

**AVISON
YOUNG**

32,657 sf freestanding industrial facility available for lease

475 Wycroft Road
Oakville, ON



Harrison Livermore*
Principal, Executive Vice President
+1 905 283 2387
harrison.livermore@avisonyoung.com

*Sales Representative

Chris Daly*
Associate Vice President
+1 905 283 2590
chris.daly@avisonyoung.com



Platinum member

Freestanding Industrial Facility For Lease

475 Wycroft Road
Oakville, ON



Property Summary

Total Area:	32,657 sf
Industrial Area:	29,395 sf
Office Area:	3,262 sf
Clear Height:	15' 11" to 23' 3"
Shipping:	4 TL / 2 DI
Zoning:	E2 sp:3
Possession:	Immediate
Asking Rent:	\$14.50 psf Net
Additional Rent:	\$3.00 psf (2026)



Gated and secured shipping court provides controlled access and operational efficiency



White boxed warehouse with polished concrete floors, LED lighting, fresh paint, and new HVAC



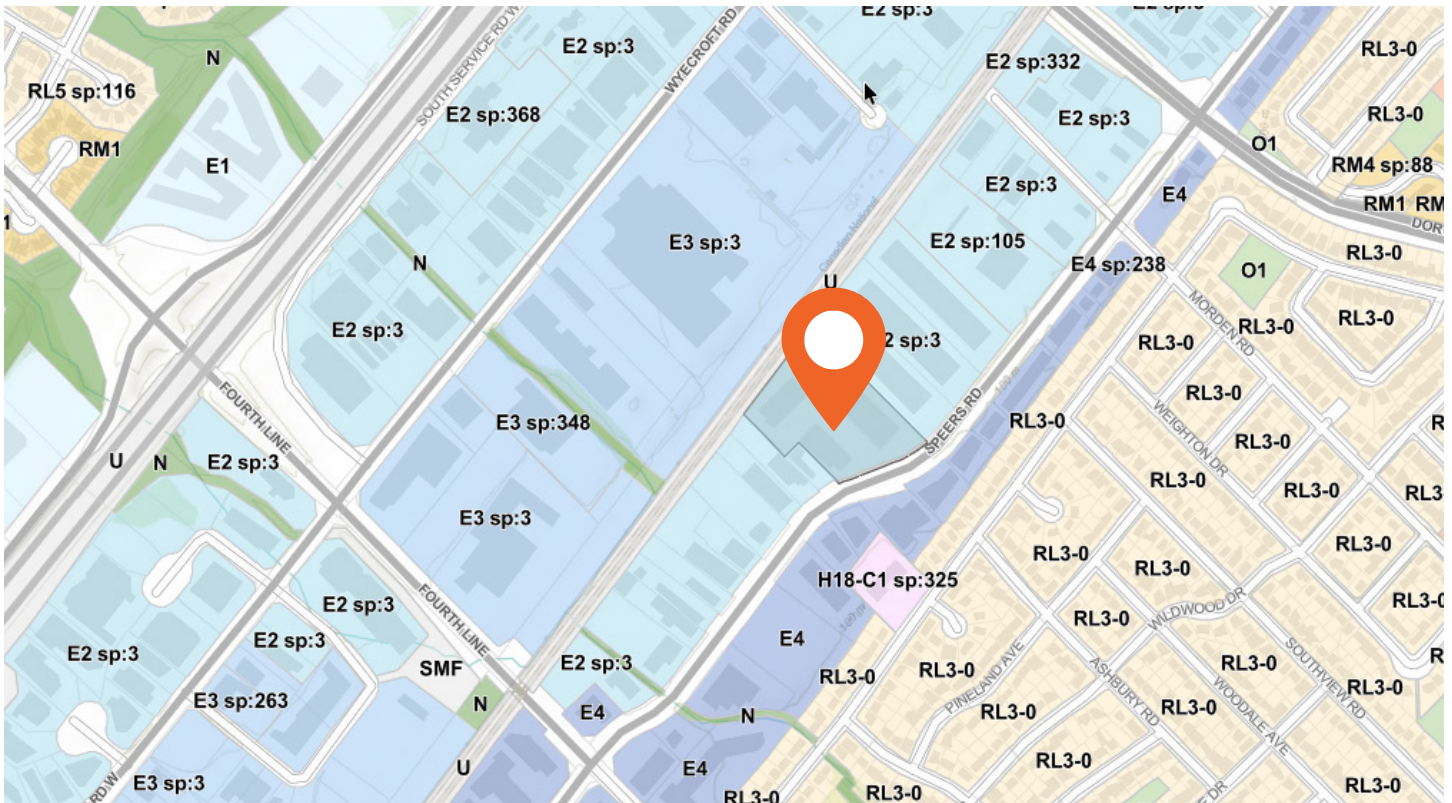
Zoning permits outside storage



Immediate connectivity to the QEW via Dorval Drive interchange ensures excellent transportation access

