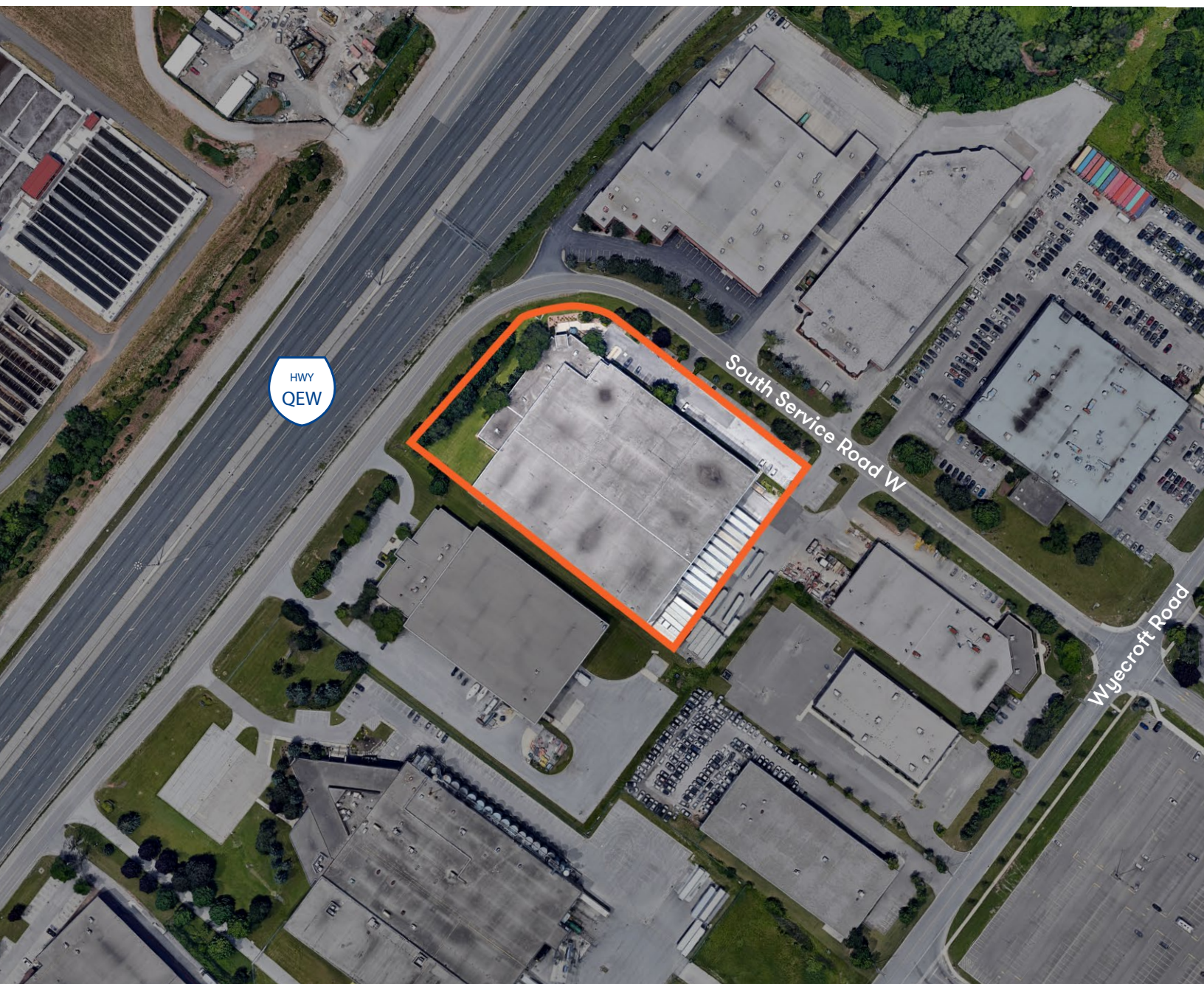


# 2130 S Service Rd W

*Oakville, ON*

**For Lease: 98,175 SF**









Highly Functional Freestanding Industrial  
Building Fronting the QEW For Sale & Lease



