



62,236 SF WITH UP TO 4,000 AMPS OF POWER & FLEXIBLE E2 ZONING

For Sale | 2115 South Service Road West, Oakville

Freestanding Office/Industrial Building with Re-Development Potential

For more information, please contact:

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OFFICE + LOGISTICS + DATA

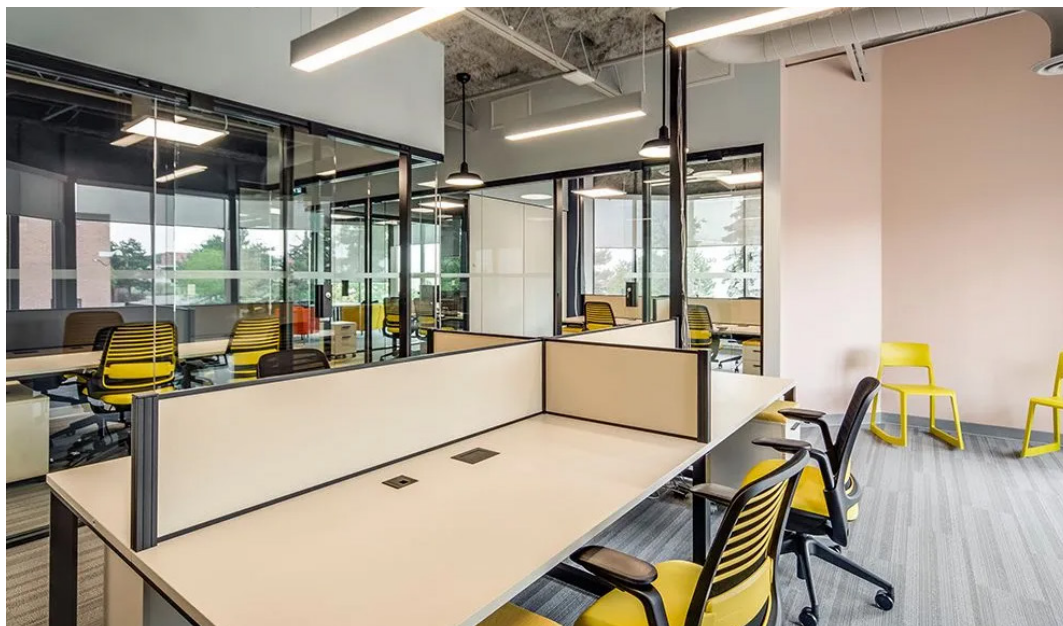
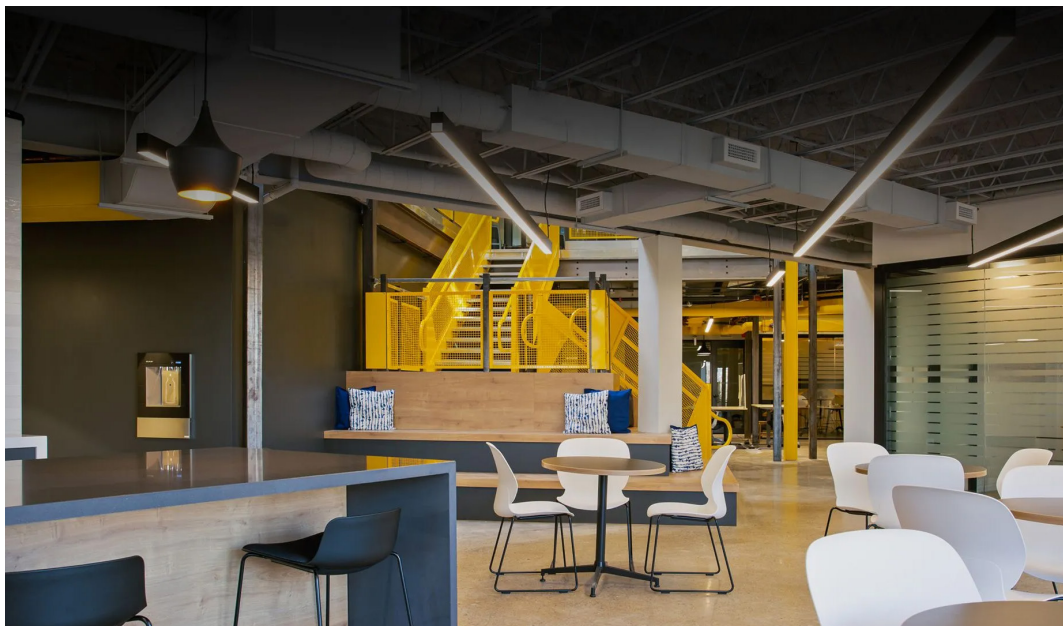
2115 SOUTH SERVICE ROAD WEST, OAKVILLE