Freestanding Industrial Facility For Lease

475 Wyecroft Road
Oakville, ON



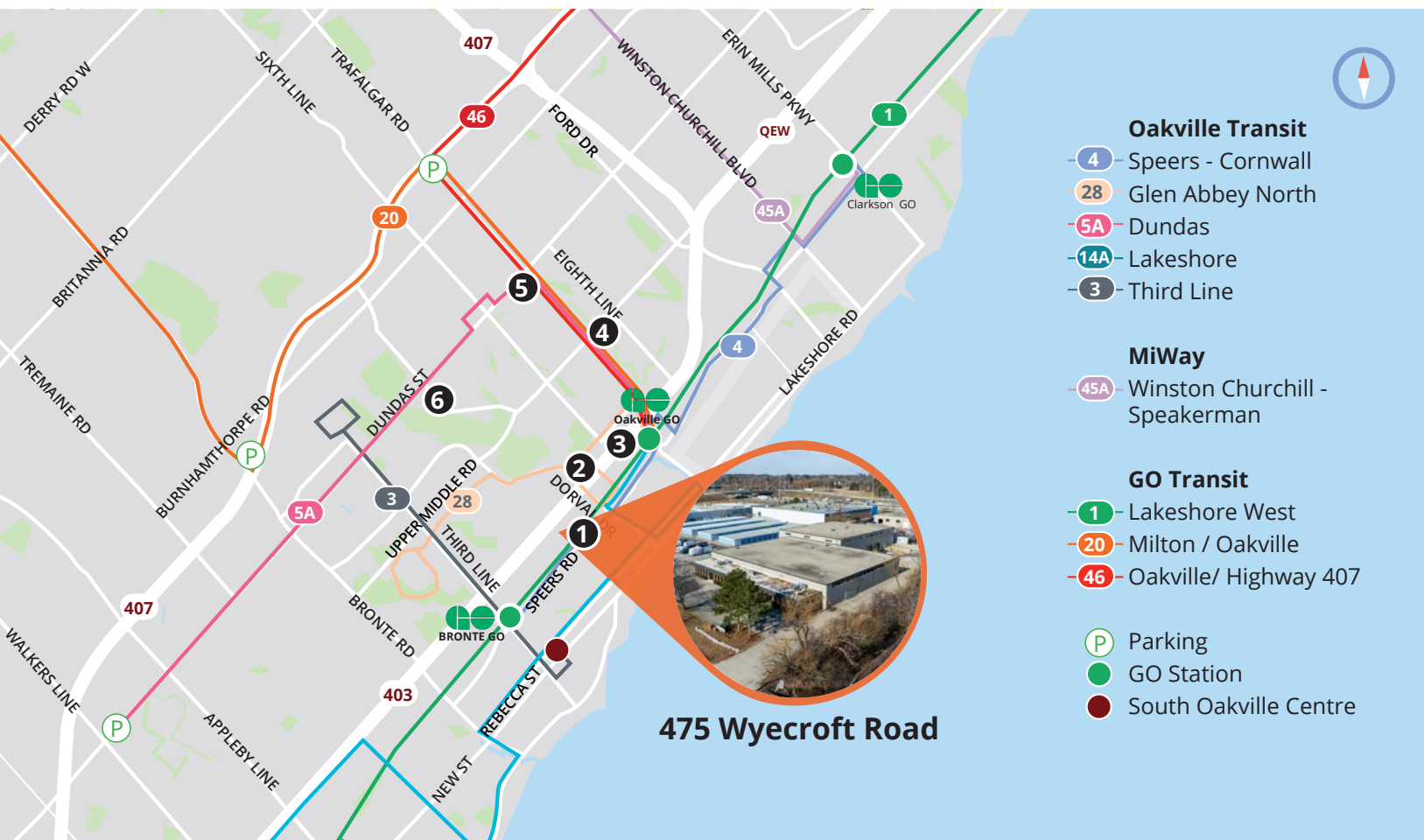
Zoning Information

Employment Zone - E2 sp:3

- Art gallery
- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning/laundry establishment
- Emergency service facility
- Financial institution
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Outside display and sales area
- Outside storage
- Park, public
- Parking area, heavy vehicle
- Place of worship
- Public hall
- Public works yard
- Rental establishment
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, private
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Transportation terminal
- Veterinary clinic
- Warehousing
- Wholesaling

