



1244 Speers Road Oakville, ON

Multi-Tenant, Micro-Bay Industrial Building **Investment Sale**

Accelerating success.

The Opportunity

Investor Opportunity with Speers Road Exposure and Recent Capital Improvements

1244 Speers Road presents the opportunity to acquire a **highly improved, multi-tenant micro-bay industrial asset** in one of the most supply-constrained industrial submarkets in the GTA. The Property comprises **18,736 SF across 15 units on a 1.08-acre site** and is currently **100% occupied**, offering stable in-place cash flow with measurable near-term upside and a **6.27% Year 1 capitalization rate**.

The Property has benefited from significant exterior and interior capital improvements, alongside strong leasing momentum that has driven the **weighted average lease rate to \$21.69 PSF** net. As of August 1, 2026, the Property generates approximately **\$407,263 in net operating income**, supported by a diversified tenant base across trades, service, and light industrial users.

The building is characterized by **small, functional units** that support strong leasing velocity, limited downtime, and income diversification. Embedded upside remains through the one mark-to-market opportunity, and growing day one income due to contractual 5% annual base rental rate escalations, providing a **clear path to NOI growth**.

With extremely limited new micro-bay supply in Oakville, sustained tenant demand, and proximity to the QEW and surrounding amenities, 1244 Speers Road is well positioned to attract buyers seeking a **durable industrial investment with both income stability and value-add potential**.



CIM AVAILABLE
[Click HERE](#)
for access to the
Confidentiality Agreement



Fully Leased with Modernized Rents and Diverse Rent Roll



High Visibility on Speers Road



Rare Micro-Bay Industrial Product in Oakville



Recent Capital Improvements



Near Term Lease Expiry & Annual Growth

Property Profile

Property Details

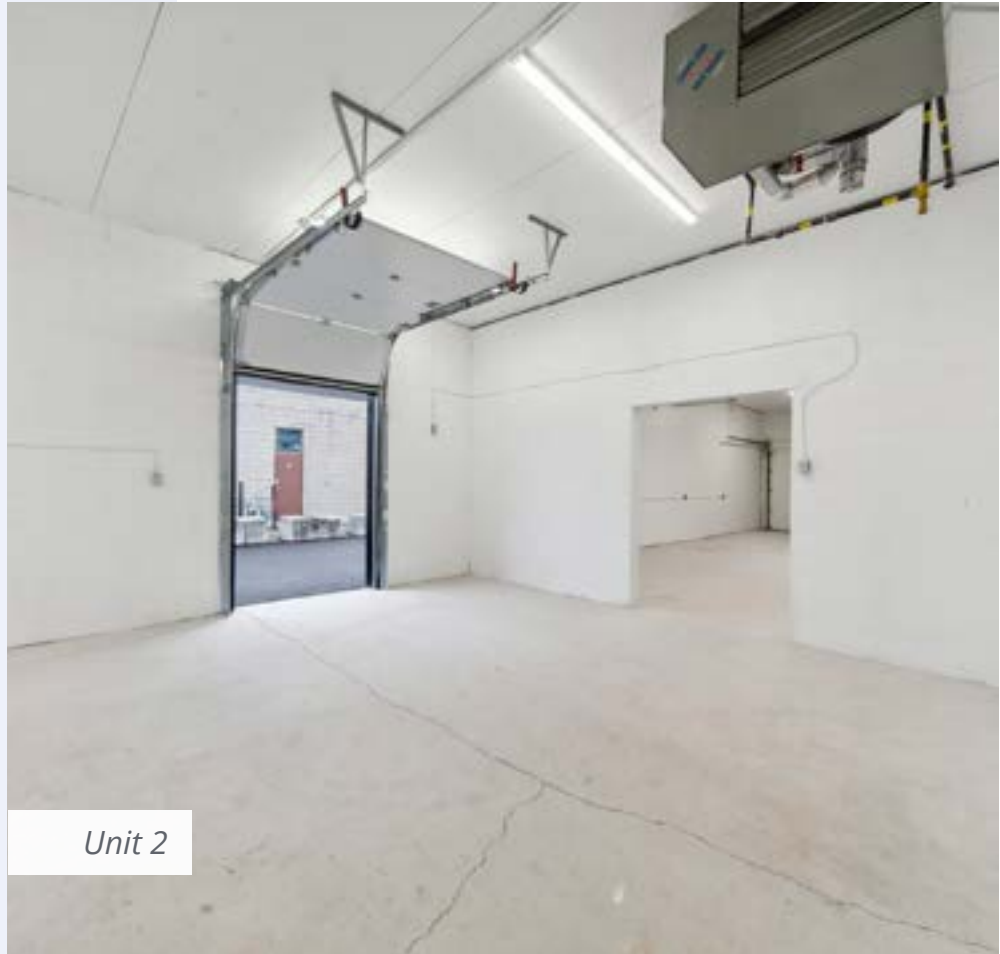
Total Area	18,736 SF
Lot Area	1.08 AC
Lot Coverage	40%
Shipping	16 DI
Year Built	1985
Clear Height	12'
Zoning	E1
Heating	Gas Forced Air Units
Lighting	LED
Asking Price	\$6,495,000