CUSHMAN &
WAKEFIELD

FOR SALE

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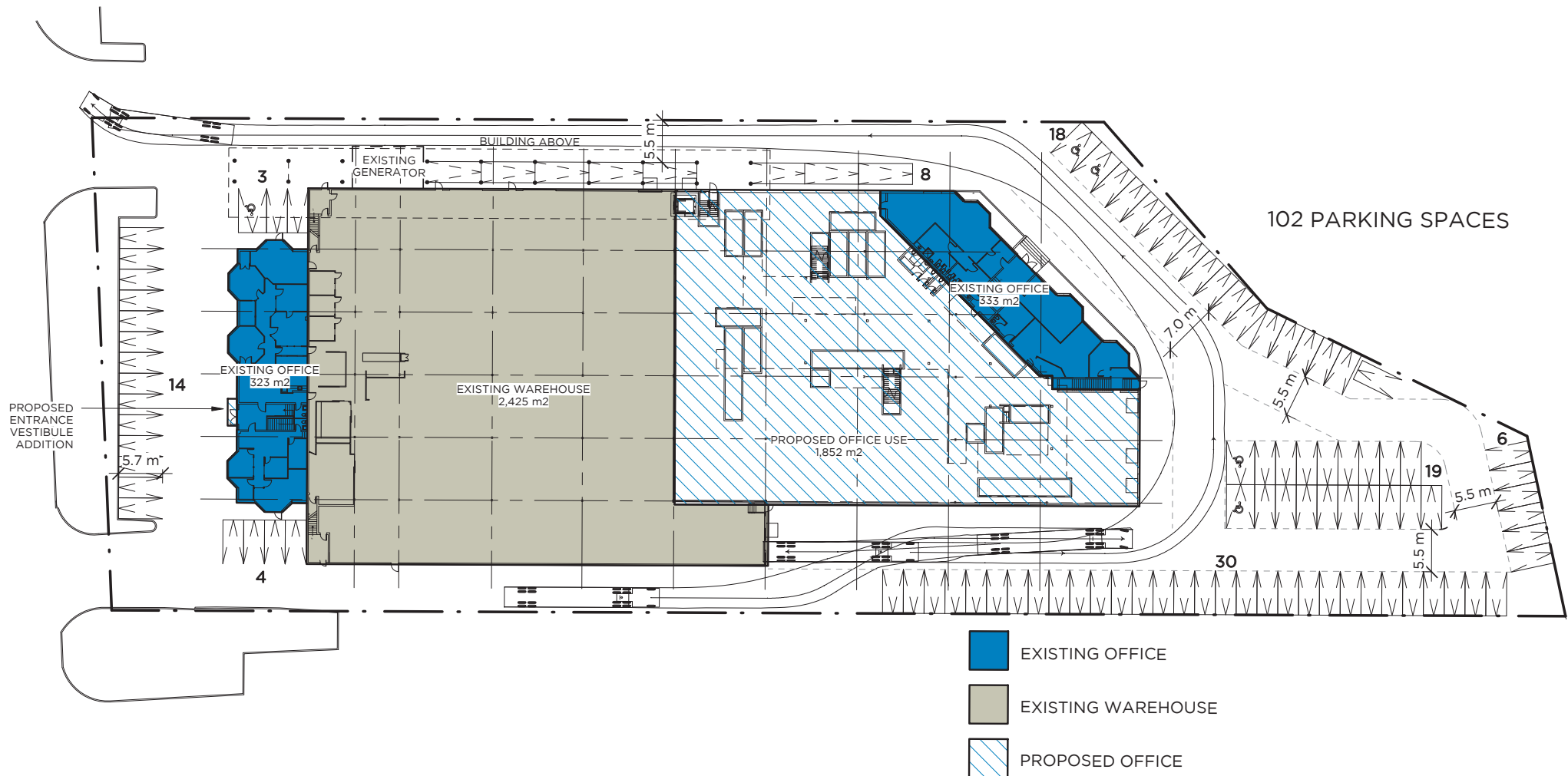
BUILDING SPECIFICATIONS

