

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



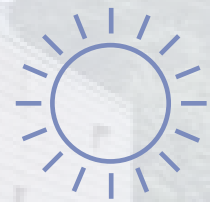
Property Highlights



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



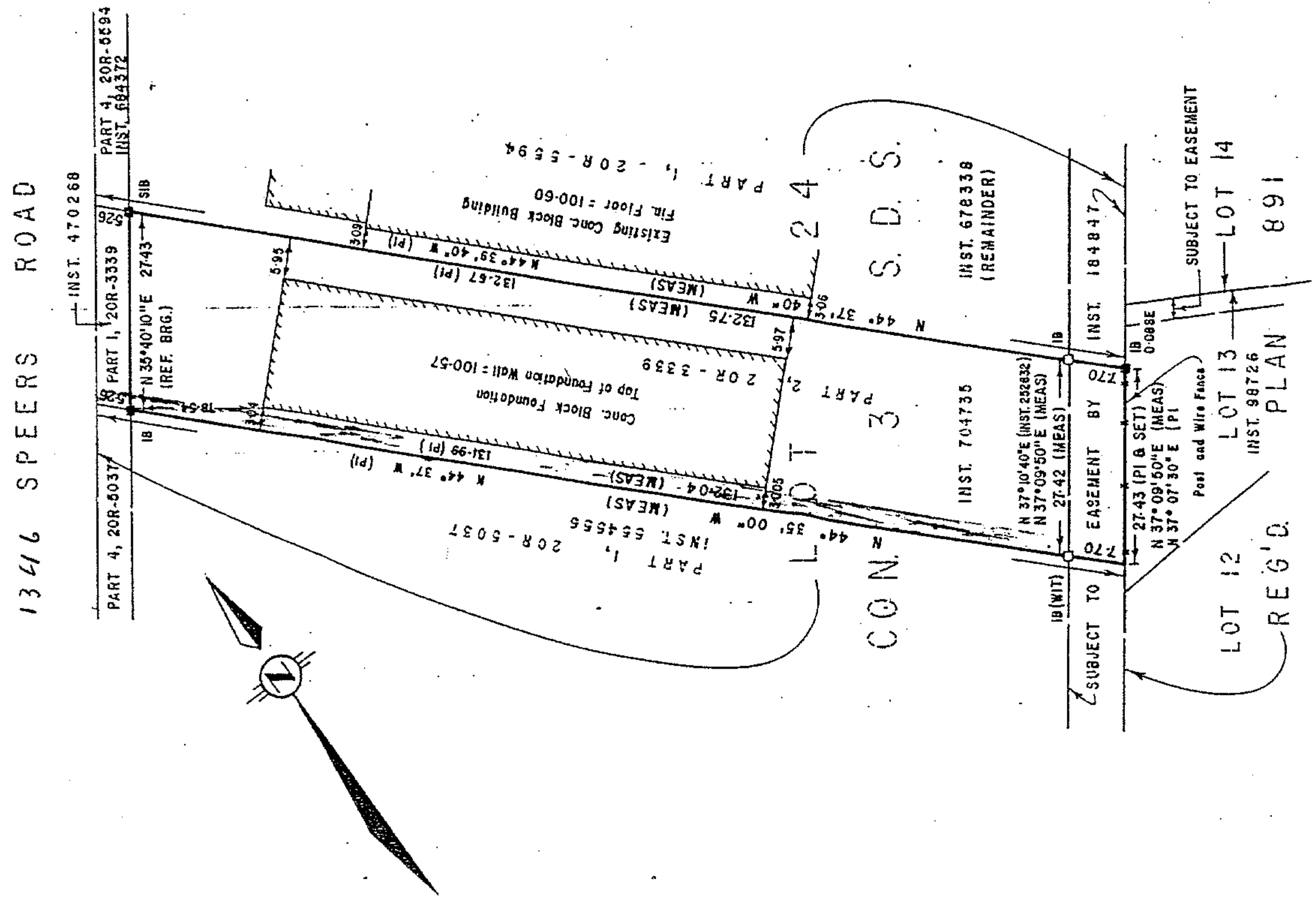
Property accommodates 53' shipping



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



Site Plan





Site Access



QEW
2 minutes



Mississauga - Square One
18 minutes

Etobicoke
24 minutes

