

46,906 SF WITH CN RAIL CONNECTIVITY

GATED & SECURED SHIPPING YARD

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TERM AVAILABLE



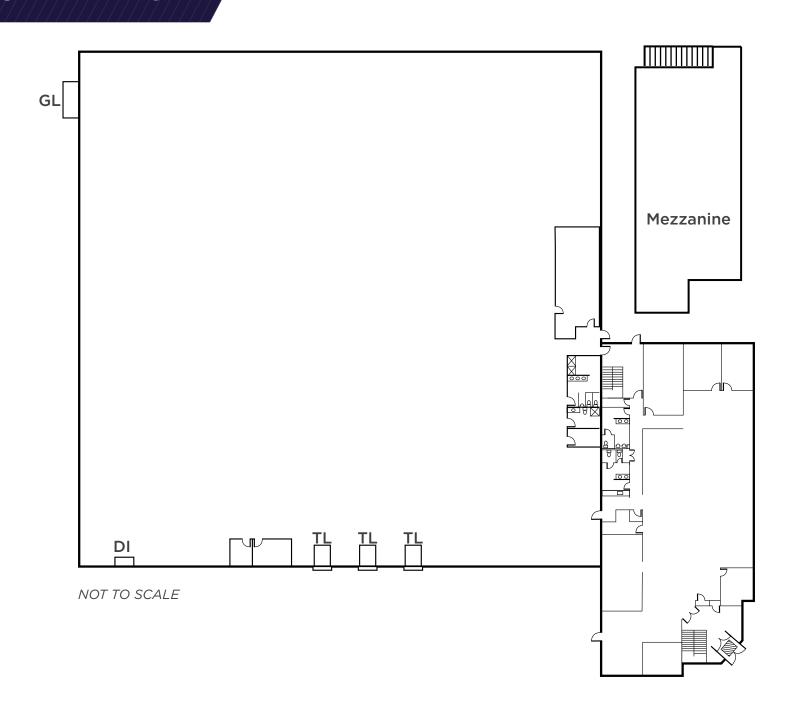


ADDITIONAL **FEATURES**

- Flexible lease term available (24 60 Months)
- Fully gated & secured shipping yard
- · Rail spur with CN Rail connectivity
- Well-configured ground floor office/showroom space
- Second floor office space can be made available (7,239 SF)
- Bonus mezzanine not included in rentable area

Total Building Area:	46,906 SF
Warehouse Area:	40,006 SF
Office area:	6,900 SF
Site area:	4.24 Acres (GeoWarehouse)
Clear Height:	23'
Shipping:	3 TL & 1 DI
Power: (Tenant to Verify)	1200 Amps; 600 Volts
Net Rent:	\$13.95 PSF
Taxes (2024)	\$112,515.47
Occupancy:	Immediate

PROPERTY FLOOR PLANS





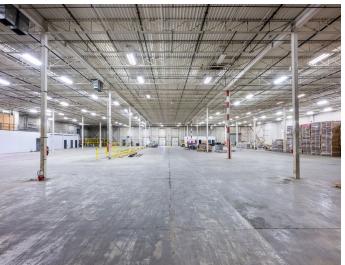
















DRIVE TIMES MAPS





PEARSON INTERNATIONAL AIRPORT **45.1 KMS**

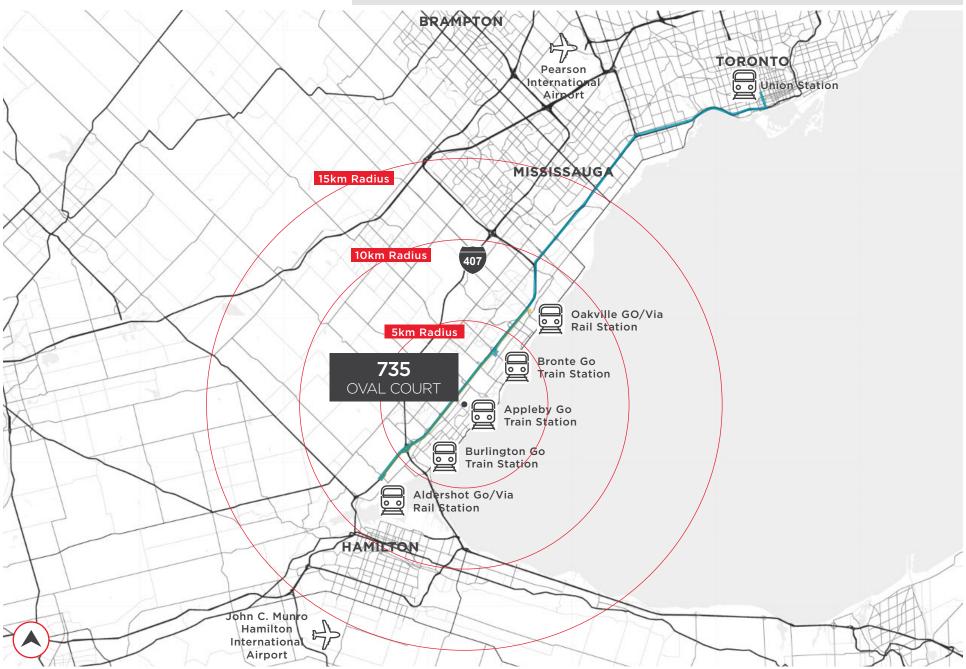


LAKESHORE WEST GO TRANSIT LINE AND **NEAREST STATIONS**

VIA RAIL LINE AND **NEAREST STATIONS**







AMENITY **Map**

RETAIL

- 1. Guess Factory
- 2. Tommy Hilfigur
- 3. Old Navy Outlet
- 4. Nike
- 5. Kitchen Stuff Plus
- 6. The Home Depot
- 7. BMW Oakville
- 8. Hyundai Oakville
- 9. Subaru Oakville
- 10. Toyota Oakville
- 11. Rexall
- 12. The Beer Store
- 13. LCBO
- 14. Fortinos