BUILDING SIZE	62,236 SF
WAREHOUSE AREA	41,488 SF
OFFICE AREA	20,788 SF
LAND AREA	2.61 ACRES
CLEAR HEIGHT	24'
SHIPPING	8 TL DOORS 3 DI DOORS
POWER	UP TO 4,000 AMPS
ZONING	E2 SP:3
SECONDARY PLAN	BRONTE GO MAJOR TRANSIT STATION AREA
PARKING	SURFACE PARKING
POSSESSION	POTENTIAL VACANT POSSESSION

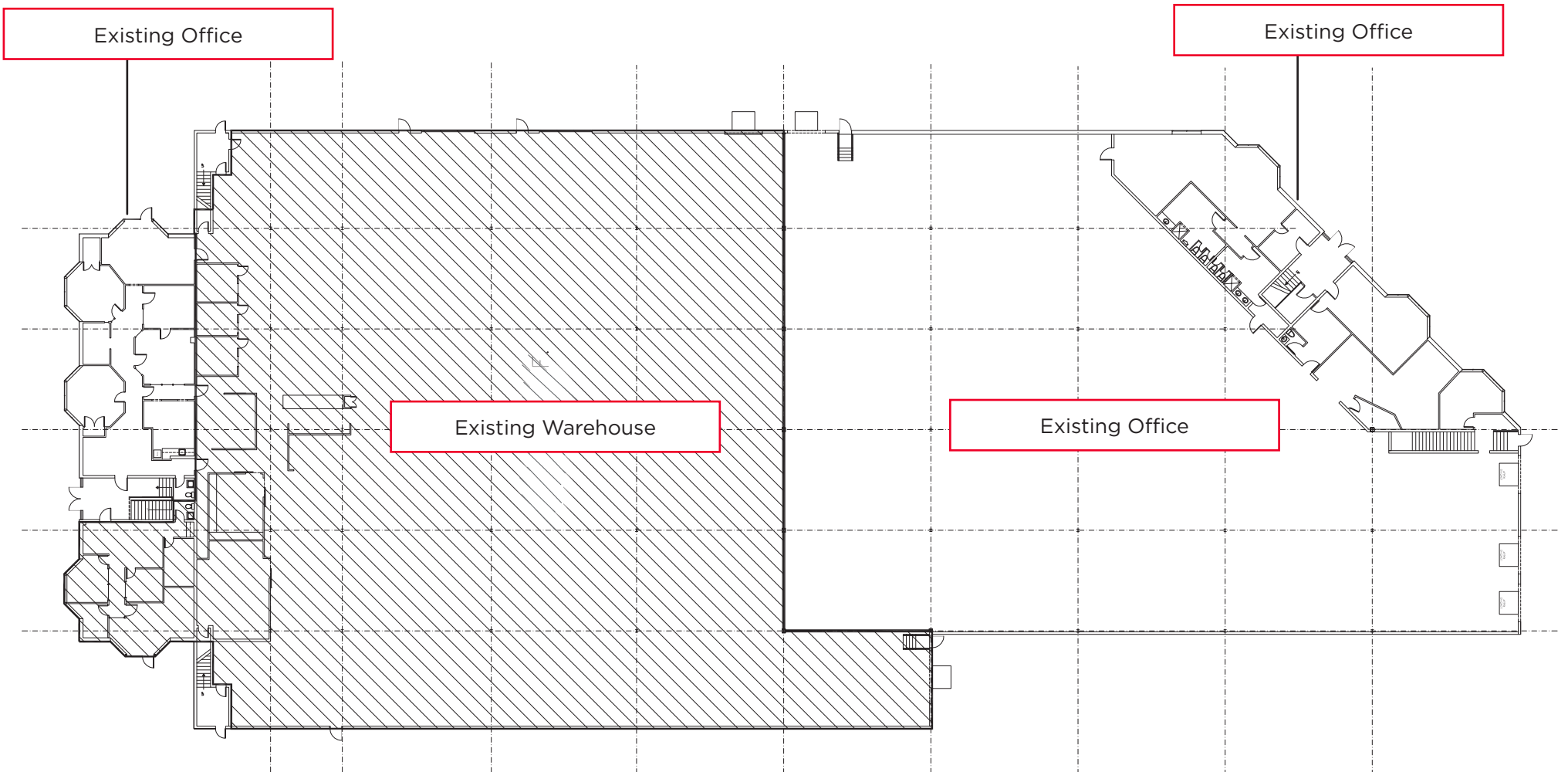
*All information contained herein to be verified independently