Multi-Tenant Summary

Number of Units	15
WALR	\$21.69
TMI (2026)	\$6.28
WALT	1.8 Years
NOI (Aug-26)	\$407,263
Capitalization Rate (Year 1)	6.27%



Building interior *Photos*



*Photography may not reflect the building's recent upgrades.

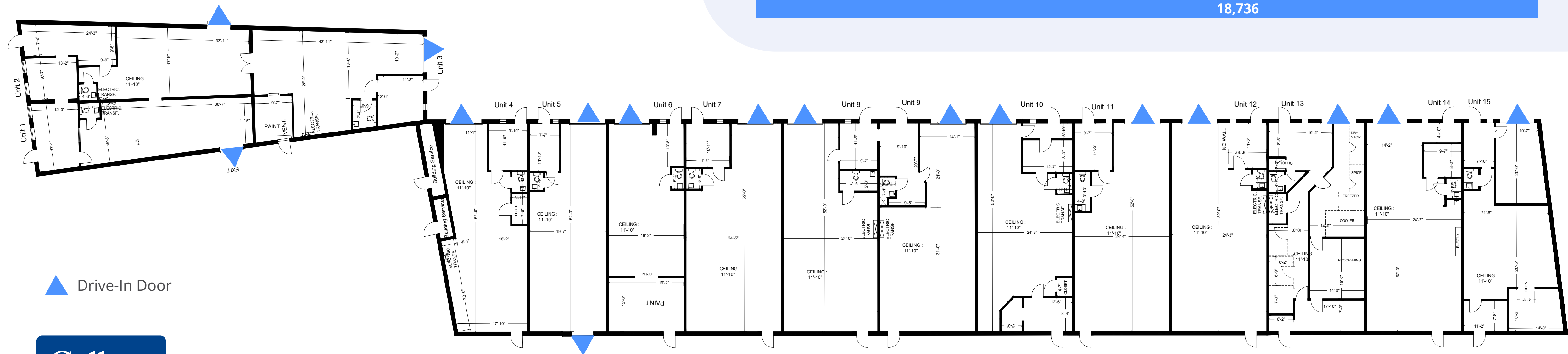
Building exterior *Photos*



Lease Availability

1244 Speers Rd, Oakville, ON

Tenant Name	Unit	Area (SF)	Shipping	Clear Height
The Renosense Men Ltd.	1	902	1 DI	12'
Monument Direct Group	2	1,140	1 DI	12'
Truly Green Inc.	3	1,209	1 DI	12'
Get Paint Inc.	4	1,143	1 DI	12'
M & M Kitchen and Bath Inc.	5	1,105	2 DI	12'
Proper Resell Corp	6	1,081	1 DI	12'
Revive and Create	7	1,367	1 DI	12'
Zest Kayaks Inc.	8	1,344	1 DI	12'
AgentLocator Inc.	9	1,362	1 DI	12'
Malibu Fine Woodworking	10	1,358	1 DI	12'
Oliva Services (Oldrich Group Inc.)	11	1,363	1 DI	12'
KB Rugs	12	1,358	1 DI	12'
Lusitania Meats	13	1,367	1 DI	12'
Neighbour Express Ltd.	14	1,353	1 DI	12'
Kim Torrance Services	15	1,284	1 DI	12'
		18,736		



