

FOR SALE / FOR LEASE

2830 PLYMOUTH DRIVE

OAKVILLE, ON



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HIGHLIGHTS

- Freestanding industrial facility in the highly sought-after Winston Business Park
- Ideally situated at the Oakville/ Mississauga border
- The building provides great access to all major highways
- Prominent corner position provides strong visibility and an impressive corporate image
- Features 4 truck-level shipping doors & 2 drive-in doors
- Clear height ranges from 22' to 26', with two pop-up sections of 32 ft. clear

DETAILS

LOT SIZE	2.896 Acres
BUILDING SIZE	67,230 SF (Excluding 907 SF of Mezzanine)
OFFICE SIZE	9,818 SF
SHIPPING	4 Truck Level Doors 2 Drive-In Doors
CLEAR HEIGHT	22' 1" to 26' 4" (with 2 pop-up sections at 32')

FOR SALE

SALE PRICE	\$19,850,000
TAXES (2025)	\$168,374.50

FOR LEASE

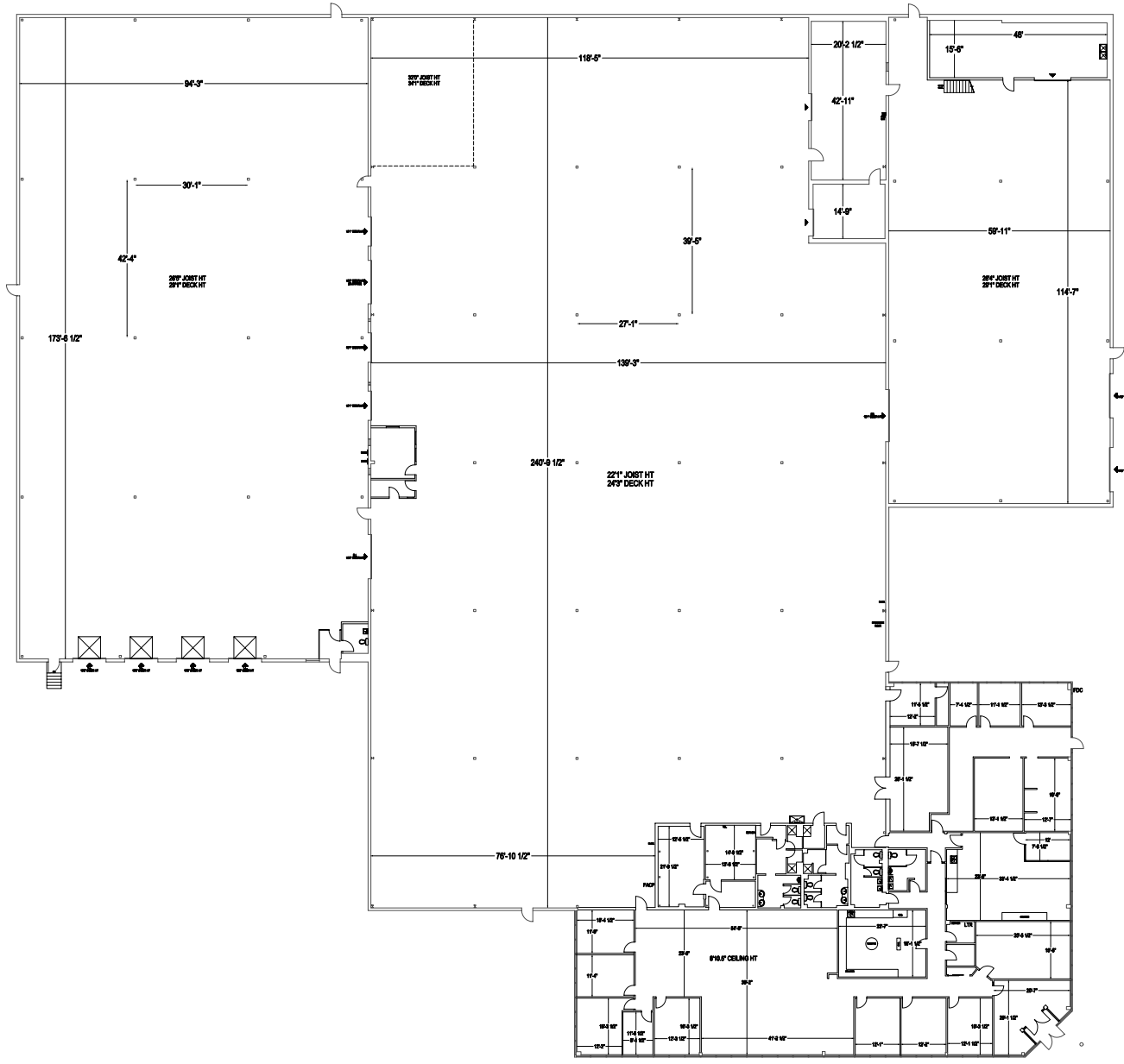
RENTAL RATE	\$14.50 Net
ADDITIONAL RENT	\$4.50 psf (Est. 2026)
OCCUPANCY	Immediate