**Now Offering 6 Months Net Free Rent on 5+ Year Terms**

# Property Details

2130 South Service Road West, Oakville, Ontario

	Available Size	98,175 SF
	Office Area	9,440 SF
	Clear Height	24'
	Shipping	10 truck-level doors 2 oversized drive-in doors
	Zoning	E2 sp:3
	Asking Rate	\$17.50 PSF
	TMI (2025)	\$5.65 PSF
	Possession	Immediately

Available immediately. 4.43 acre single-tenant building on corner lot. Fronting QEW with great signage opportunity. New roof completed in 2022. Fully-fenced shipping yard. EFSR Sprinkler system and automatic T8-lighting upgrade. Renovated offices with cubicles, move-in ready.

## Highlights



600V 400A Power



ESFR Sprinklers



Excess Trailer Parking



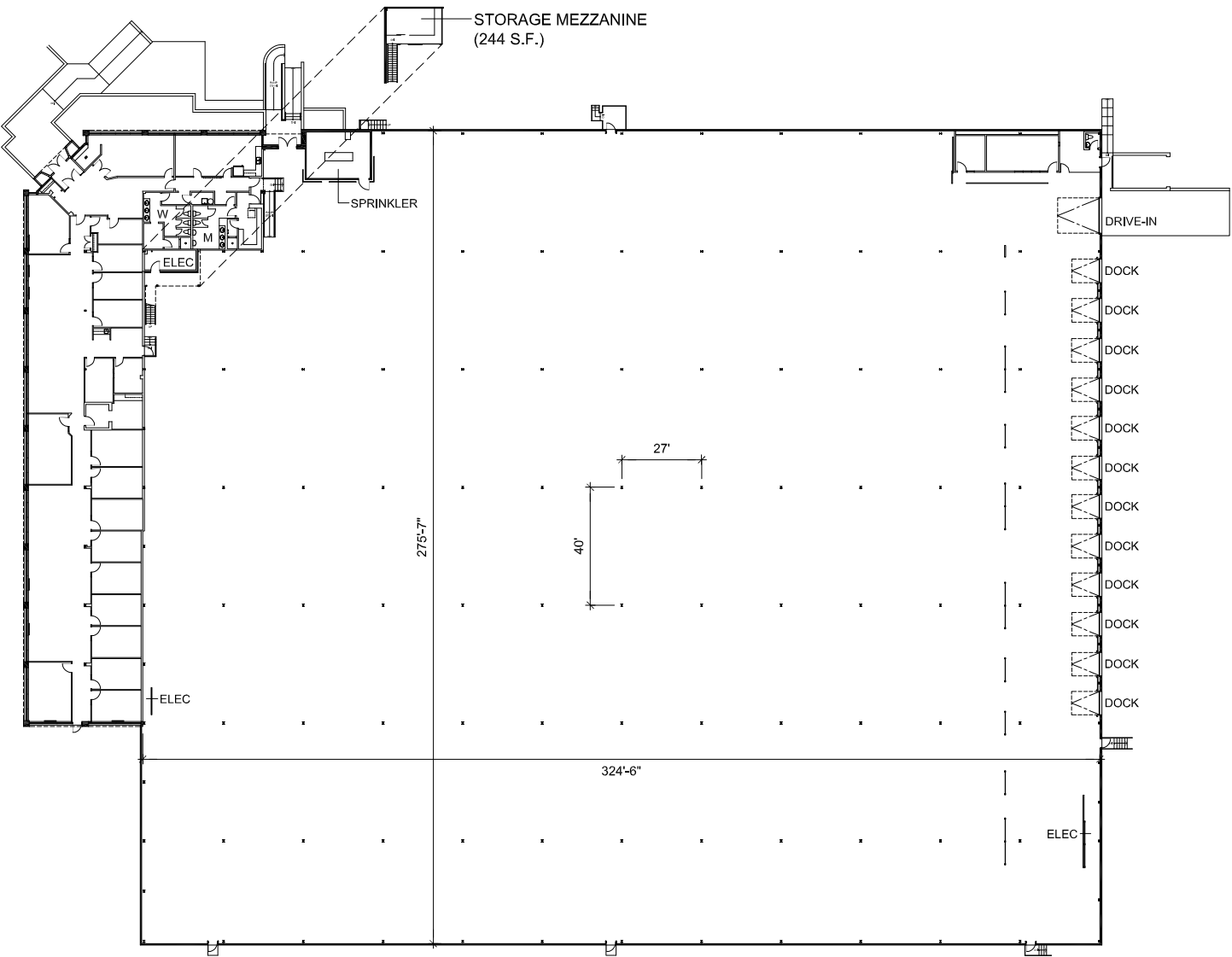
New Roof (2022)