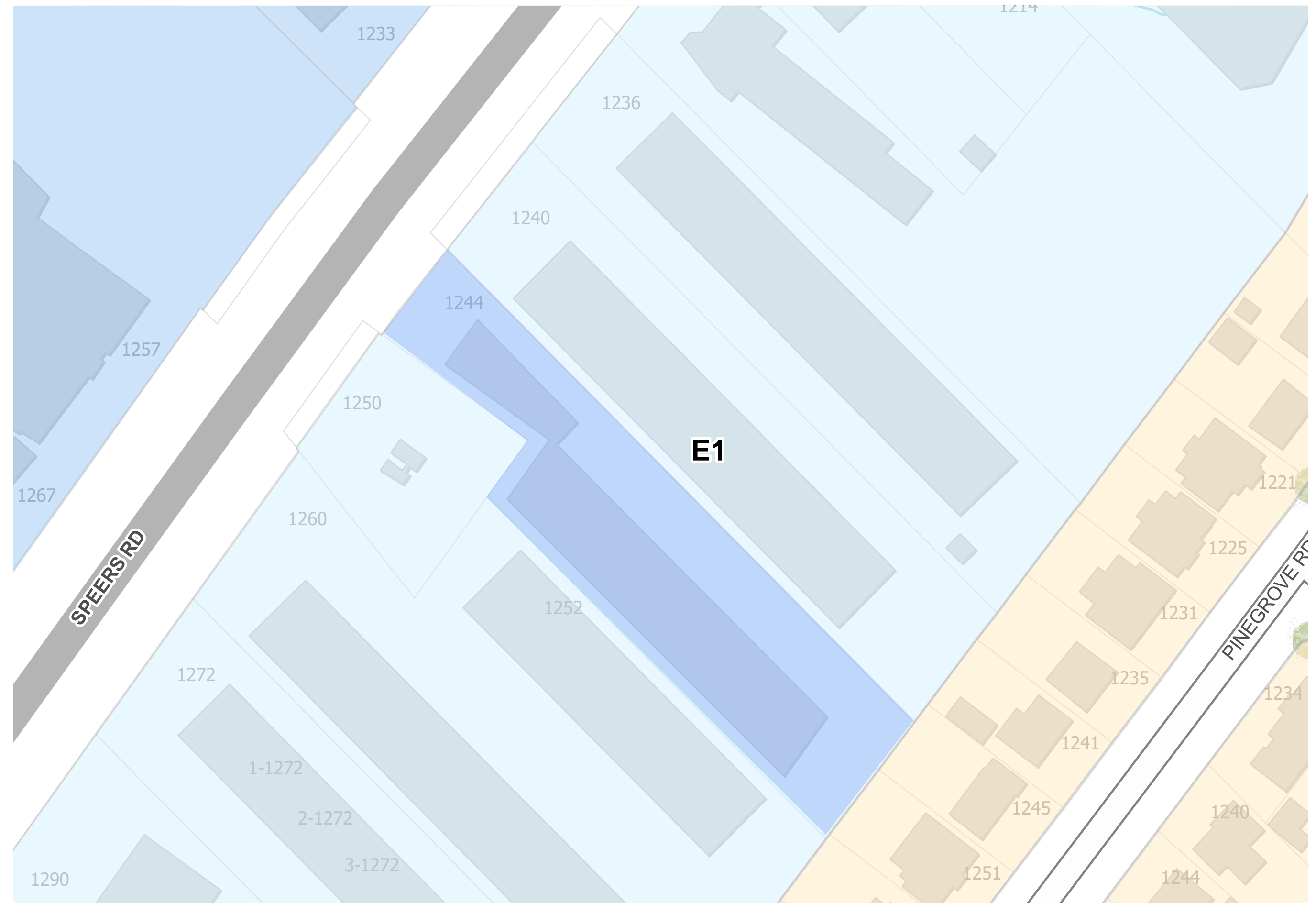
Zoning Overview

E1 Permitted Uses

Permitted uses in a Development zone are defined as existing legal uses in the building or structure on the date of the passing of the Development zone By-Law. Permitted uses under E1: Employment are outlined in the partial list below. All potential uses must be verified with the City of Oakville.

