

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal lines in yellow, orange, and red.A large, multi-story industrial building with a green metal roof and a concrete base. The building has several large windows and a covered entrance area. A parking lot with several cars is visible in the foreground. The sky is blue with some clouds.

Multi-Tenant Industrial freestanding with Automotive Zoning **For Lease**

871 Equestrian Court, Oakville ON

Property Profile

Colliers International is pleased to offer for lease 5 units in 871 Equestrian Crt, Oakville (the "Offering"). The units are situated in a mixed-use office/industrial building featuring 21,774 SF of total leasable area, sitting on 1.391 AC of land. 871 Equestrian Crt is a well maintained building with approximately 14' clear height and 9 drive-in shipping doors. The Offering includes 5 units, which represent 7,536 SF of available space and can be leased in a variety of configurations to accommodate tenant's needs. Available configurations range in size from 1,677 SF to 5,307 SF, and can be used as office, warehouse, or a combination of both. The Property is zoned E2 Sp3, which permits a multitude of employment uses and enables some automotive uses. This Property is located in the Oakville 'Automotive' Corridor. There are many high-end dealerships, body shops and other related business nearby. 871 Equestrian Crt is a unique opportunity to lease space in a core GTA West location with unparalleled connectivity to the Queen Elizabeth Way, Highway 403, and Highway 407.

Property Details

Building Area	21,774 SF
Office Area	70%
Lot Area	1.391 AC
Units	12 (divisible)
Clear Height	14'
Shipping	9 DI
Zoning	E2 Sp3
Power	600 Volts / 400 Amps

Available Space Overview

Total Available Space	7,536 SF
Available Units	1A, 2, 3, 7, 7A (various configurations)
Lease Rate	\$18.00 PSF
Additional Rent Amount	\$6.79 PSF



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Variety of unit sizes available
1,677 - 5,307 SF



Well maintained small bay industrial offering next to QEW



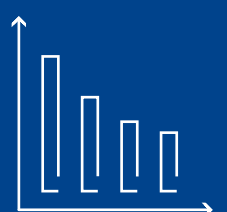
Office space can be converted to warehouse



Variety of permitted uses under E2 Sp3 Zoning



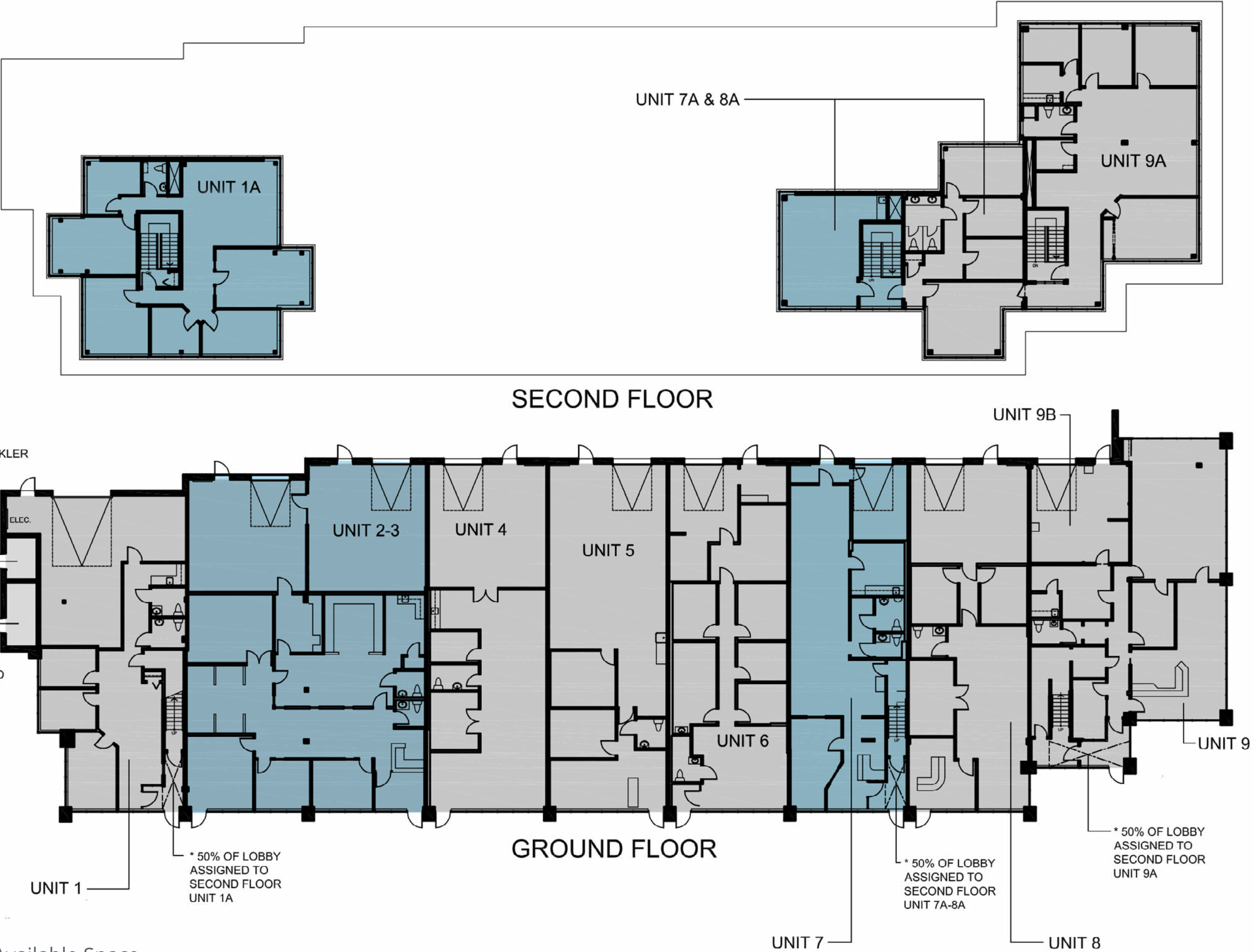
Prime Oakville's Automotive Corridor Location