Secured Yard



Levellers on All Dock Doors





# Connectivity

2130 South Service Road West, Oakville, Ontario

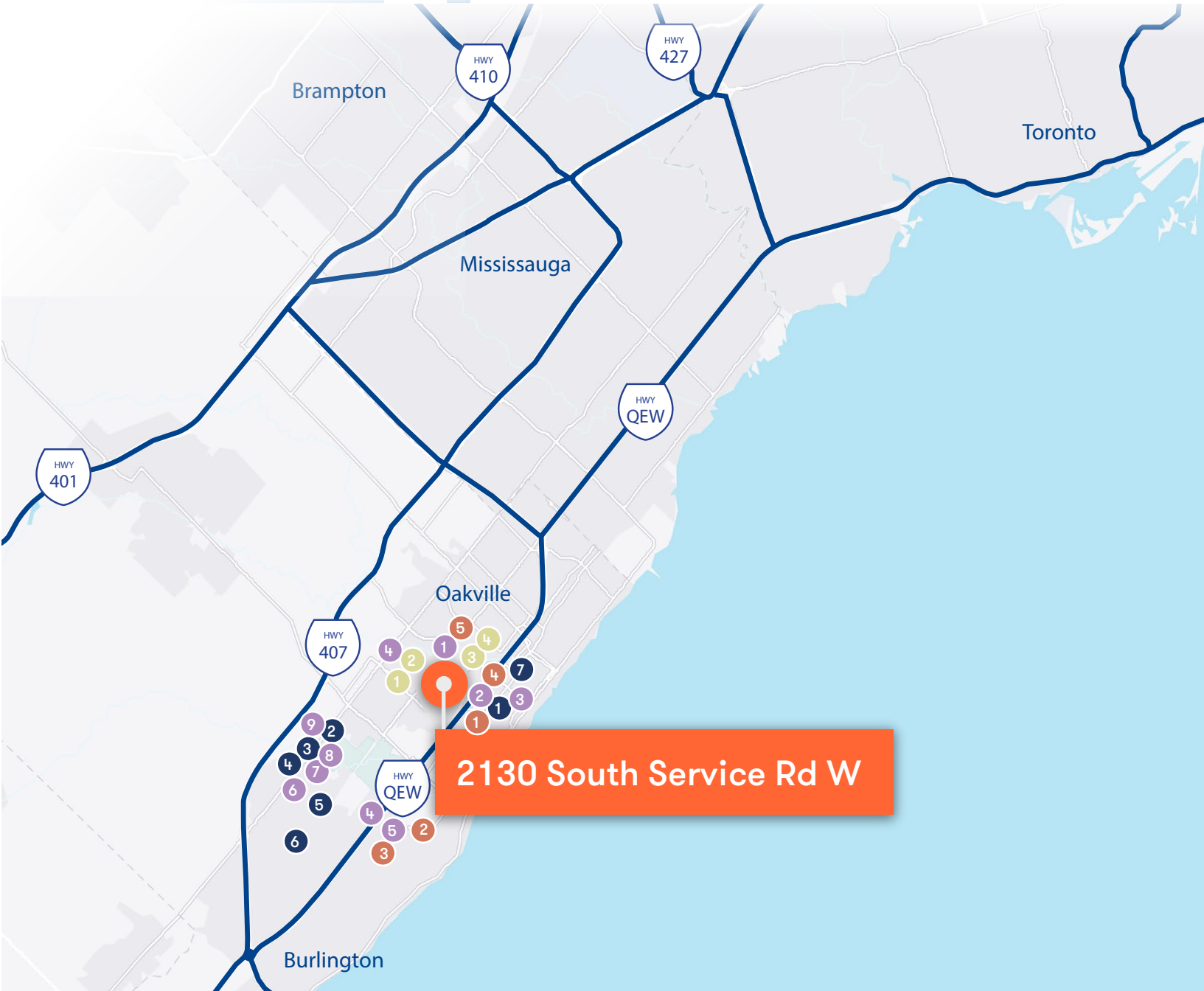
