

Rare Turnkey Freestand In Oakville **For Sale and Lease**

1346 Speers Rd, Oakville



Colliers

The Offering

Total Area	13,782 SF
Office Area	1,793 SF
Retail Warehouse Area	11,989 SF
Lot Size	0.93 AC
Clear Height	15' 6"
Shipping	1 TL / 1 DI
Power	600V / 400A
Sprinklers	Yes
Zoning	E1
Year Built	1989
Vacant Possession	Immediate
TMI (2024)	\$4.50
Lease Asking Price	\$15.50 PSF Net
Sale Asking Price	\$5,900,000



Property Improvements



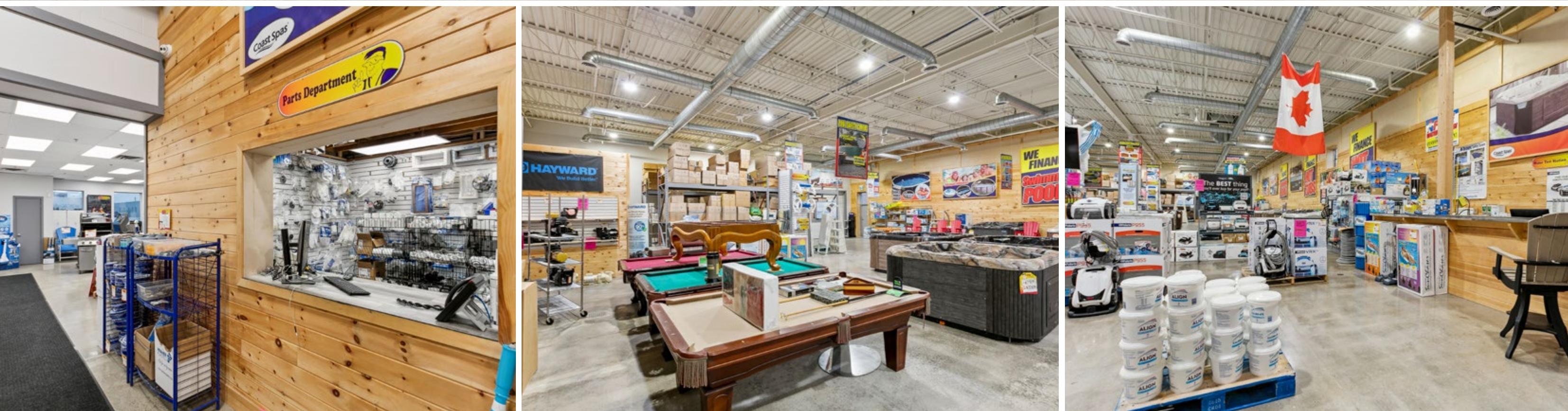