No new construction of comparable product due to prohibitive replacement costs

Floor Plan

Available Space



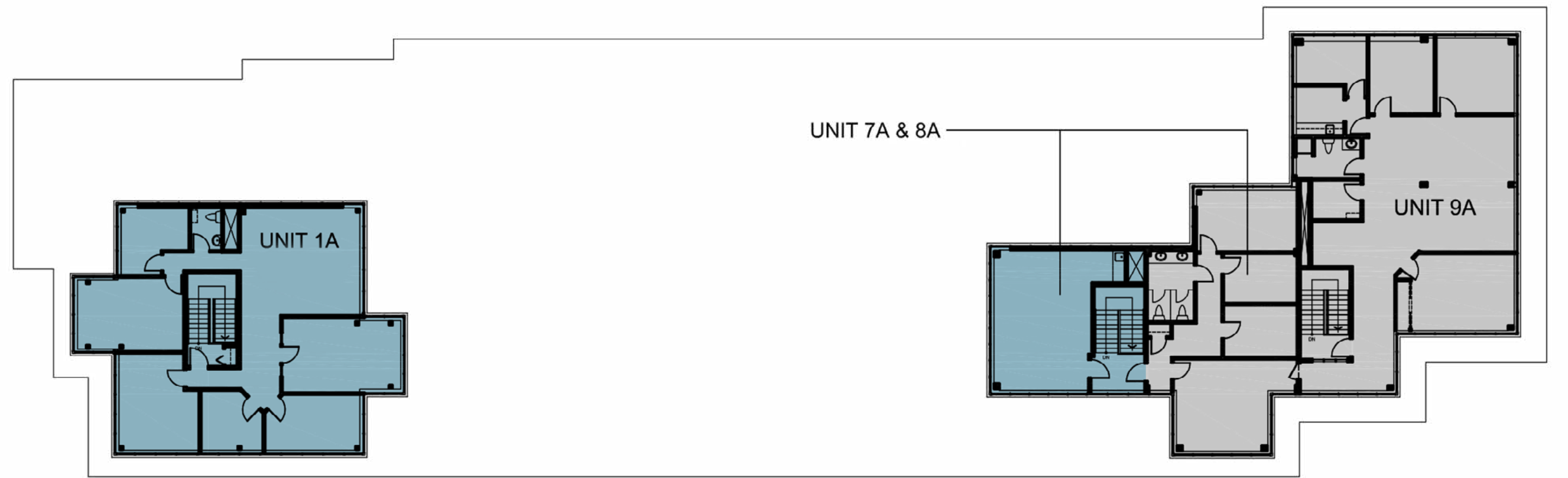
Unit Size

Unit #	Usable Area	Leasable Area
4	1,836 SF	Leased
1A	1,666 SF	1,678 SF
2 & 3	3,419 SF	3,443 SF
4	1,767 SF	Unavailable
5	1,753 SF	Unavailable
6	1,762 SF	Unavailable
7	1,661 SF	1,673 SF
8	1,765 SF	Leased
7A & 8A	1,356 SF	1,366 SF
9	1,913 SF	Unavailable
9A	1,806 SF	Unavailable
9B	425 SF	Unavailable