SITE PLAN

2115 SOUTH SERVICE ROAD WEST, OAKVILLE



FLOOR PLAN



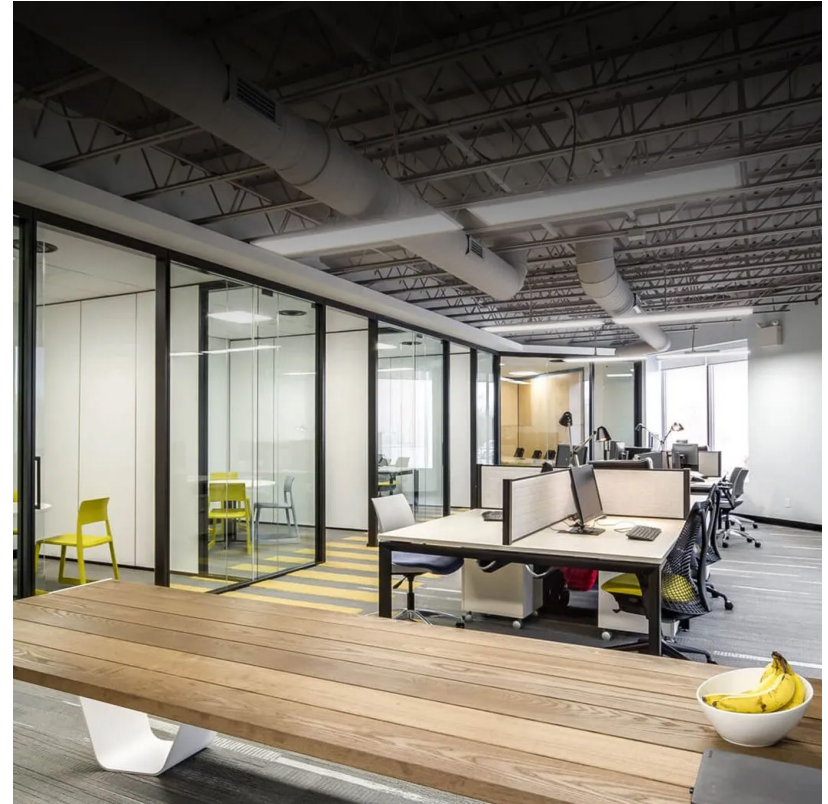
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ZONING

