

## Property Overview

Located in the **core of Oakville**, this well-positioned industrial warehouse sits on approximately **3.3 acres** and offers a total building area of roughly **57,000 square feet**.

The property features **4 loading docks** and **6 drive-in doors**, with clear heights ranging from **18 to 24 feet**, providing excellent functionality for a wide range of industrial, logistics, and commercial users.

## Planning Background

Due to its immediate proximity to **Bronte GO Transit Station**, the subject site has been identified by both the **Region of Halton** and the **Town of Oakville** as part of a major growth area. The vision for this precinct is a future **mixed-use, transit-oriented urban node** combining **commercial core uses and medium-to-high density residential development**, similar in concept to **Downtown Markham**. Official planning documents and growth area reports are available through the Town of Oakville under the **Bronte GO MTSA Growth Area Review**.

## Current Zoning & Development Potential

Under the current Official Plan, the site is designated for **mid-rise condominium and townhouse development**.

Importantly, the property benefits from strong planning flexibility, with potential—subject to municipal approvals—to pursue:

- **High-rise residential development**
- **Pure commercial redevelopment**
- **Mixed-use commercial/residential projects**

## Valuation

- An independent appraisal was completed earlier this year
- **Appraised Value: \$20,600,000**

## Existing Tenancy

**TMI (Taxes, Maintenance & Insurance):**

- Approximately **\$3.50 per square foot**, supporting efficient operating economics

### 1. Acuren (Primary Tenant)

- Multinational publicly traded company (**NYSE: TIC**)
- Specializes in engineering, inspection, and industrial services
- Operations span high-barrier industries including **oil & gas, mining, and nuclear energy**

**Lease Details:**

- Area: approximately **35,097 sq ft**
- Term: **3-year lease expiring in 2028**

- Early termination: **one-year prior notice required**
- Rental rates:
  - 2025: **\$15.00 / sq ft**
  - 2026: **\$15.53 / sq ft**
  - 2027: **\$16.07 / sq ft**

#### **Long-Term Outlook:**

- Tenant has expressed clear intent to **remain long-term**
- Prepared to invest approximately **\$500,000** of their own capital to upgrade the premises
- Willing to extend occupancy by **an additional 10 years** beyond the current term
- Landlord must provide **one year's notice** should vacant possession be required

## **2. Ventmere (Secondary / Owner-Occupied Component)**

- Area: approximately **19,066 sq ft**
- Currently owner-occupied
- Existing lease term also **expires in 2028**
- Current rent: **\$13.50 / sq ft**

### **Flexibility & Investment Highlights**

- The building is configured into **three fully independent units**
- Allows for flexible leasing strategies:
  - Single-tenant occupancy
  - Two-tenant configuration
  - Three-tenant multi-lease structure
- Ideal as a **stable income-producing asset**, while preserving strong **redevelopment optionality** and flexibility for **interim holding strategies prior to redevelopment**