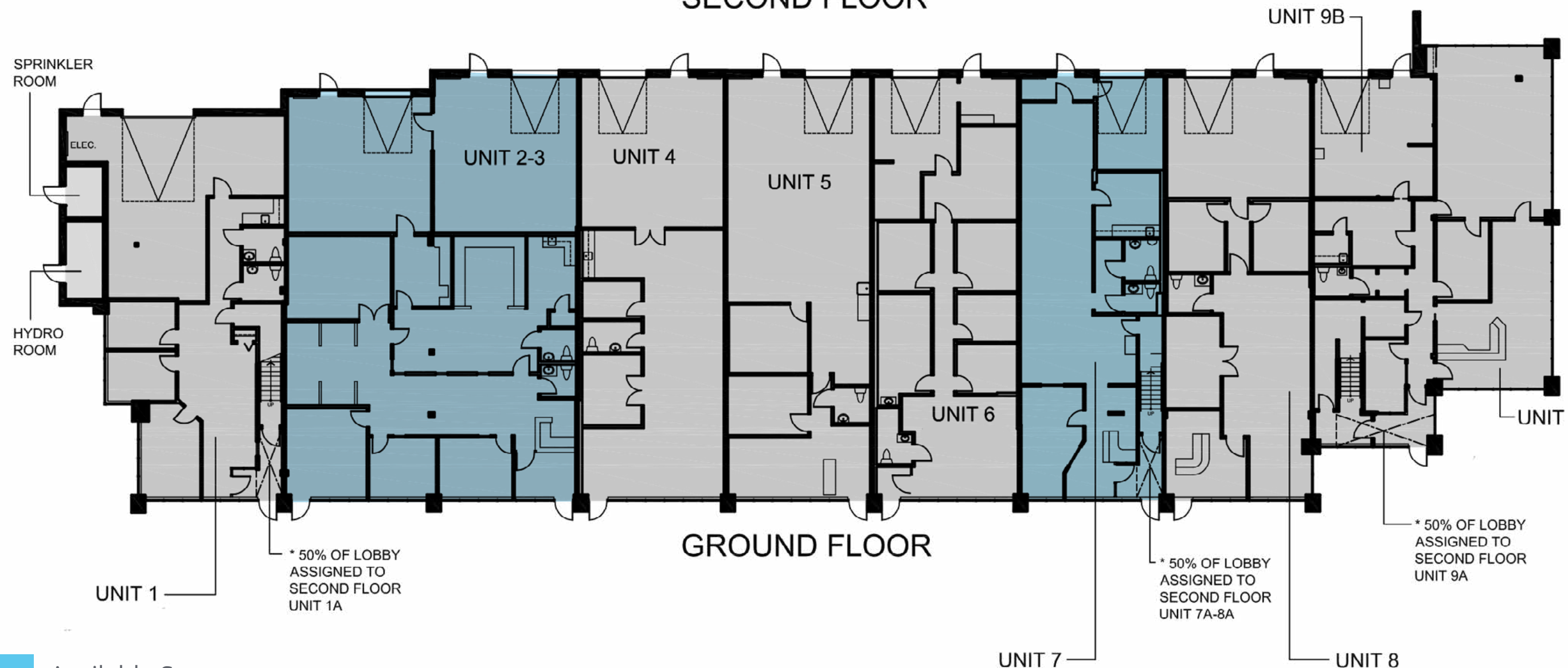
As per Area Summary done on May 10, 2010. All measurements to be confirmed by the Tenant.

Leasable Space

Available Unit Configurations



SECOND FLOOR



GROUND FLOOR

Available Configurations

Unit	Total Area	Warehouse Area	Shipping	Asking Rate
1 - Leased	1,886 SF	807 SF	1 DI	\$18.00 PSF
1A (2nd Floor)	1,780 SF	-	-	\$18.00 PSF
1A + 2 + 3	5,307 SF	1,566 SF	3 DI	\$18.00 PSF
2 + 3	3,527 SF	1,163 SF	2 DI	\$18.00 PSF
7	1,677 SF	-	1 DI	\$18.00 PSF
8 - Leased	1,794 SF	-	1 DI	\$18.00 PSF
7 + 7A (2nd Floor)	2,229 SF	-	1 DI	\$18.00 PSF

