

FOR SALE EMPLOYMENT DEVELOPMENT LAND

4.6 ACRES



2395 CORNWALL ROAD, OAKVILLE



CUSHMAN &
WAKEFIELD



Investment Highlights



Superior Location

The subject Property is located on the north side of Cornwall Road, just east of Ford Drive. Located less than three kilometers south of the Queen Elizabeth Way, the Property has excellent access to major transportation routes, local public transit and is located approximately 3.3 kilometers southwest of the Clarkson GO Train Station. MiWay bus service operates along Winston Churchill Boulevard to the east and Oakville Transit operates along Ford Drive to the west, providing access to both Mississauga and Oakville Transit services. The Property has a secondary street frontage on Royal Windsor Drive, providing for two points of access/egress in a future development.



Development Opportunity

The Vendor has created conceptual plans that contemplates the development of two buildings, containing both office and industrial uses for a total of 33,776 sf of GFA. A third submission of the Site Plan application was submitted to the Town of Oakville in November 2024 and is currently under review. These materials include, but are not limited to, environmental reports, architectural drawings, survey, traffic study and civil engineering reports. These reports and others can be found in the Advisor's online data room. The Vendor has also prepared a creek realignment plan, which outlines the proposed site plan and revegetation plan to align with the proposed development. The 4.6 acre site with a net usable area of approximately 3.5 acres, represents a rare opportunity for employment infill development between the highly active Oakville and Mississauga industrial markets.



Diverse Range of Permitted Uses (E2-3 Zoning)

- | | |
|-------------------------------|--------------------------------|
| Commercial School | • Public Works Yard |
| • Commercial Self-storage | • Repair Shop |
| • Contractors Establishment | • Sports Facility (9) |
| • Manufacturing | • Warehousing |
| • Outside Storage | • Wholesaling |
| • Parking Area, Heavy Vehicle | *Not the complete list of uses |