SPORT & ENTERTAINMENT

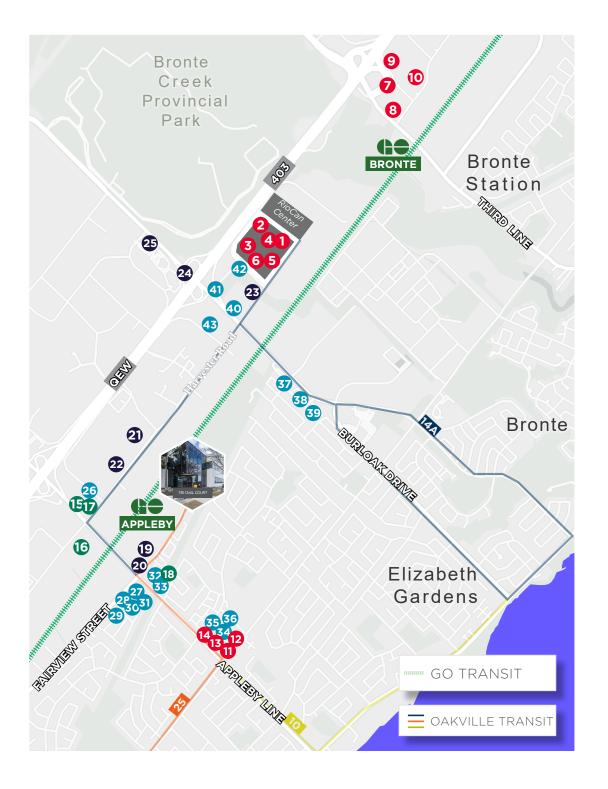
- Burlington Training Centre
- 20. Barbella Fitness Studio
- 21. Climbers Rock
- 22. Apex Barbell Club
- 23. Cineplex Cinemas Oakville
- 24. Atrium Banquet Conference Centre
- 25. Burlington Convention Centre

GAS STATIONS

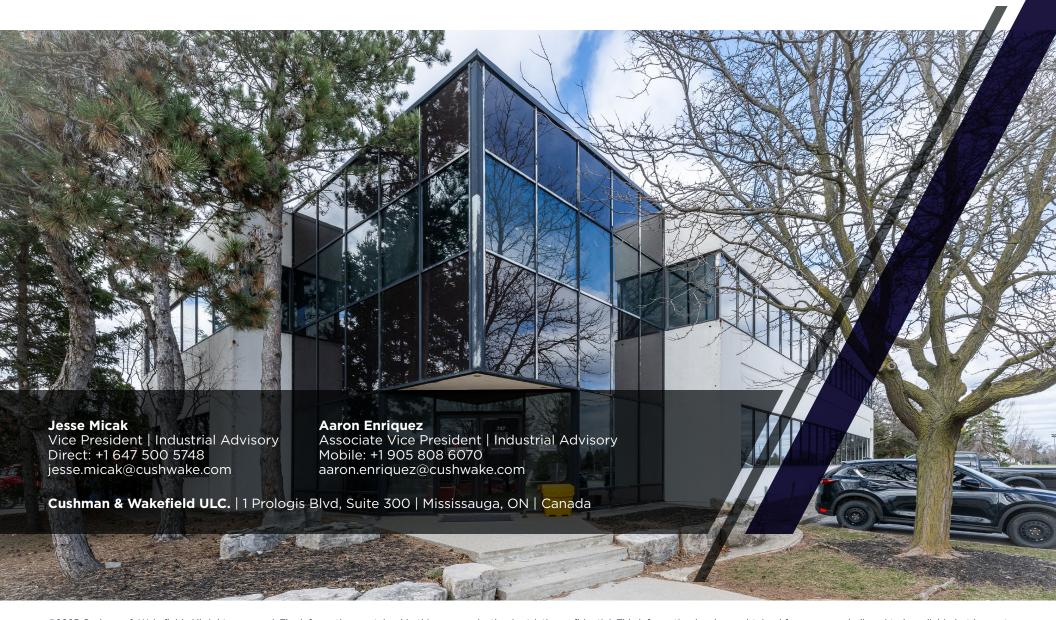
- 15. Circle K
- 16. Pioneer
- 17. Esso
- 18. Petro Canada

FOOD/ RESTAURANTS

- 26. Wendys
- 27. McDonald's
- 28. QB Sports Bar
- 29. 7 Spice Bar& Masala
- 30. Subway
- 31. Quesada Burritos
- 32. Starbucks
- 33. Dairy Queen
- 34. The Burger's Priest
- 35. Gino's Pizza
- 36. barBURRITO
- 37. Sunset Grill
- 38. Freshii
- 39. Kudo Sushi
- 40. Kelsey's
- 41. Montana's
- 42. Milestones
- 43. Tim Hortons







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