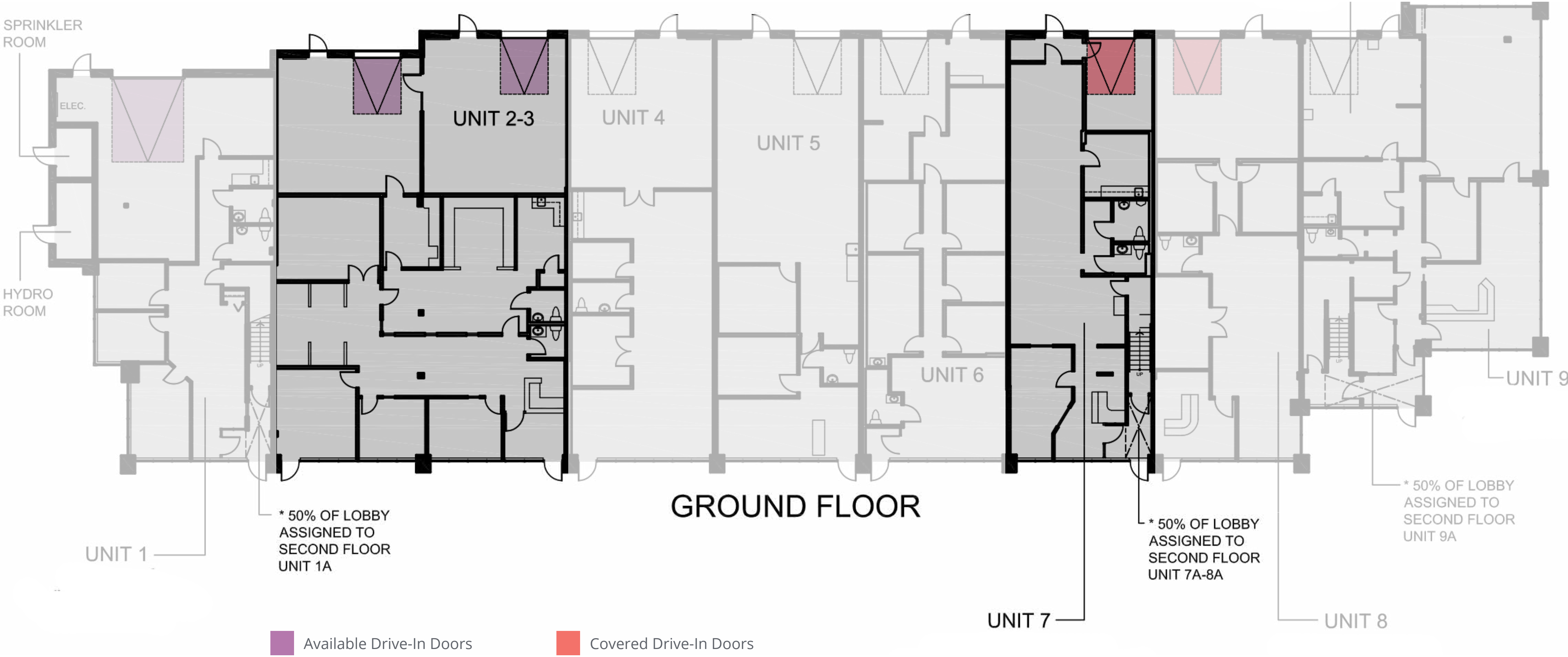
As per Area Summary done on May 10, 2010. All measurements to be confirmed by the Tenant.

Total Available Area: 7,536 SF

- Potential to Resize Office Square Footage
- Potential to Provide Drive-in Doors in Unit 7 (currently covered with drywall)

