTERTAINMENT

1. Oakville Conference Center
2. Deerfeild Golf Course

FOOD/RESTAURANTS

1. Tim Hortons
2. Kelsey's Original Roadhouse
3. Swiss Chalet
4. Montana's
5. Milestones
6. Osmow's Shawarma
7. Bronte Sports Kitchen
8. Hero Certified Burgers
9. Cucci
10. Zara's By The Lake
11. The Firehall
12. Plank Restobar
13. The Wine Bar
14. Chestnut Cafe
15. Bronte Boathouse
16. McDonalds

FIRST RESPONDERS

1. Halton Regional Police
2. Halton Regional Paramedic Headquarters

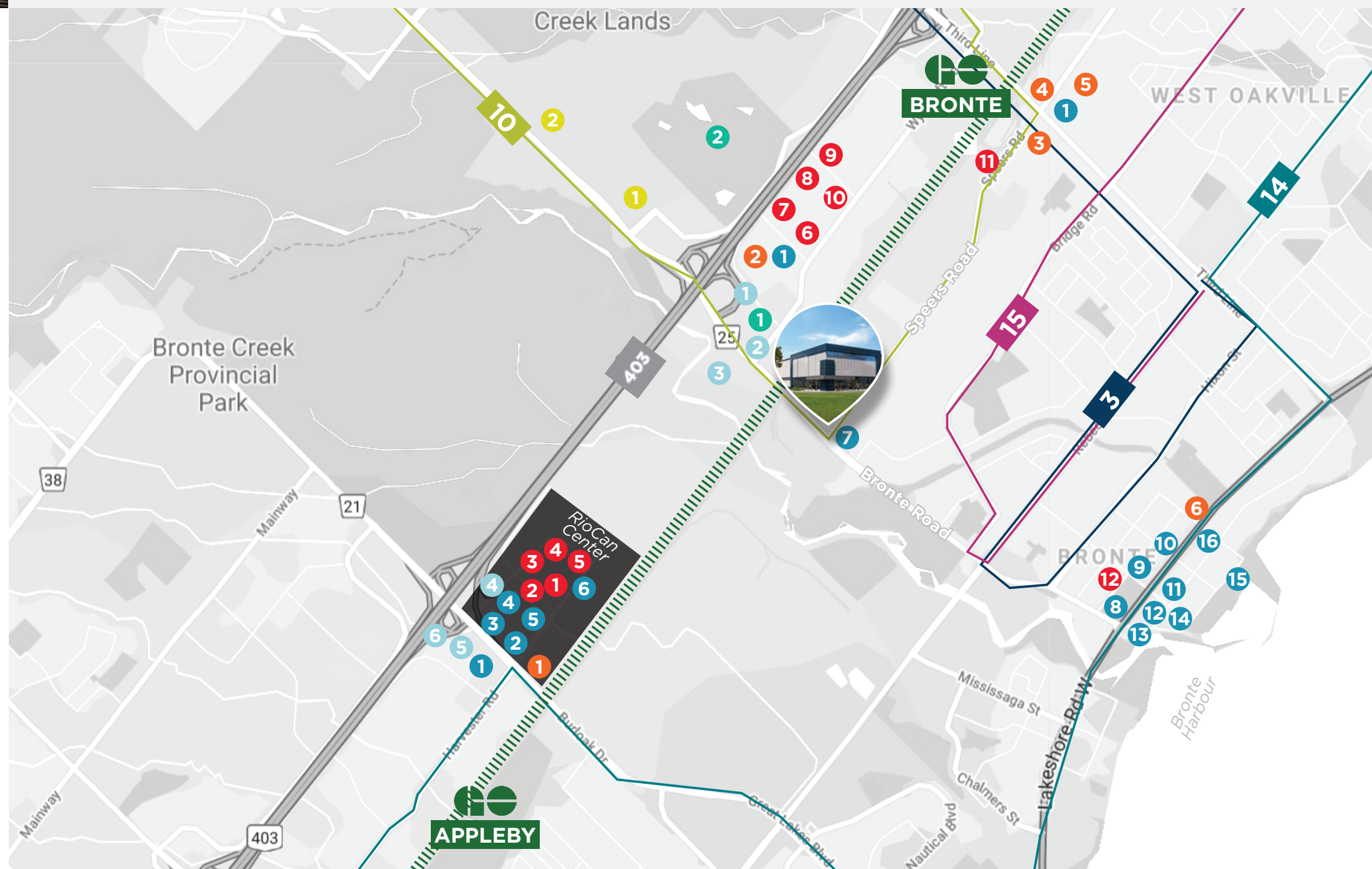
HOTELS

1. Holiday Inn & Suites
2. Staybridge Suites
3. Quality Suites
4. Sandman Hotel
5. Homewood Suites
6. Hilton Garden Inn

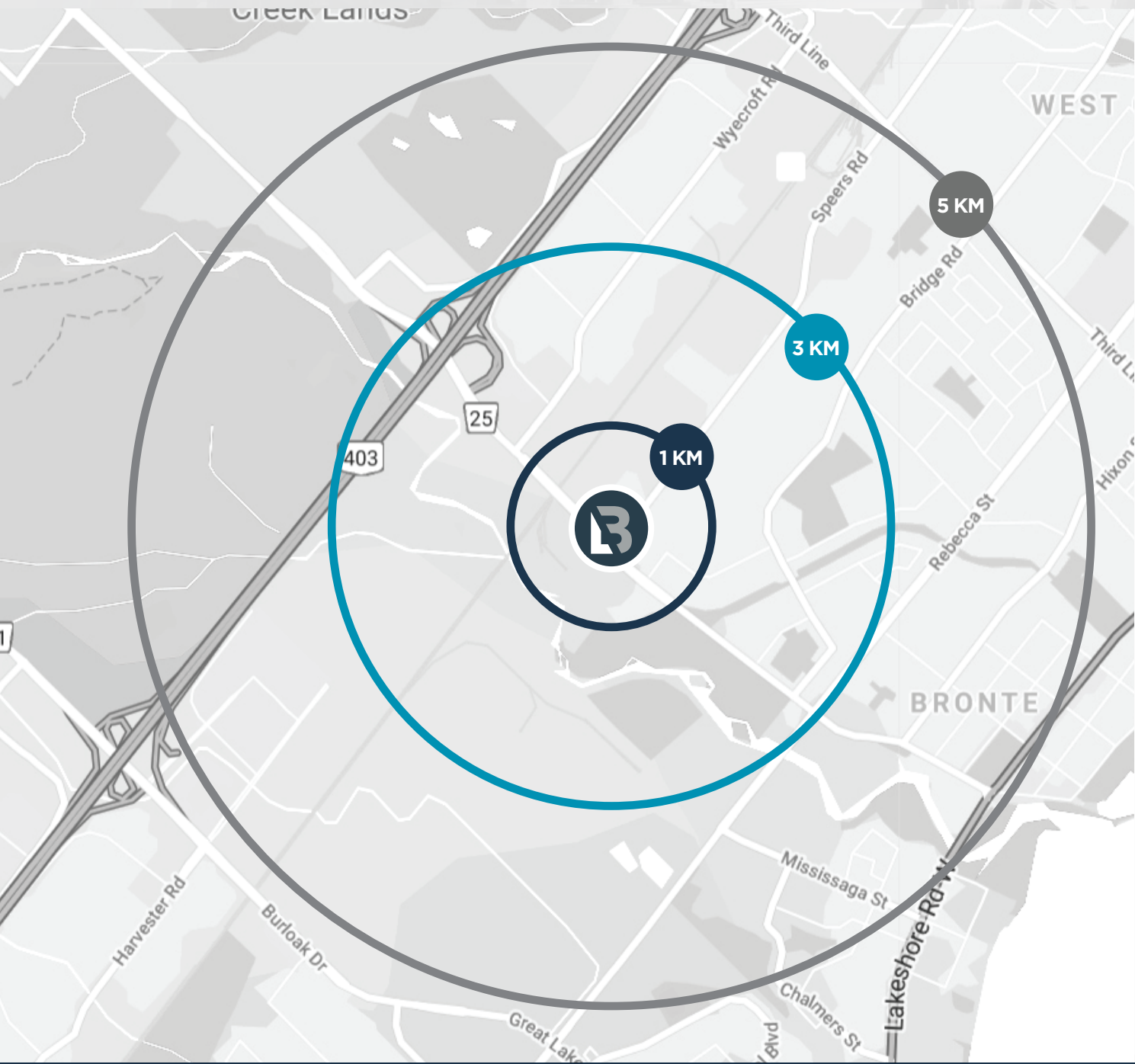
GO TRANSIT



OAKVILLE TRANSIT



LABOUR POOL



1 KM	
2,043	TOTAL POPULATION
5,044	DAYTIME POPULATION
\$165,195	HOUSEHOLD INCOME

3 KM	
36,421	TOTAL POPULATION
44,059	DAYTIME POPULATION
\$157, 401	HOUSEHOLD INCOME

5 KM	
127,726	TOTAL POPULATION
131,901	DAYTIME POPULATION
\$165,922	HOUSEHOLD INCOME



Local Suitability Score

80

SUITABLE



ABOUT US



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$14.4 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The Nicola Wealth Real Estate portfolio now exceeds \$10 billion gross asset value.

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FIRST GULF

First Gulf is an award-winning leader in the development of office, industrial, mixed-use and retail properties with developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build, construction, leasing, financing and property management. To date, First Gulf has developed and constructed over 30 million sf of office, retail, and industrial real estate. First Gulf is part of the Great Gulf Group, one of North America's premier real estate organizations. Established in 1975, with major projects in Canada and the United States, the Group's fully-integrated activities span the entire real estate spectrum.

www.firstgulf.com

BRONTE STATION LOGISTICS HUB

PRIME POSITION, INDUSTRIAL PRECISION

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FIRST GULF

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WEALTH
— REAL ESTATE —

 **CUSHMAN &
WAKEFIELD**

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