Freestanding Industrial Facility For Lease

475 Wyecroft Road
Oakville, ON



- Oakville Transit**
- 4 Speers - Cornwall
 - 28 Glen Abbey North
 - 5A Dundas
 - 14A Lakeshore
 - 3 Third Line
- MiWay**
- 45A Winston Churchill - Speakerman
- GO Transit**
- 1 Lakeshore West
 - 20 Milton / Oakville
 - 46 Oakville / Highway 407
- P Parking
 - GO Station
 - South Oakville Centre

- 1 RONA**
 Chuck's Roadhouse
 Tim Horton's
 A&W
 Puppies Ontario

- 2 Dorval Crossing**
 Winners Metro
 Stapes Starbucks
 LCBO McDonalds
 August 8 Subway

- 3 Oakville Place**
 Goodlife Fitness
 Starbucks
 SportChek
 Goodfellas Pizza

- 4 Upper Oakville Shopping Centre**
 Shoppers Drug Mart
 Beer Store
 The Oakville Pump & Patio

- 5 SmartCentres Oakville**
 Walmart
 Canadian Tire
 Real Canadian Superstore
 Pet Valu

- 6 RioCentre**
 Food Basics barBurrito
 Dollarama The Stout Monk
 Fortinos Shawarma X
 Popeye's

Amenities within 5KM



249

Restaurants



604

Retail



20

Gas Stations



35

Banks

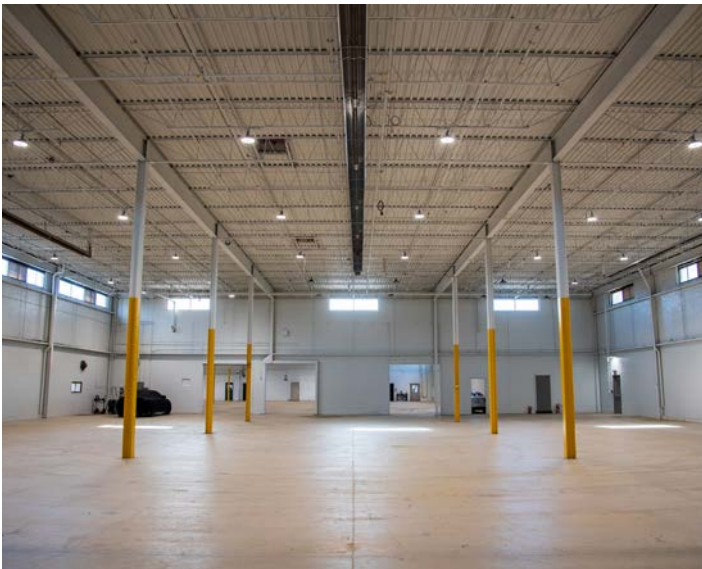
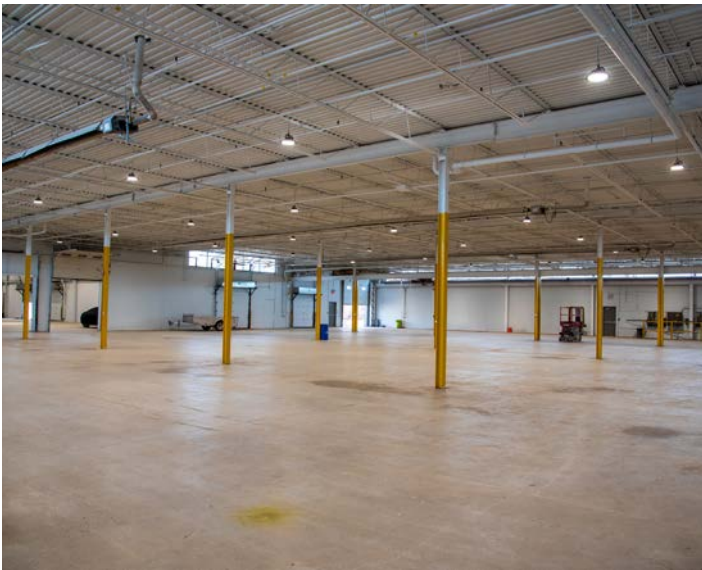