Floor Plan

Shipping Doors



Photos

Exterior

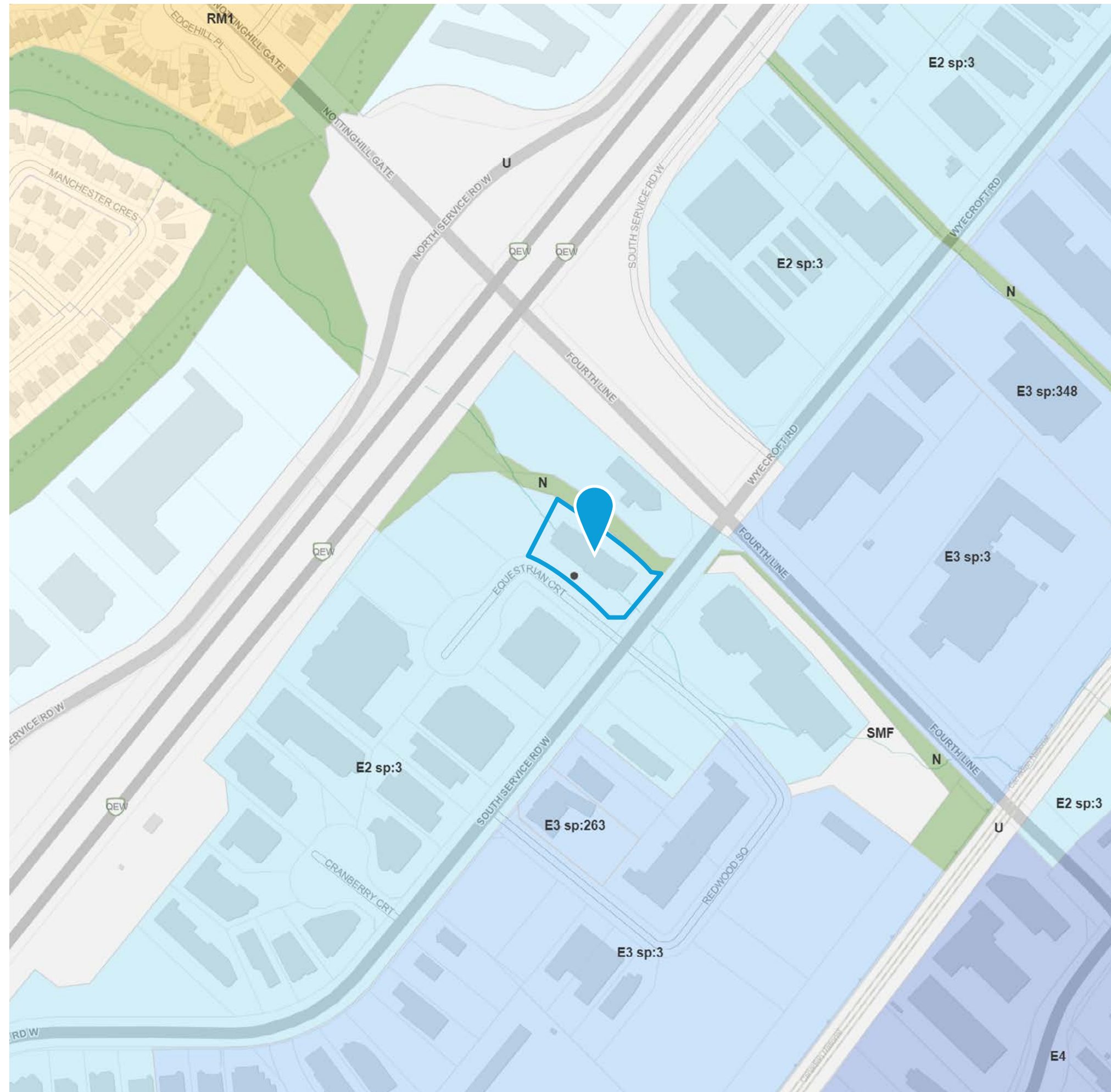


Photos

Interior



Zoning Overview



Zone E2, Special Provision 3

Permitted Uses

- Adult entertainment establishment
- Art gallery (2016-023)
- Business office
- Commercial school (PL140317)
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care (PL140317)
- Drive-through facility
- Dry cleaning/laundry establishment (PL140317)
- Emergency service facility
- Financial institution
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle rental facility
- Motor vehicle repair facility
- Motor vehicle washing facility
- Outside display and sales area
- Outside storage (2021-068)
- Park, public
- Parking area, heavy vehicle (2021-068)
- Place of worship (PL140317)
- Public hall
- Public works yard
- Rental establishment
- Repair shop (2017-025)
- Restaurant
- Retail store, accessory and showroom
- School, private (PL140317)

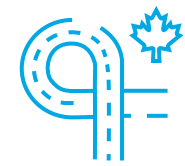
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic (PL140317)
- Warehousing
- Wholesaling

Excluded Uses

- Bulk storage facility
- Community centre
- Dry cleaning depot (PL140317)
- Funeral home
- Motor vehicle service station
- Motor vehicle storage compound
- Outside processing
- Pet care establishment
- Place of entertainment
- Retail propane and transfer facility
- Retail store
- Service commercial establishment
- Transportation terminal
- Waste processing station
- Waste transfer station

Additional conditions may apply. Interested parties are advised to consult the zoning by-law and municipality.