New Furnace

New Air Conditioning

Epoxy Flooring

LED Lighting

Double Insulated Walls



Property Highlights



Turnkey Showroom Space



Excellent curb appeal along Speers Rd with central Oakville location



Windows in warehouse bring in plenty of natural light



White painted warehouse walls



Property accommodates 53' shipping



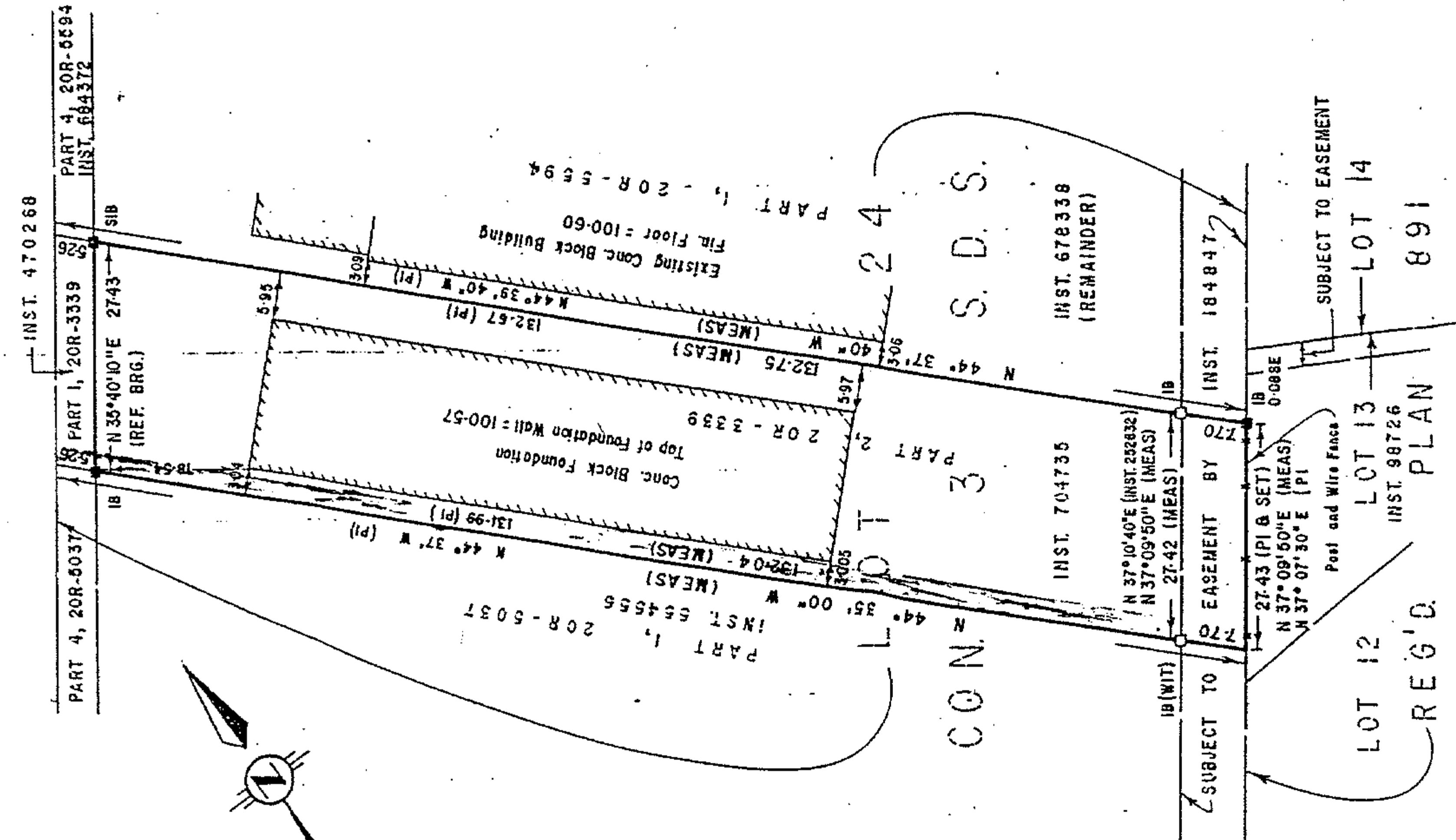
Turnkey retail show room space complete with bathrooms, employee kitchen and office