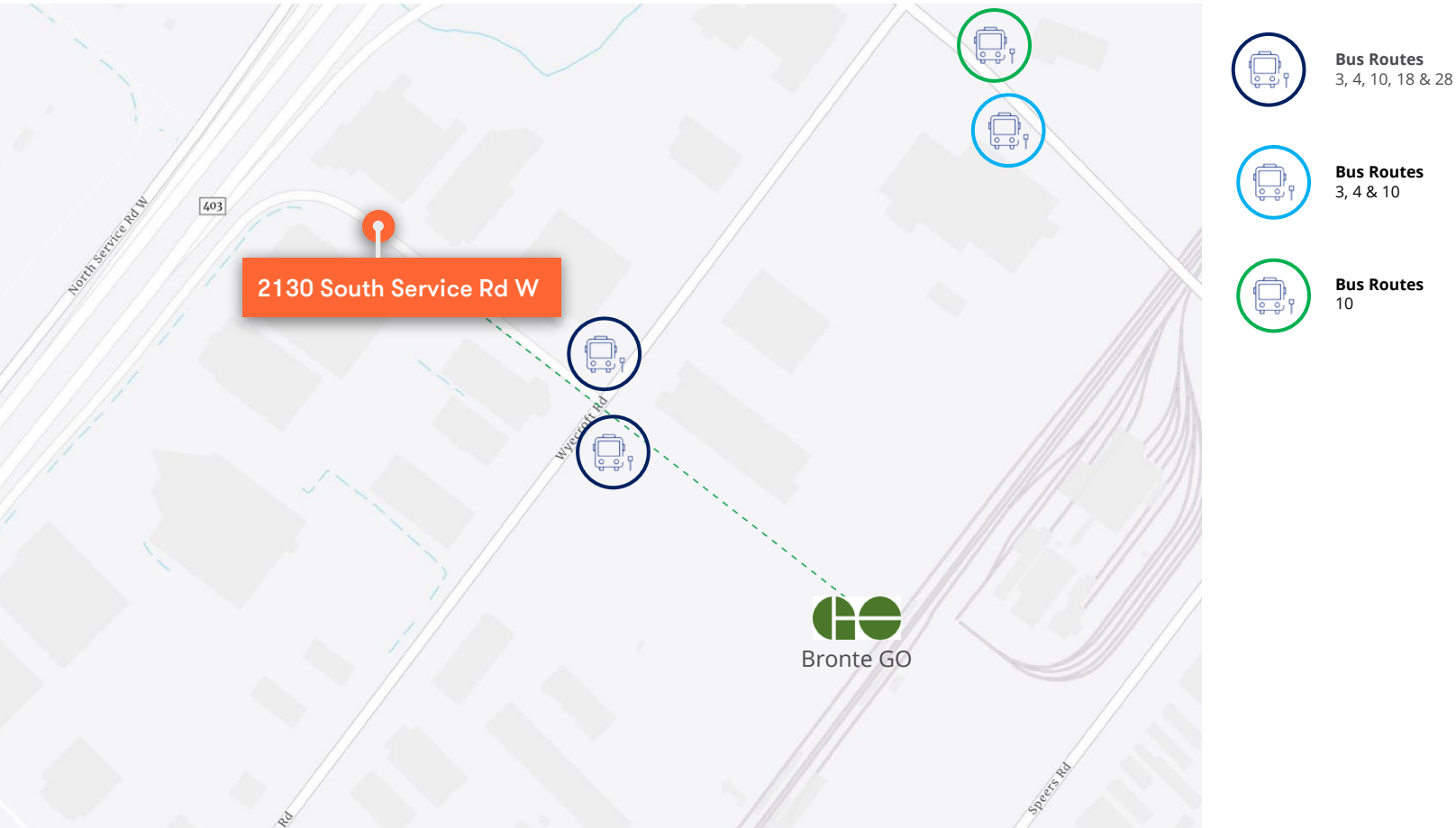
Minutes from QEW / Hwy 403 and public transit. The building benefits from a 500m walk to the Bronte GO Station.