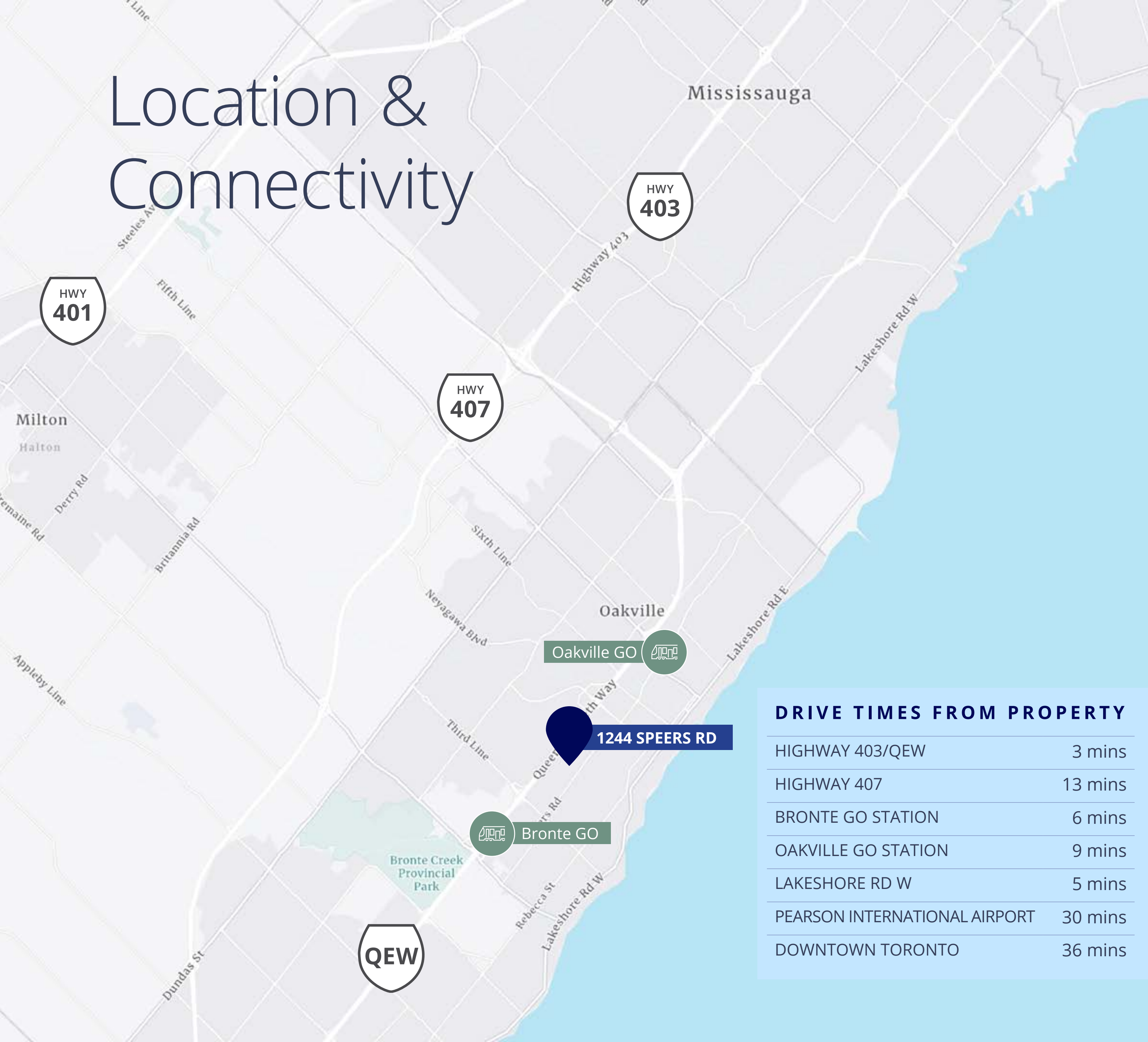
- Business office
- Contractor's establishment
- Commercial school
- Emergency service facility
- Food bank
- Food production *
- Manufacturing *
- Medical office
- Retail store, accessory and showroom*
- Restaurant*
- Private school
- Taxi dispatch
- Training facility
- Warehousing*

*Additional Regulations. Refer to the Oakville Zoning By-laws.



[Click Here For More Information](#)

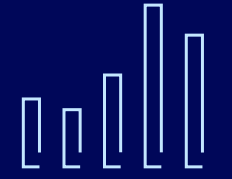
Location & Connectivity



OAKVILLE AT A GLANCE



Total Industrial Inventory
28,737,767 SF



Availability Rate (Q4 2025)
6.3%



Median Age
41



Total Population
241,921



Avg. Income/ Household
\$242,858



Employed Labour Force
128,640

DRIVE TIMES FROM PROPERTY

HIGHWAY 403/QEW	3 mins
HIGHWAY 407	13 mins
BRONTE GO STATION	6 mins
OAKVILLE GO STATION	9 mins
LAKESHORE RD W	5 mins
PEARSON INTERNATIONAL AIRPORT	30 mins
DOWNTOWN TORONTO	36 mins

Oakville GO

Bronte GO

1244 SPEERS RD



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1244	
1 TheRenoSenseMen	9 AgentLocator
2 Monument Direct Group Inc.	10 Loucin Guitar Co.
3 Bidsare Inc.	11 Oliva Services
4 Get Paint Inc.	12 Pro Custom Build Inc.
5 M&M Kitchen Cabinet & Bath Inc.	13 Lusitania Meats
6 GlowTech Beauty	14 Kim Torrance Events
7 Revive & Create Furniture	
8	

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