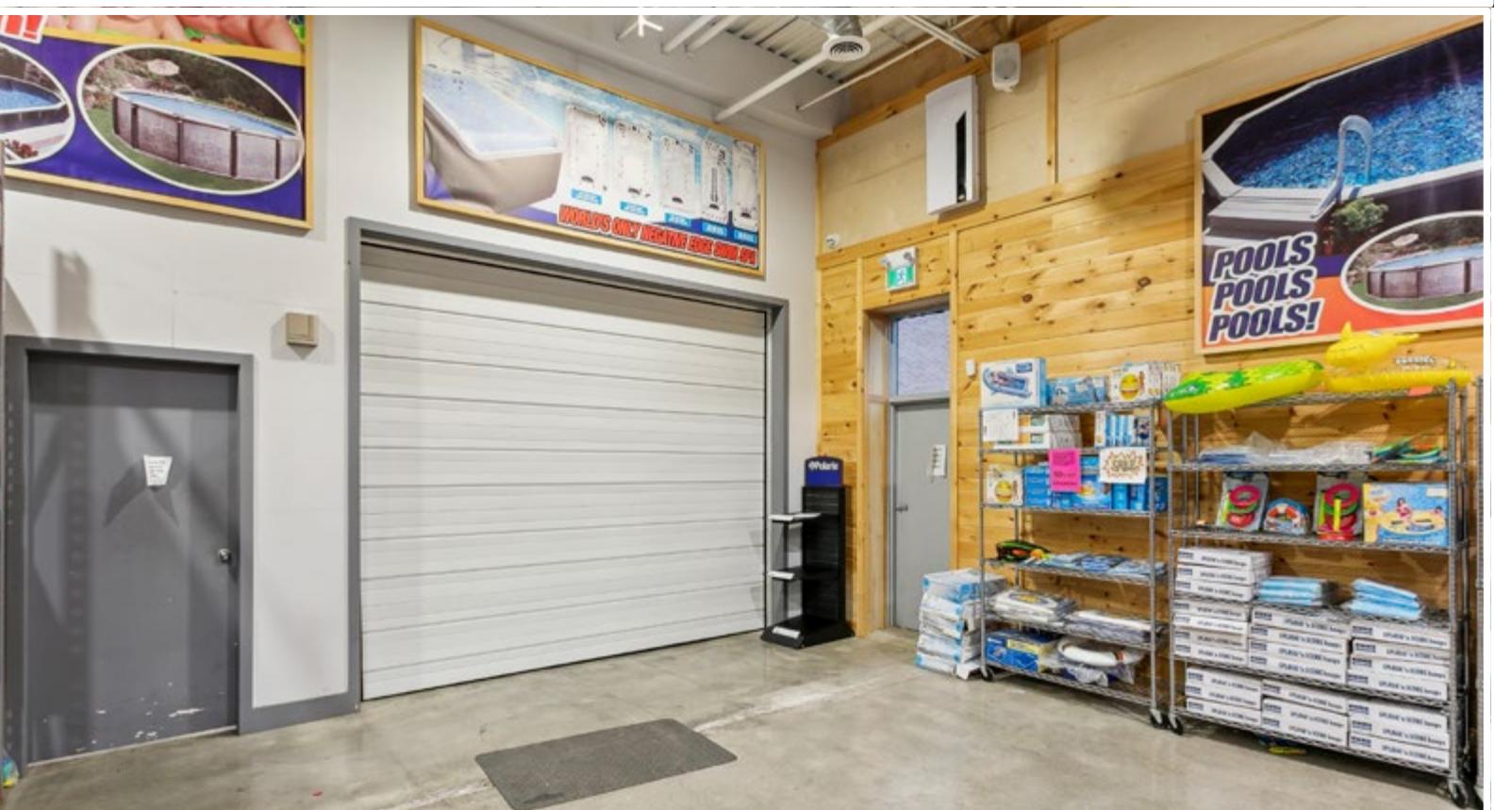
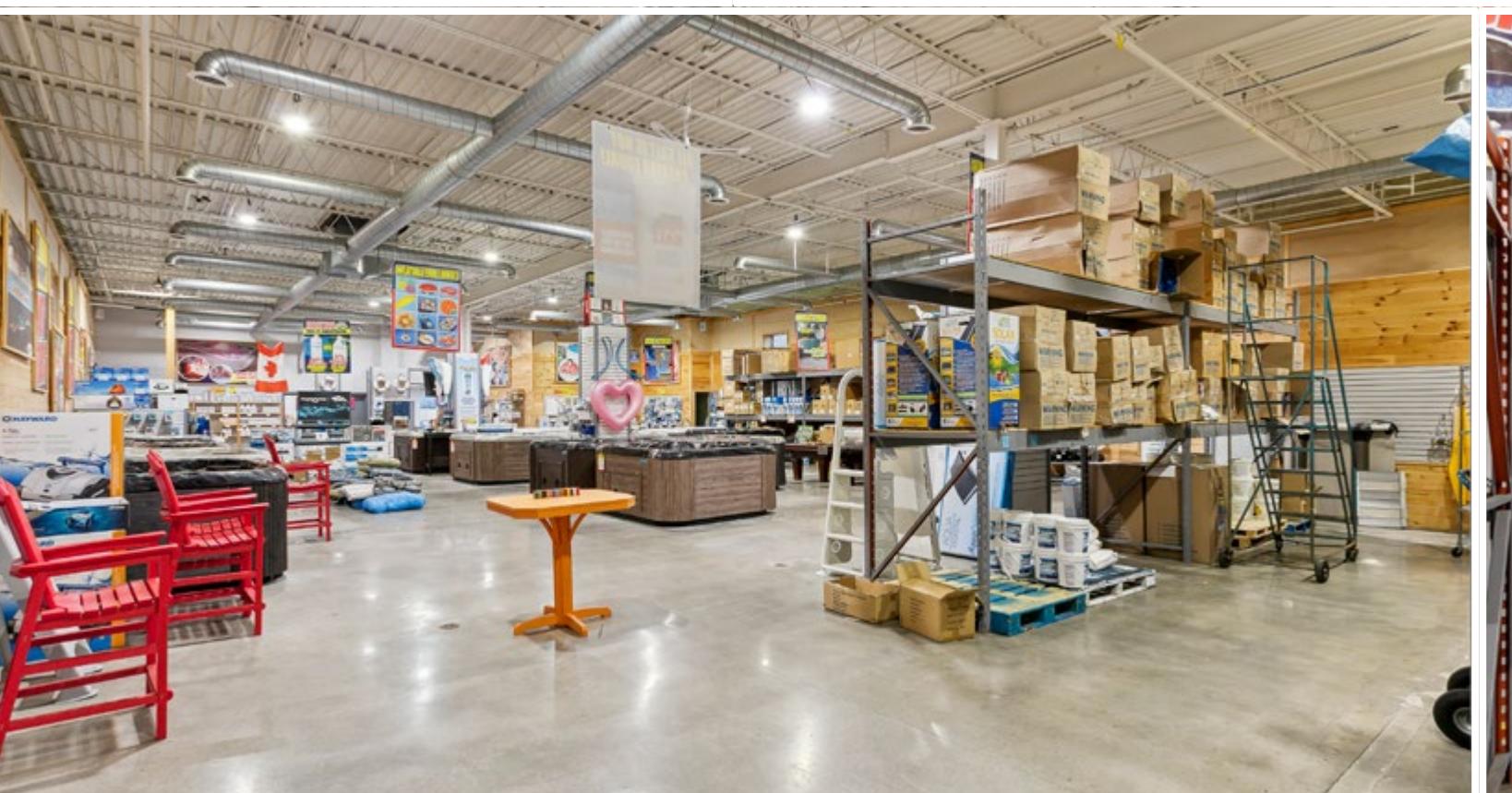