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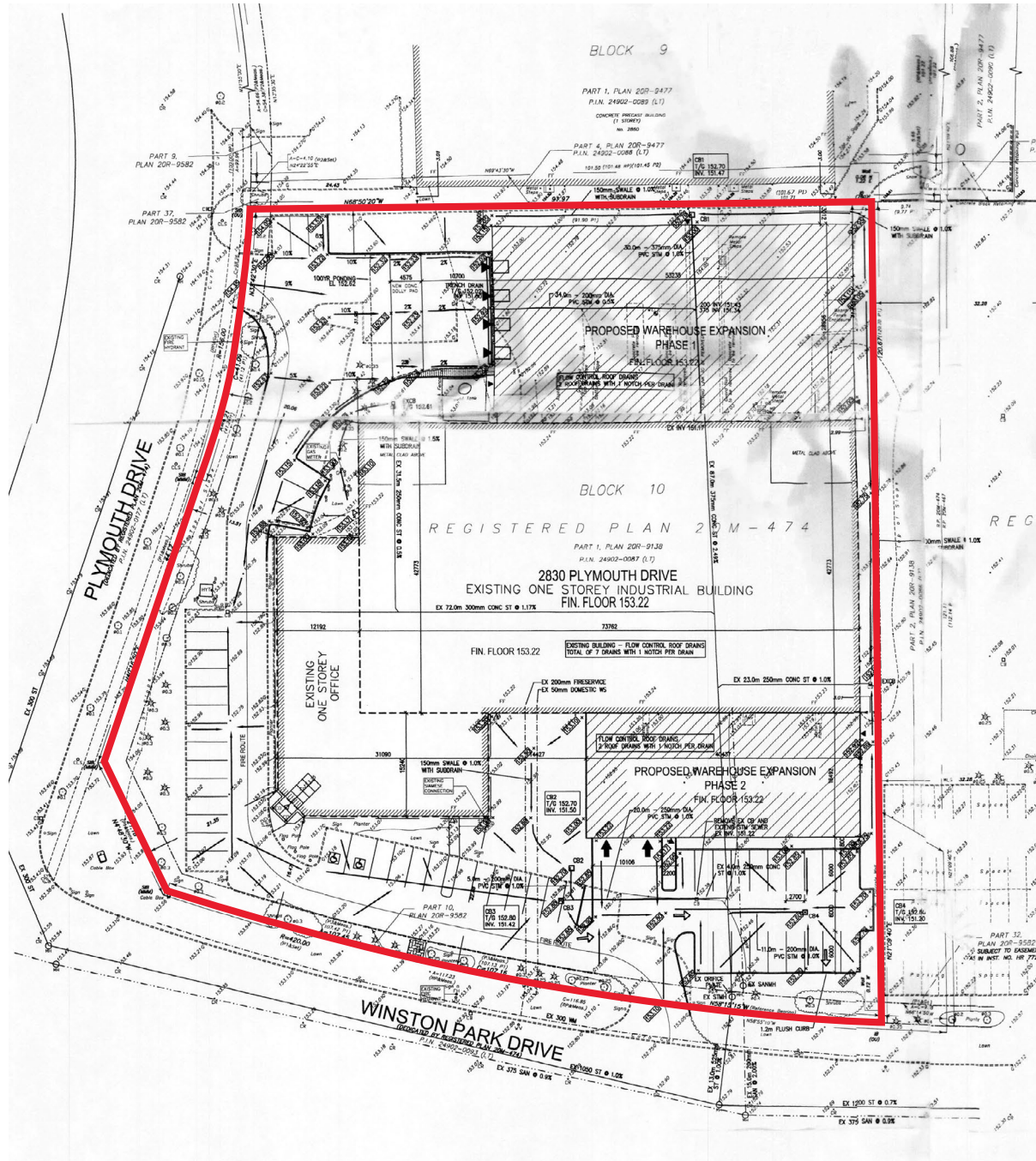
FLOOR PLAN