Downtown Toronto
30 minutes

Burlington
10 minutes

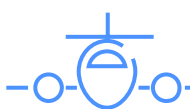


Public Transit
1 minute walk



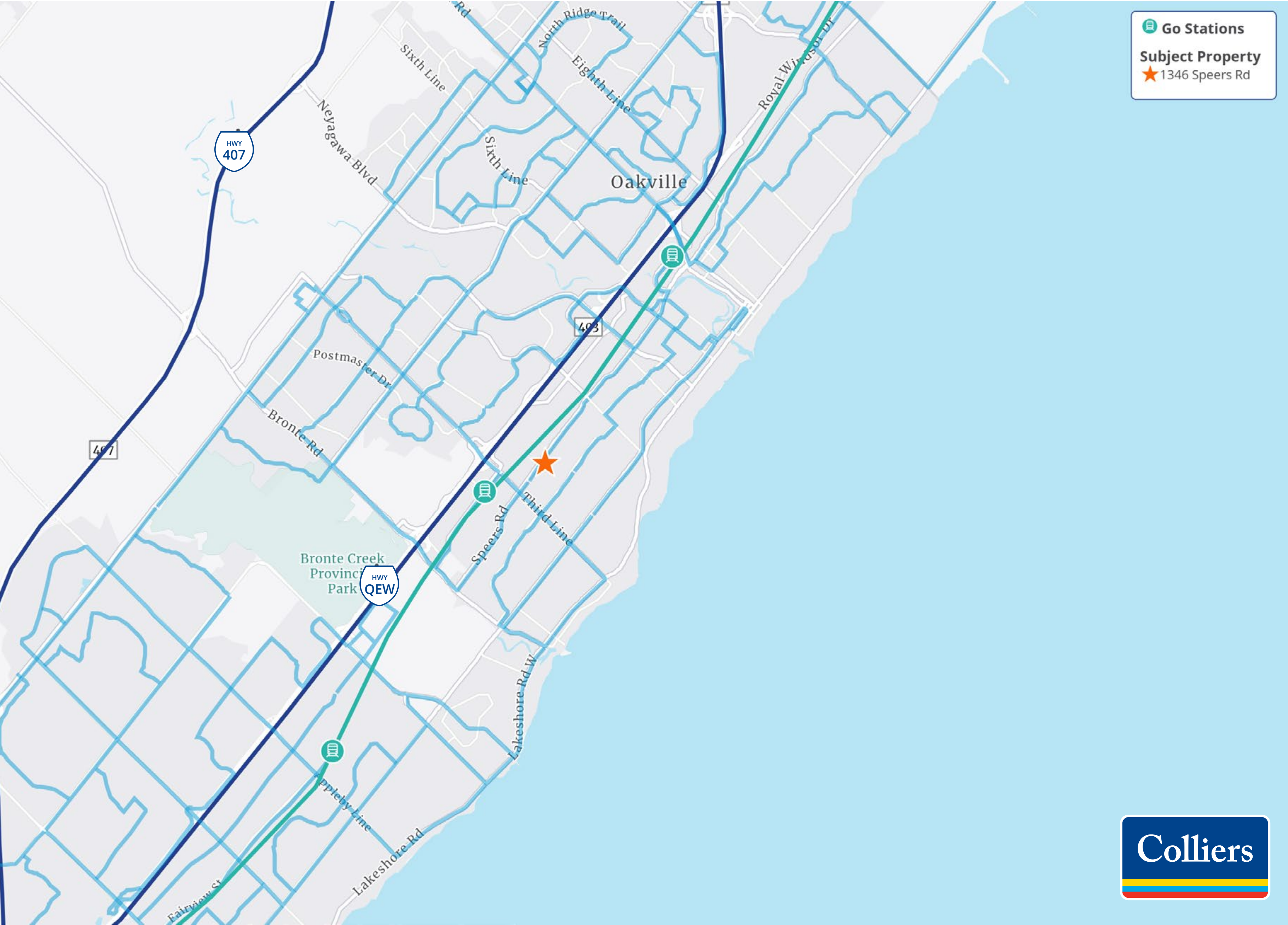
GO Station - Bronte GO Station
10 minute walk

GO Station - Streetsville
10 minute drive



Pearson International Airport
20 minute drive

Hamilton International Airport
28 minute drive





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