

FOR LEASE
1,570 – 3,140 SF



1428 SPEERS ROAD
OAKVILLE

PROPERTY DETAILS

Excellent Opportunity in the Highly Desirable Speers Corridor. This versatile unit has been freshly painted and returned to base condition, offering a clean slate for customization. The property fronts directly onto Speers Road, providing strong visibility and convenient access from the QEW and Third Line. Ideal for a wide range of industrial or service uses.

Area:	• Unit 15:	1,570 sf (10% Office)
	• Unit 16:	1,570 sf (10% Office)
	• Unit 15-16:	3,140 sf (10% Office)

Net Rental Rate:	• Unit 15:	\$21.00 psf/annum
	• Unit 16:	\$21.00 psf/annum
	• Unit 15-16:	\$19.75 psf/annum

Additional Rent:	\$6.00 psf/annum (est. 2025)
------------------	------------------------------

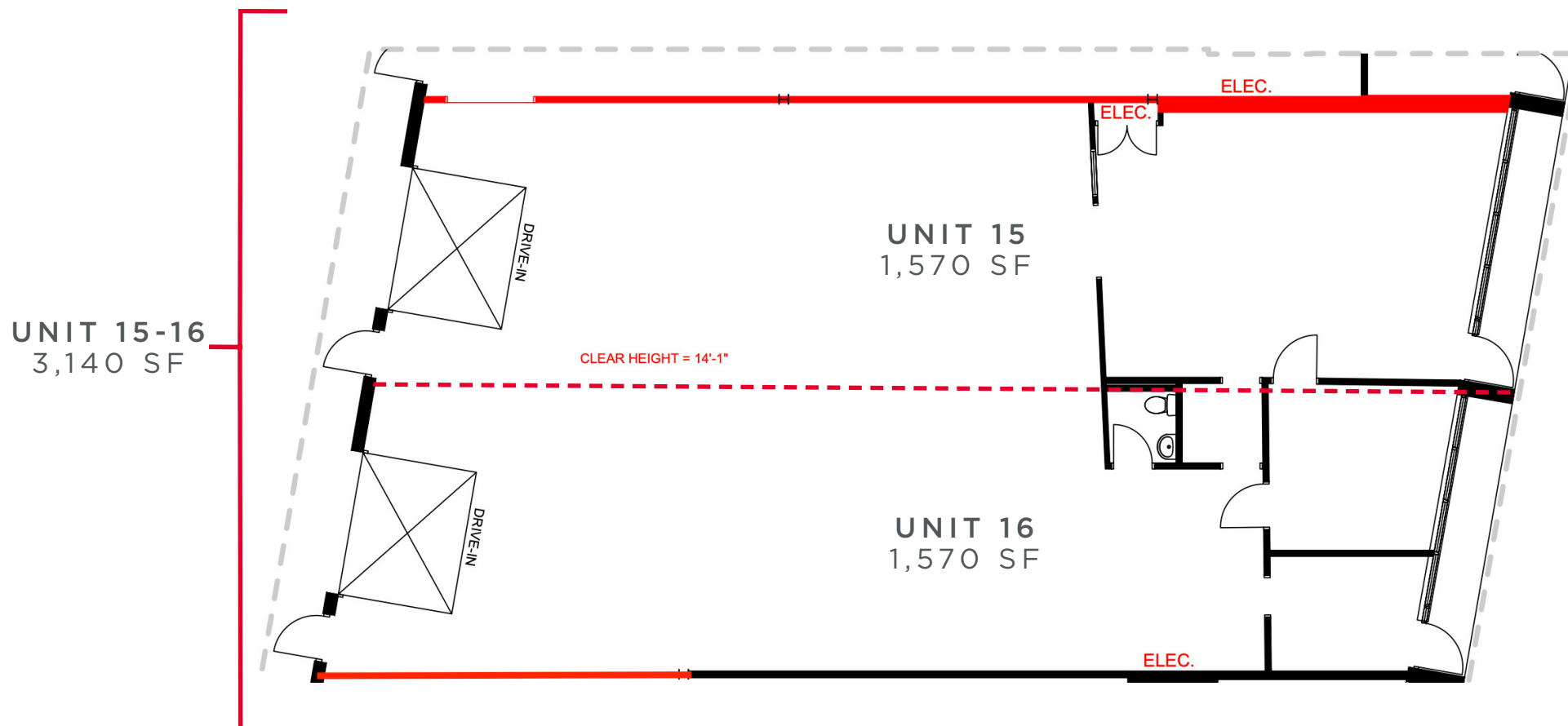
Possession:	Immediate
-------------	-----------