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SURVEY



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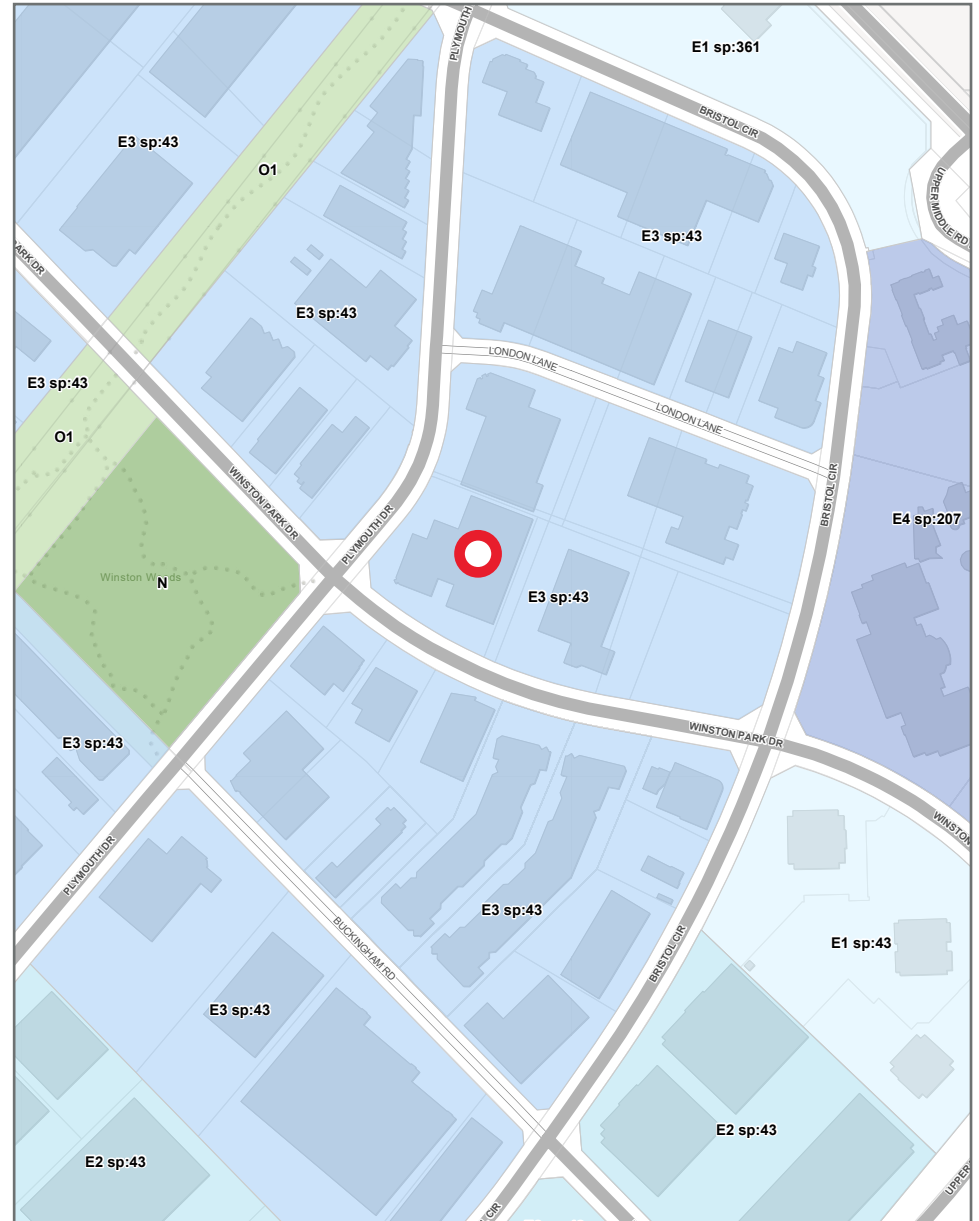
ZONING | E3 sp:43

PERMITTED USES

- Adult entertainment establishment (4)(10)
- Business office (1)
- Bulk storage facility
- Commercial self-storage
- Conservation use
- Contractors establishment
- Dry cleaning/laundry establishment (PL140317)
- Emergency service facility
- Manufacturing
- Motor vehicle storage compound
- Outside processing
- Outside storage (2021-068) (18)
- Park, public
- Parking area, heavy vehicle (2021-068) (18)
- Public works yard
- Rental establishment
- Repair shop (2017-025)
- Retail store, accessory and showroom (3)
- Sports facility (2)
- Stormwater management facility
- Taxi dispatch
- Training facility
- Transportation terminal
- Warehousing
- Waste processing station (4)
- Waste transfer station (4)
- Wholesaling

[*Click here for the additional regulations for permitted uses](#)

**All zoning & permitted use information is provided from sources at the City of Oakville. Buyers should independently verify all zoning information to determine that their use conforms with all zoning & use by-laws and regulations.