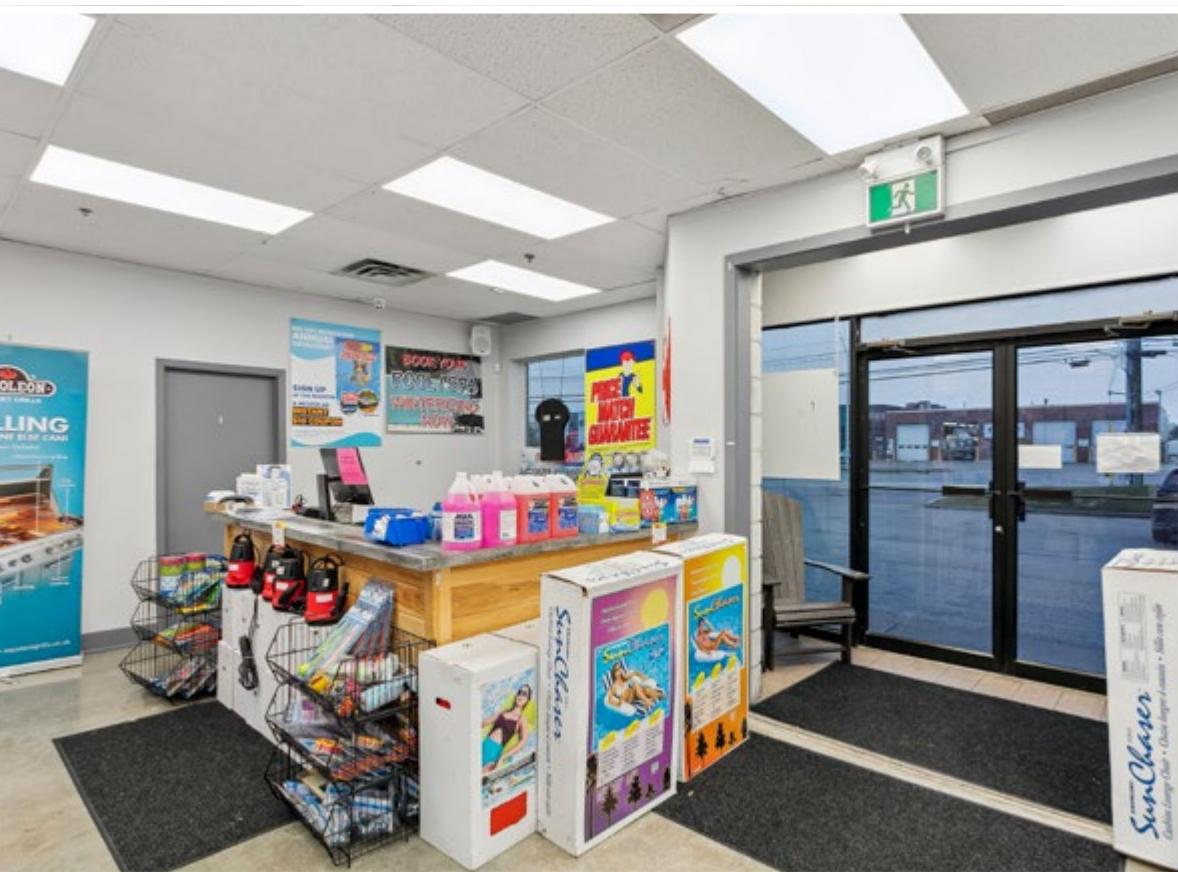