Clear Height:	14" 1'
---------------	--------

Shipping:	Two Drive-In Doors (One in each unit)
-----------	---------------------------------------

Zoning:	Business Commercial (E4 sp:341)
---------	---------------------------------





FLOOR PLAN
1,570 - 3,140 SF



ZONING

E4 sp:341 - Business Commercial

PERMITTED USES:

- Art gallery (2016-023)
- Business office
- Commercial school (PL140317)
- Commercial self-storage
- Community centre
- Conservation use
- Contractors establishment
- Day care (PL140317) (17)
- Drive-through facility (8)
- Dry cleaning depot (PL140317)
- Emergency service facility
- Financial institution
- Food bank
- Food production
- Funeral home
- Hotel
- Medical office
- Motor vehicle body shop (8)(13)
- Motor vehicle dealership (8)(14)
- Motor vehicle rental facility (13)(14)
- Motor vehicle repair facility (13)
- Motor vehicle service station (15)
- Motor vehicle washing facility (8) (16)
- Outside display and sales area (11)
- Park, public
- Pet care establishment
- Place of entertainment
- Place of worship (PL140317) (12)
- Public hall
- Rental establishment
- Repair shop (2017-025)
- Restaurant
- Retail propane and transfer facility
- Retail store (11)
- School, private (PL140317)
- Service commercial establishment
- Sports facility (9)
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic (PL140317)

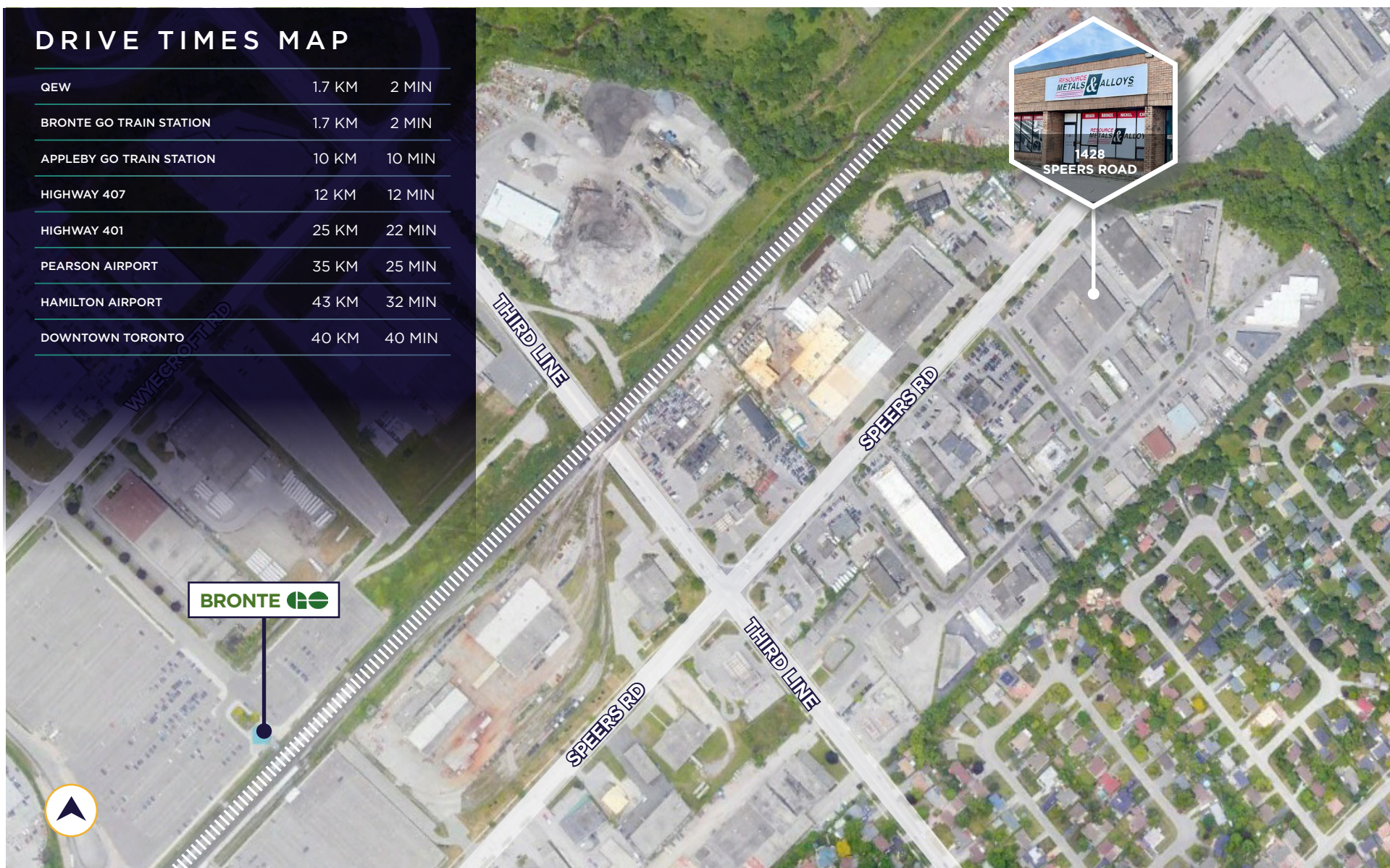
Additional Regulations for Permitted Uses:

8. Shall not be permitted on a lot abutting any Residential Zone.
9. The maximum net floor area on any lot within 100.0 metres of a Residential Zone shall be 1,000.0 square metres.
11. The maximum net floor area on a lot for all uses subject to this provision shall be 2,500.0 square metres.
12. a) The maximum lot area shall be 2.5 hectares. b) In the Business Commercial (E4) Zone only, the maximum percentage of net floor area permitted to be occupied by a place of worship is 50% of the total net floor area on the lot. In all other zones, net floor areas established by other footnotes shall apply. (PL140317)
13. If the lot is abutting the highway corridor, uses subject to this footnote are permitted only in conjunction with a motor vehicle dealership.
14. An outside display and sales area is additionally permitted as an accessory use. Inventory in an outside display and sales area in any yard abutting the highway corridor is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
15. Shall comply with the Service Station (C4) Zone regulations.
17. Shall not be permitted within 120.0 metres of an Industrial (E3) Zone. (PL140317)



DRIVE TIMES MAP

QEW	1.7 KM	2 MIN
BRONTE GO TRAIN STATION	1.7 KM	2 MIN
APPLEBY GO TRAIN STATION	10 KM	10 MIN
HIGHWAY 407	12 KM	12 MIN
HIGHWAY 401	25 KM	22 MIN
PEARSON AIRPORT	35 KM	25 MIN
HAMILTON AIRPORT	43 KM	32 MIN
DOWNTOWN TORONTO	40 KM	40 MIN