Site Access



Highway QEW
3 minutes



Mississauga
22 minutes

Burlington
20 minutes

Etobicoke
19 minutes

Downtown Toronto
34 minutes

Hamilton
22 minutes

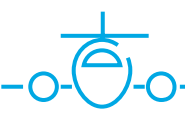


Public Transit
1 minute walk



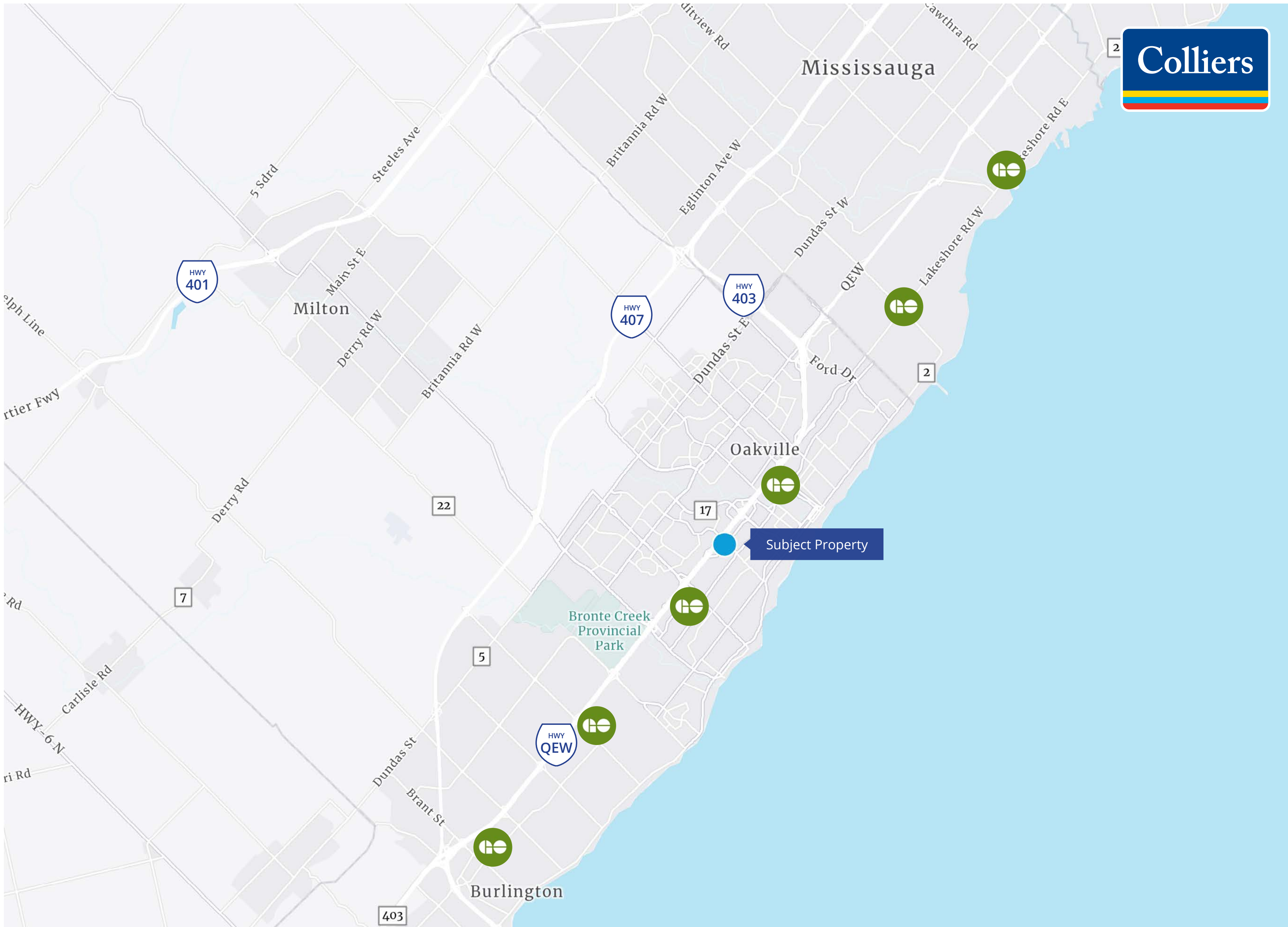
GO Station - Trafalgar
8 minute drive

GO Station - Bronte
27 minute drive



Pearson International Airport
28 minute drive

Hamilton International Airport
40 minute drive





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