## Drive Distances

<b>2 Mins</b>	<b>20 Mins</b>	<b>10 Mins</b>	<b>15 Mins</b>	<b>30 Mins</b>
To QEW	Mississauga City Centre	Oakville Downtown	Downtown Burlington	Downtown Toronto

## Walking Distances

<b>3 Mins (Walk)</b>	<b>7 Mins (Walk)</b>
Public Transit	GO Station - Bronte






- |                    |                            |                            |                               |
|--------------------|----------------------------|----------------------------|-------------------------------|
| <b>Restaurants</b> | <b>Retail</b>              | <b>Gas</b>                 | <b>Banks</b>                  |
| 1. Tim Hortons     | 1. Winners                 | 1. Shell Oil               | 1. Scotiabank                 |
| 2. Subway          | 2. Boutique La Vie en Rose | 2. Esso                    | 2. BMO                        |
| 3. Gino's Pizza    | 3. Marshalls               | 3. Canadian Tire Petroleum | 3. Royal Bank of Canada (RBC) |
| 4. Dairy Queen     | 4. Walmart Canada          | 4. Petro-Canada            | 4. CIBC                       |
| 5. Harvey's        | 5. Mark's Work Warehouse   |                            | 5. TD Canada Trust            |
| 6. Freshii         | 6. Tag Heuer               |                            |                               |
| 7. Chick-fil-A     | 7. Goodwill Industries     |                            |                               |
| 8. KFC Canada      |                            |                            |                               |
| 9. Pizza Pizza     |                            |                            |                               |