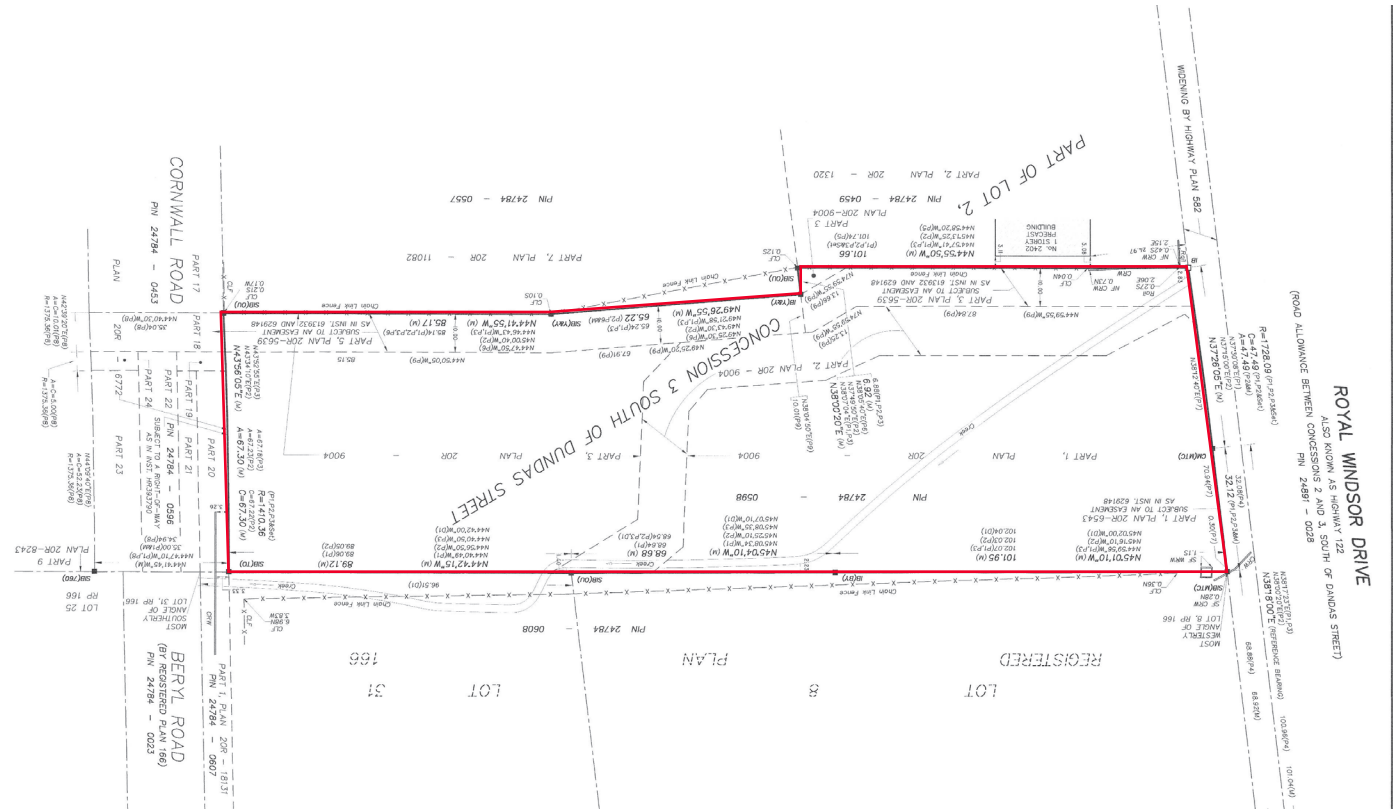
Free & Clear of Financing

The Property is being offered free and clear of debt, allowing the purchaser to implement their own debt strategy.

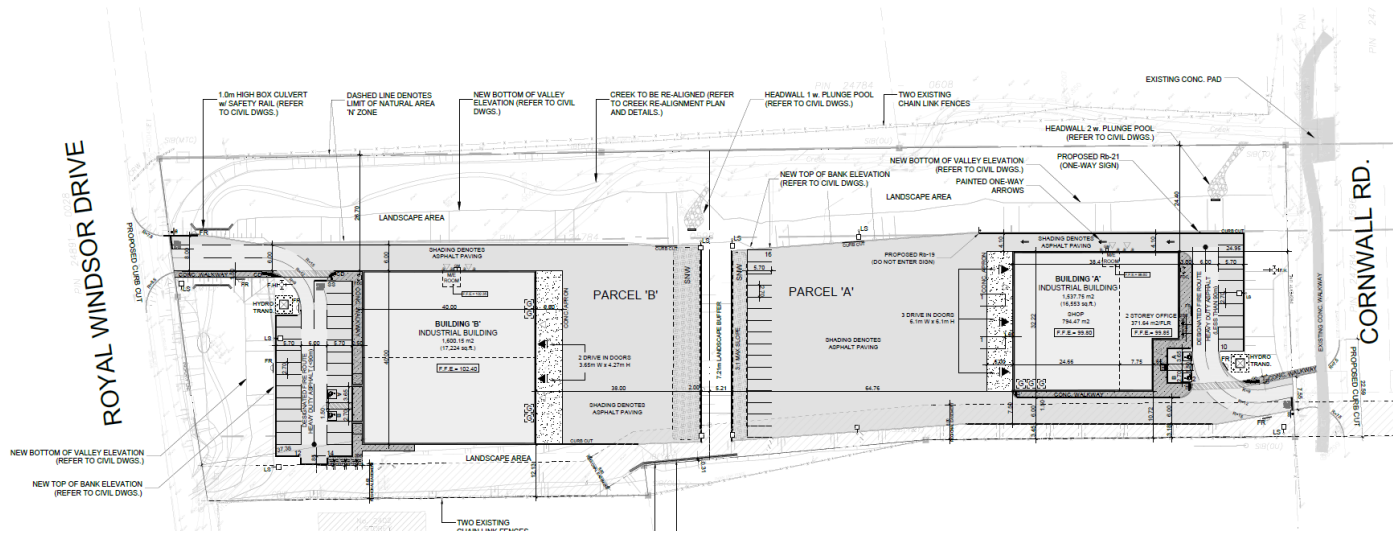
Property Details

Address	2395 Cornwall Road, Oakville
PIN	247840598
Legal Description	PT LT 2, CON 3 TRAF SDS DES AS PTS 13 TO 19 PL 20R8243, S/T 629148; S/T 613932, 629147; OAKVILLE. T/W EASEMENT FOR RIGHT OF ENTRY AS IN HR393790
Site Area	4.60 acres
Frontage	220.78 ft along Cornwall Road
Depth	853.12 ft
Zoning	E2-3 & N
Official Plan	Business Employment

Site Survey



Site Plan





Demographics - 5km Radius

- 👤 Current Population: 92,750
- 💰 Avg. Household Income: \$187,560
- 🎓 Post-Secondary Education Rate: 54.0%
- 📄 Employment Rate: 55.2%

Industrial Market Snapshot - GTA West Q1 2025

- 💵 Asking Net Avg. Rent (PSF): \$17.65
- 🏭 Vacancy Rate: 5.6%
- 🛡️ New Supply YTD: 455,996 sf

Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 2395 Cornwall Road, Oakville, Ontario. The Property is offered for sale at a price of \$8,750,000. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be addressed to the listing team.

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