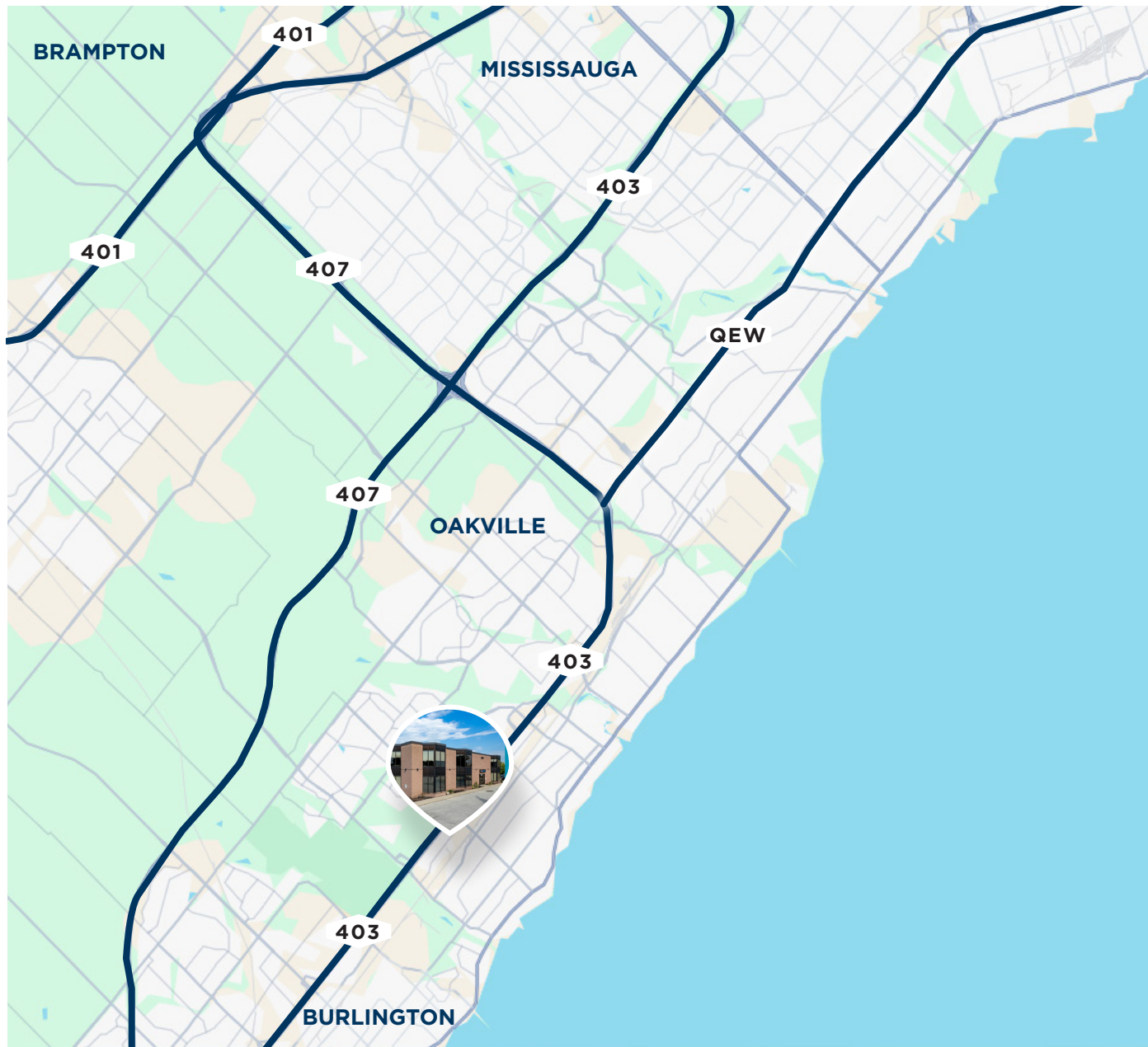
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Within the E2 SP:3 zone, the following uses are permitted:

- Adult Entertainment
- Art Gallery
- Business Office
- Commercial School
- Commercial Self-Storage
- Conservation Use
- Contractor's Establishment
- Day Care
- Drive Through Facility
- Dry Cleaning/Laundry
- Emergency Service Facility
- Financial Institution
- Food Bank
- Food Production
- Hotel
- Manufacturing
- Medical Office
- Outside Display & Sale Area
- Outside Storage
- Public Park
- Parking Area, Heavy Vehicle
- Place of Worship
- Public Hall
- Public Works Yard
- Rental Establishment
- Repair Shop
- Restaurant
- Retail Store, Accessory & Showroom
- School, Private
- Sports Facility
- Stormwater Management Facility
- Taxi Dispatch
- Training Facility
- Veterinary Clinic
- Warehousing
- Wholesaling
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Rental Facility
- Motor Vehicle Repair Facility
- Motor Vehicle Washing Facility