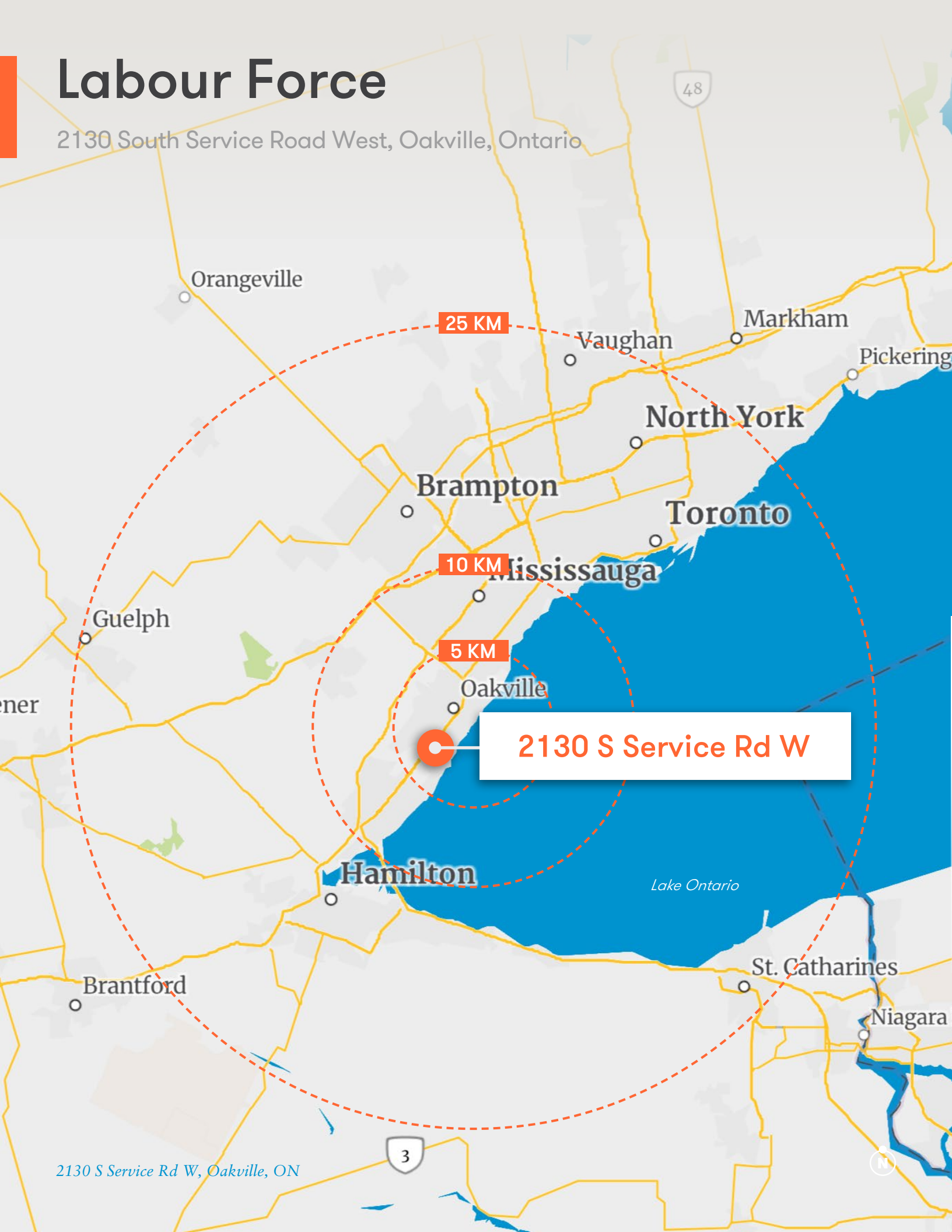


# Labour Force

2130 South Service Road West, Oakville, Ontario

Oakville’s industrial labour force offers a strategic advantage for businesses seeking skilled talent and logistical efficiency. With a strong foundation in manufacturing, construction, and transportation, Oakville provides access to a reliable and adaptable workforce. The industrial labour pool is supported by proximity to major highways, rail lines, and ports - making it ideal for companies involved in production, distribution, and warehousing.

Demographics		5km Radius	10km Radius	25km Radius
	Total Population	131,526	347,067	1,725,280
	Labour Force	71,626	187,943	920,129
	Average Household Income	\$208,599	\$206,409	\$148,187







## About the landlord

Dream Industrial is a customer-focused owner, operator, and developer of high-quality industrial properties, managing over 71 million square feet across Canada, Europe, and the U.S. for more than 1,500 occupiers in diverse sectors. With a proven track record of delivering modern, best-in-class industrial assets, Dream Industrial has an active development pipeline of approximately 6 million square feet and an additional 7 million square feet available for expansion or built-to-suit projects. Part of the Dream Group of Companies and managed by Dream Unlimited Corp. (TSX: DRM), a global real estate asset manager with 27 billion dollars in assets under management, Dream Industrial includes Dream Industrial REIT and several private investment vehicles.

**2130 South Service Road West, Oakville, Ontario**

*For Lease | Mississauga, ON*



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