34

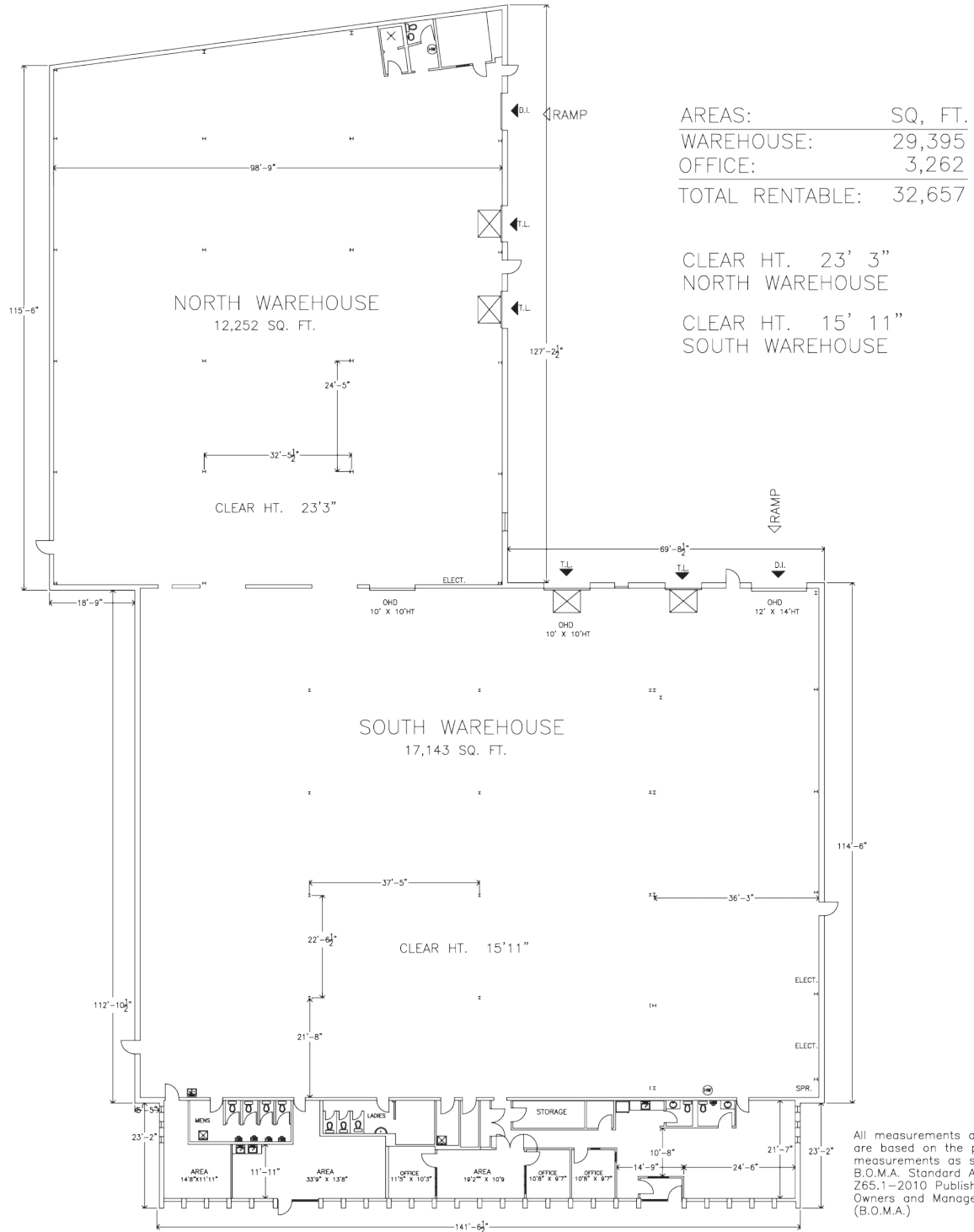
Fitness Centres

Freestanding Industrial Facility For Lease

475 Wycroft Road
Oakville, ON

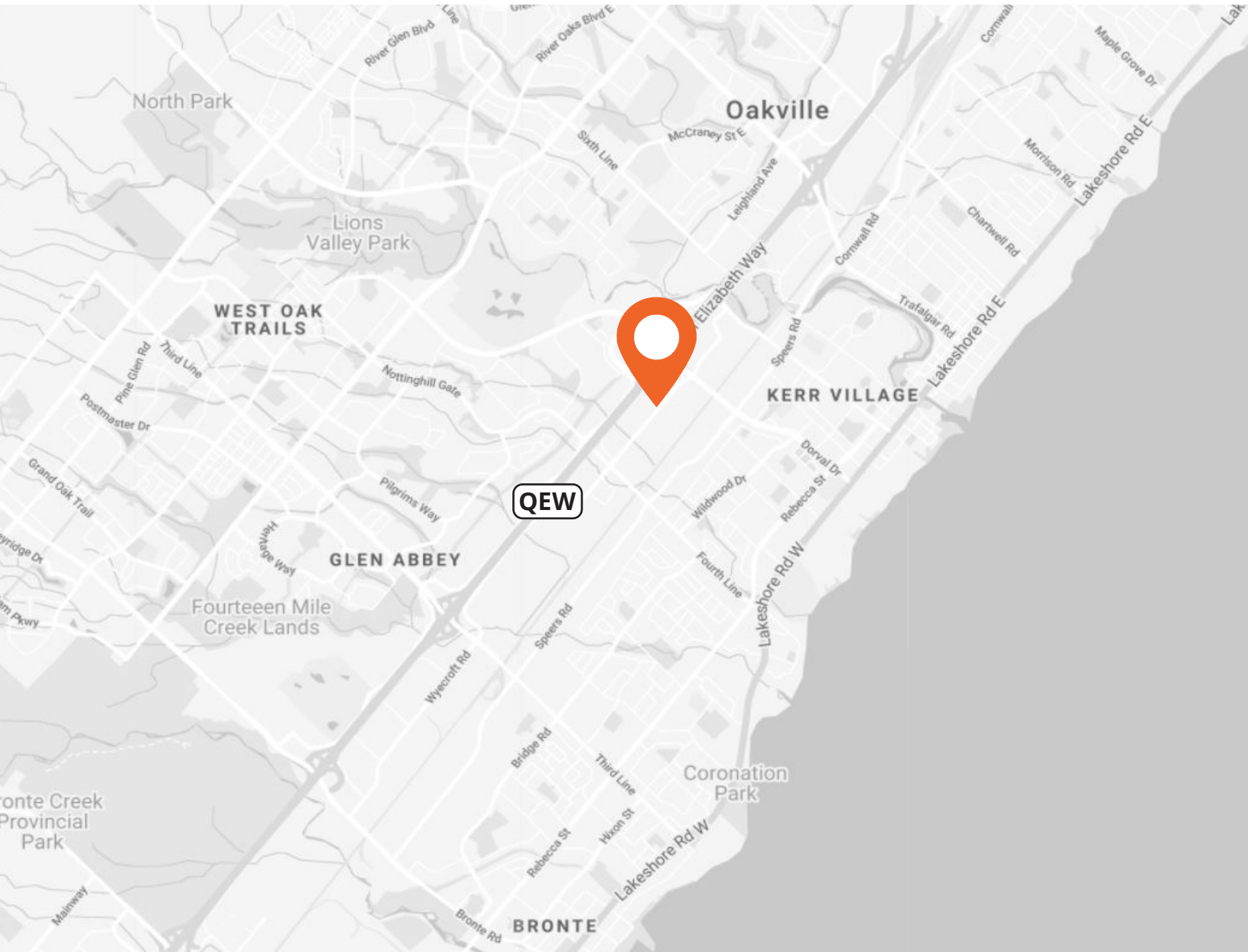


Floor Plan



Freestanding Industrial Facility For Lease

475 Wyecroft Road
Oakville, ON



Harrison Livermore*
Principal, Executive Vice President
+1 905 283 2387
harrison.livermore@avisonyoung.com

*Sales Representative

Chris Daly*
Associate Vice President
+1 905 283 2590
chris.daly@avisonyoung.com

Avison Young
Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 **Fax** 905 712 2937
avisonyoung.ca

© 2026. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member