HIGHWAY CONNECTIVITY



DRIVE TIMES

BRONTE GO STATION

2 MIN | 1.8 KM

HIGHWAY 403

2 MIN | 0.7 KM

QUEEN ELIZABETH WAY

12 MIN | 12.7 KM

HIGHWAY 407

20 MIN | 15.7 KM

HIGHWAY 401

28 MIN | 22 KM

HAMILTON INTERNATIONAL AIRPORT

29 MIN | 41.9 KM

PEARSON INTERNATIONAL AIRPORT

30 MIN | 42.2 KM

OAKVILLE PLACE MALL

7 MIN | 6.6 KM

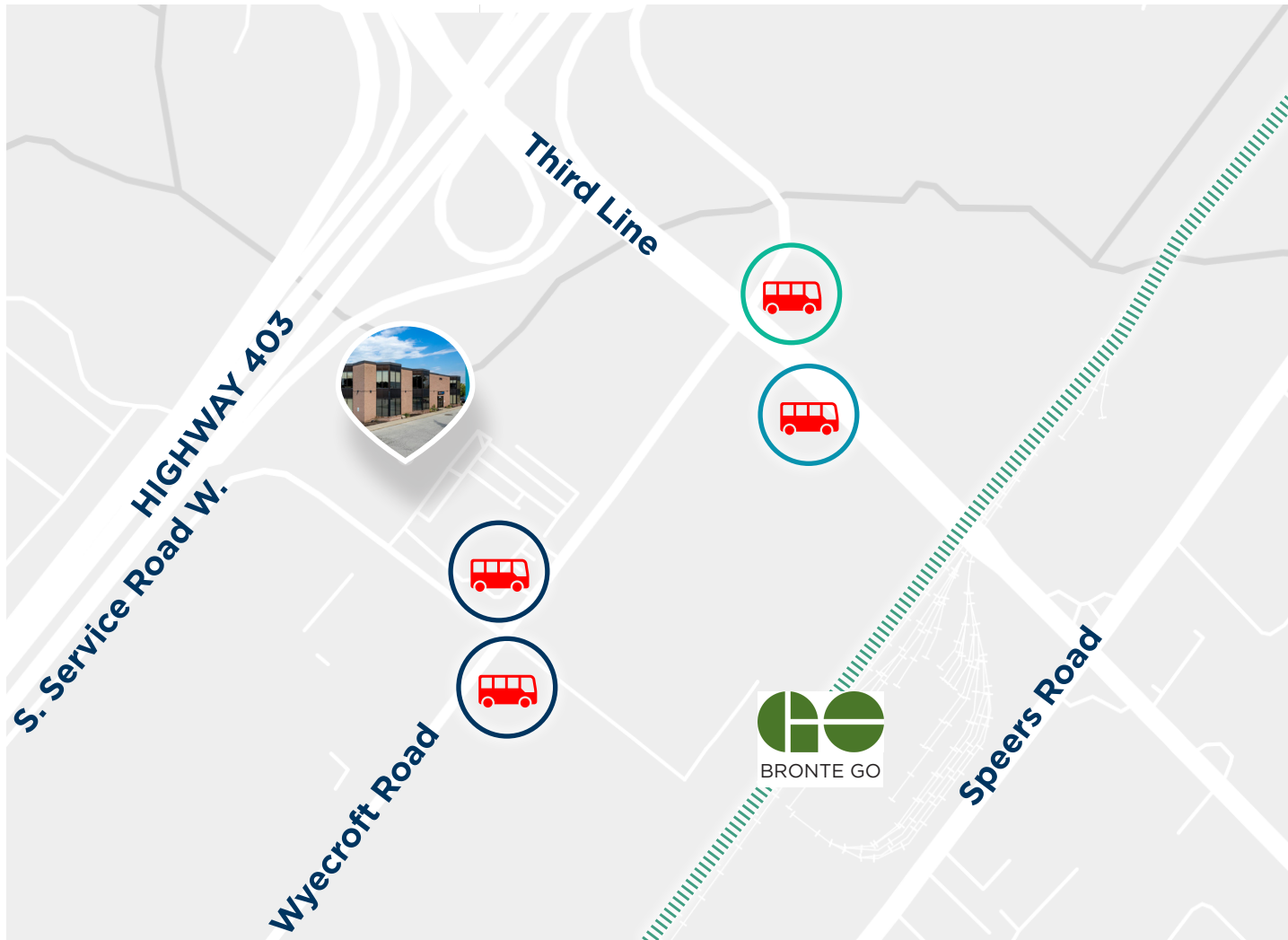
DOWNTOWN OAKVILLE

12 MIN | 7.0 KM

DOWNTOWN TORONTO

35 MIN | 43.4 KM

TRANSIT ACCESS & DEMOGRAPHICS



TRANSIT OPTIONS



BRONTE GO STATION

2 Minute Drive
8 Minute Walk



BUS ROUTES

1 Minute Drive
4 Minute Walk

DEMOGRAPHICS



LABOUR FORCE

120,000
(OAKVILLE)



AVG. HOUSEHOLD INCOME

\$180,000 PER YEAR



TOTAL INDUSTRIAL INVENTORY

26.8M SF



BUS ROUTES

3, 4, 10, 18 & 28



BUS ROUTES

3, 4 & 10



BUS ROUTES

10

CONTACT



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*Sales Representative