Site Plan

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1361 S P E C I A L R O A D





Site Access



QEW
2 minutes



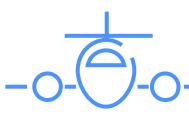
Mississauga - Square One
18 minutes



Public Transit
1 minute walk

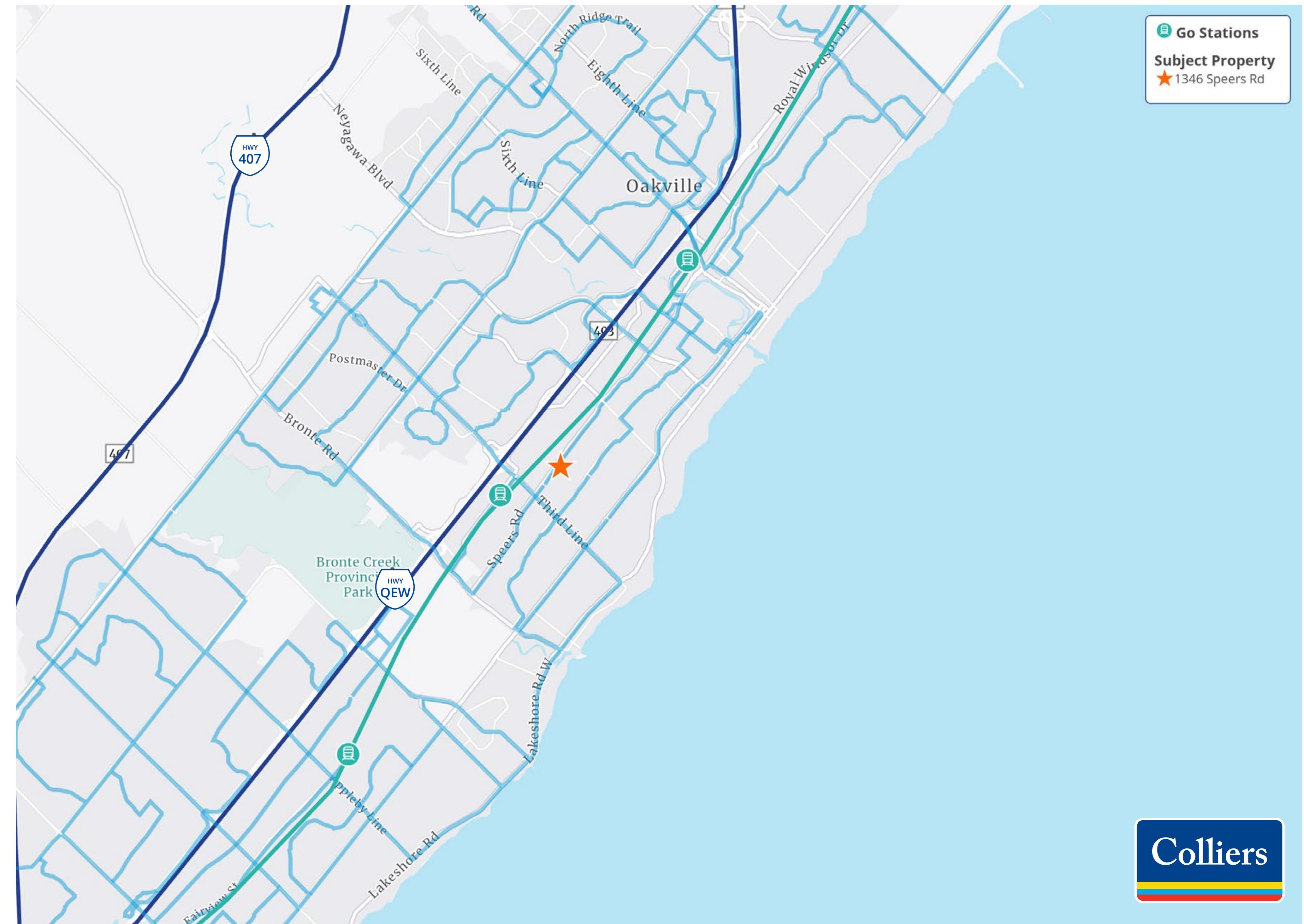


GO Station - Bronte GO Station
10 minute walk



Pearson International Airport
20 minute drive

Hamilton International Airport
28 minute drive





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