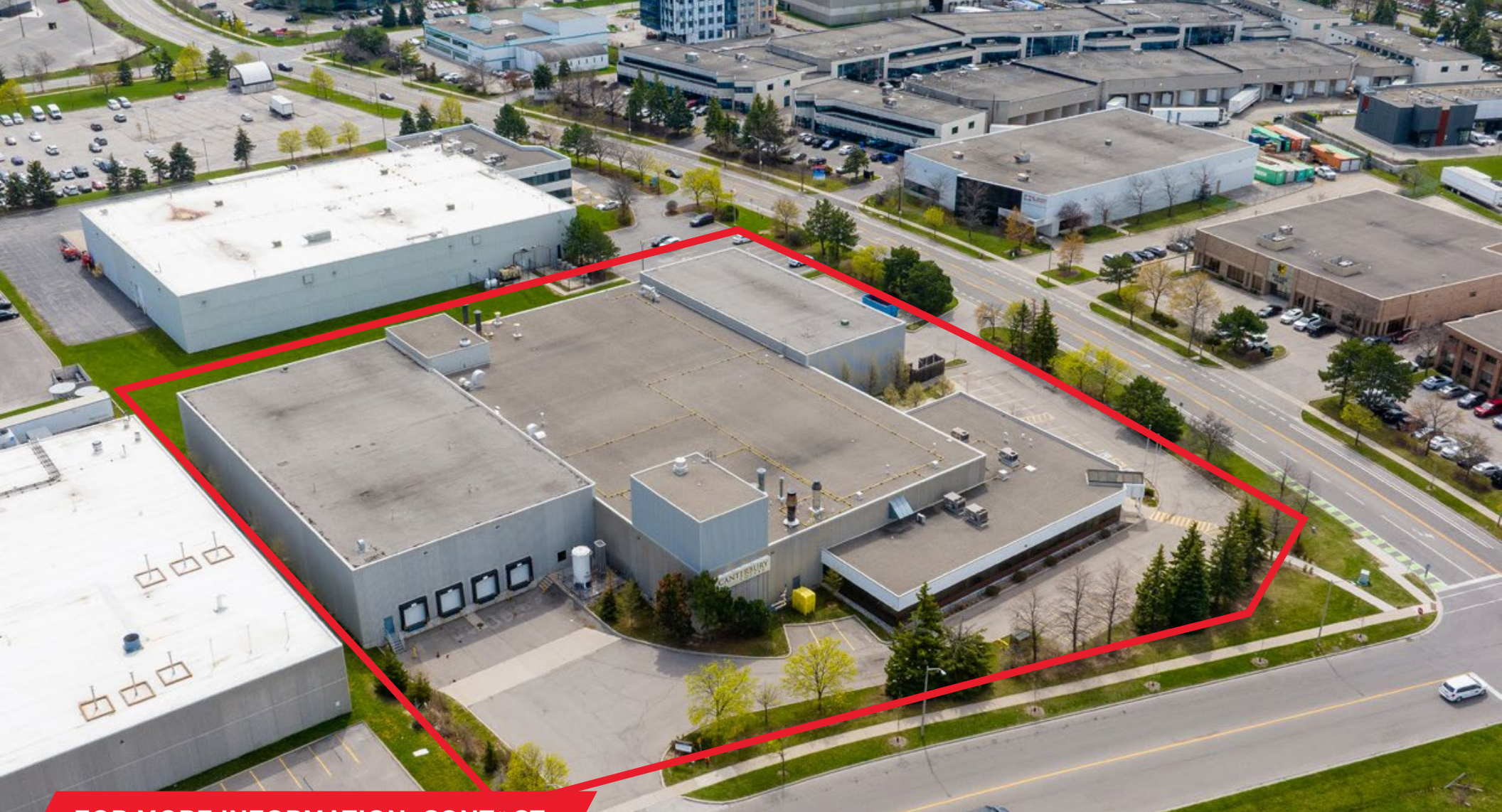


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TRANSIT MAP





FOR MORE INFORMATION, CONTACT:

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