LOCATION
MAP

DEMOGRAPHIC MAP



115,764
POPULATION
Within 5 km



119,338.5
DAYTIME POPULATION
Within 5 km



\$171,706.6
AVG HOUSEHOLD INCOME
Within 5 km



41.5
AVG. AGE
Within 5 km

305,635
POPULATION
Within 10 km

302,222.5
DAYTIME POPULATION
Within 10 km

\$172,657.2
AVG HOUSEHOLD INCOME
Within 5 km

40.7
AVG. AGE
Within 10 km

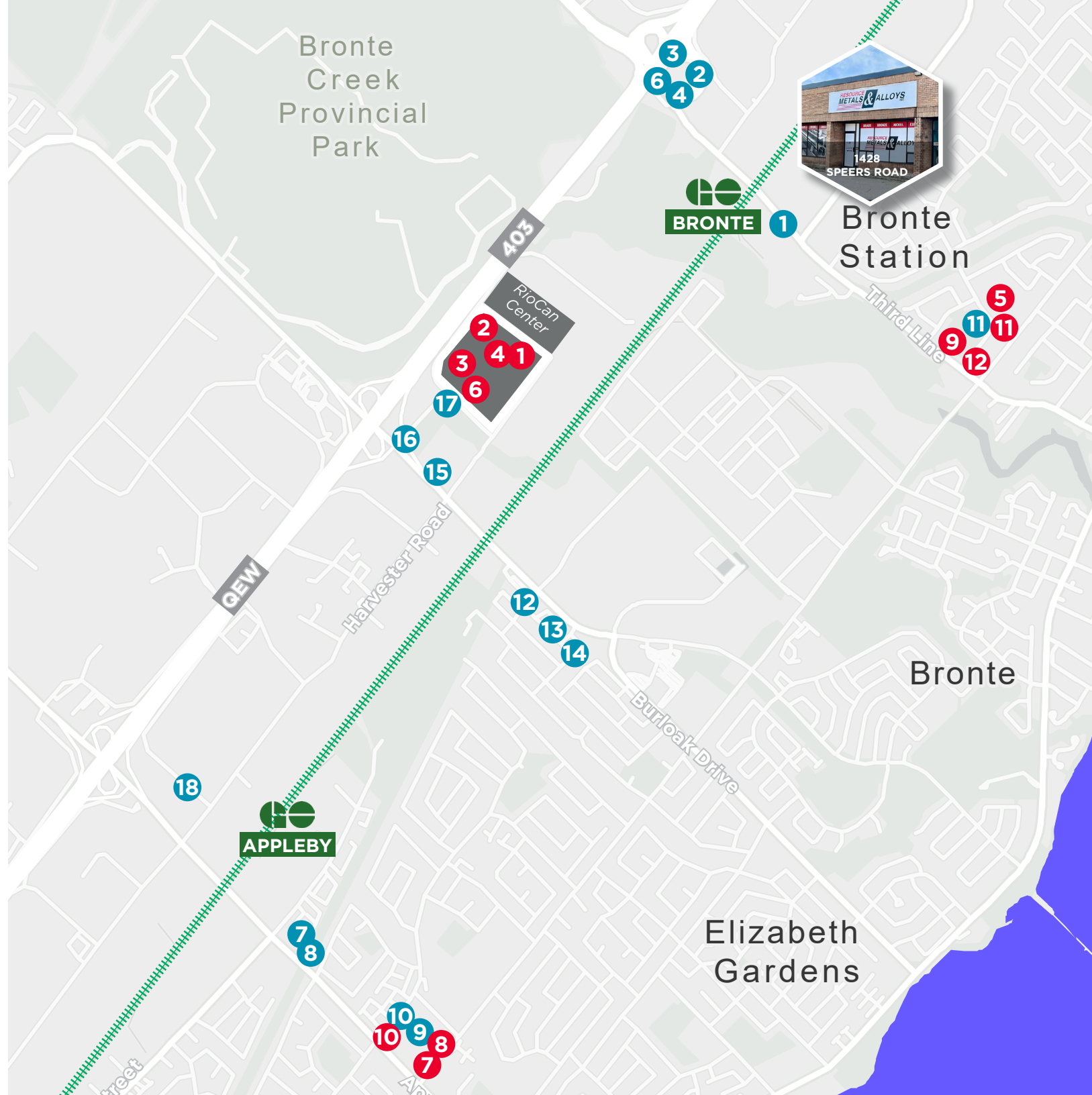


FOOD/RESTAURANTS

1. Tim Hortons
2. Wendys
3. Royal Shawarma
4. Tin Cup Sports Bar
5. 7 Spice Bar & Masala
6. Subway
7. Quesada Burritos
8. Starbucks
9. Dairy Queen
10. The Burger's Priest
11. Gino's Pizza
12. barBURRITO
13. Sunset Grill
14. Freshii
15. Kudo Sushi
16. Kelsey's
17. Montana's
18. Milestones

RETAIL

1. Guess Factory
2. Tommy Hilfigur
3. Old Navy Outlet
4. Nike
5. Walmart
6. The Home Depot
7. Rexall
8. The Beer Store
9. LCBO
10. Fortinos
11. Winners
12. Metro



CONTACT INFORMATION

MARC DANKO*

Senior Vice President
+1 905 501 6467
marc.danko@cushwake.com

BRANDON GARRETT*

Senior Vice President
+1 905 501 6440
brandon.garrett@cushwake.com

**Sales Representative*

1 Prologis Boulevard Suite 300
Mississauga, ON L5W 0B3 | Canada
cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.