

OAKVILLE | ON



2830 Plymouth Drive

67,230 SQ. FT. SPACE FOR SALE

CBRE

Property Overview



2830 PLYMOUTH DRIVE | OAKVILLE ON



High profile freestanding building - 13% office



Excellent exposure/ corner location (Plymouth Dr and Winston Park Dr)



Excellent clear height (22' to 26')



4 Truck Level Doors
2 Drive-In Doors

Building Specifications



BUILDING DETAILS

SALE PRICE **\$22,950,000**

TAXES (2025) \$168,374.50

LOT SIZE 2.896 Acres

BUILDING SIZE 67,230 SF (Excluding 907 SF of Mezzanine)

OFFICE SIZE 9,818 Sq. Ft.

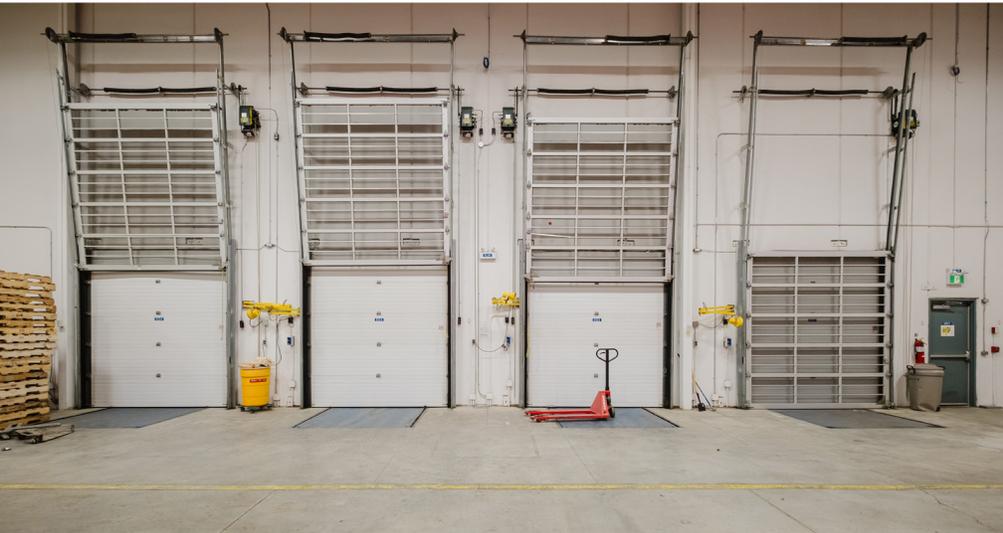
LOADING DOCKS 4 Truck Level Doors
2 Drive-In Doors

CLEAR HEIGHT 22' 1" to 26' 4" (with 2 pop-up sections at 32')

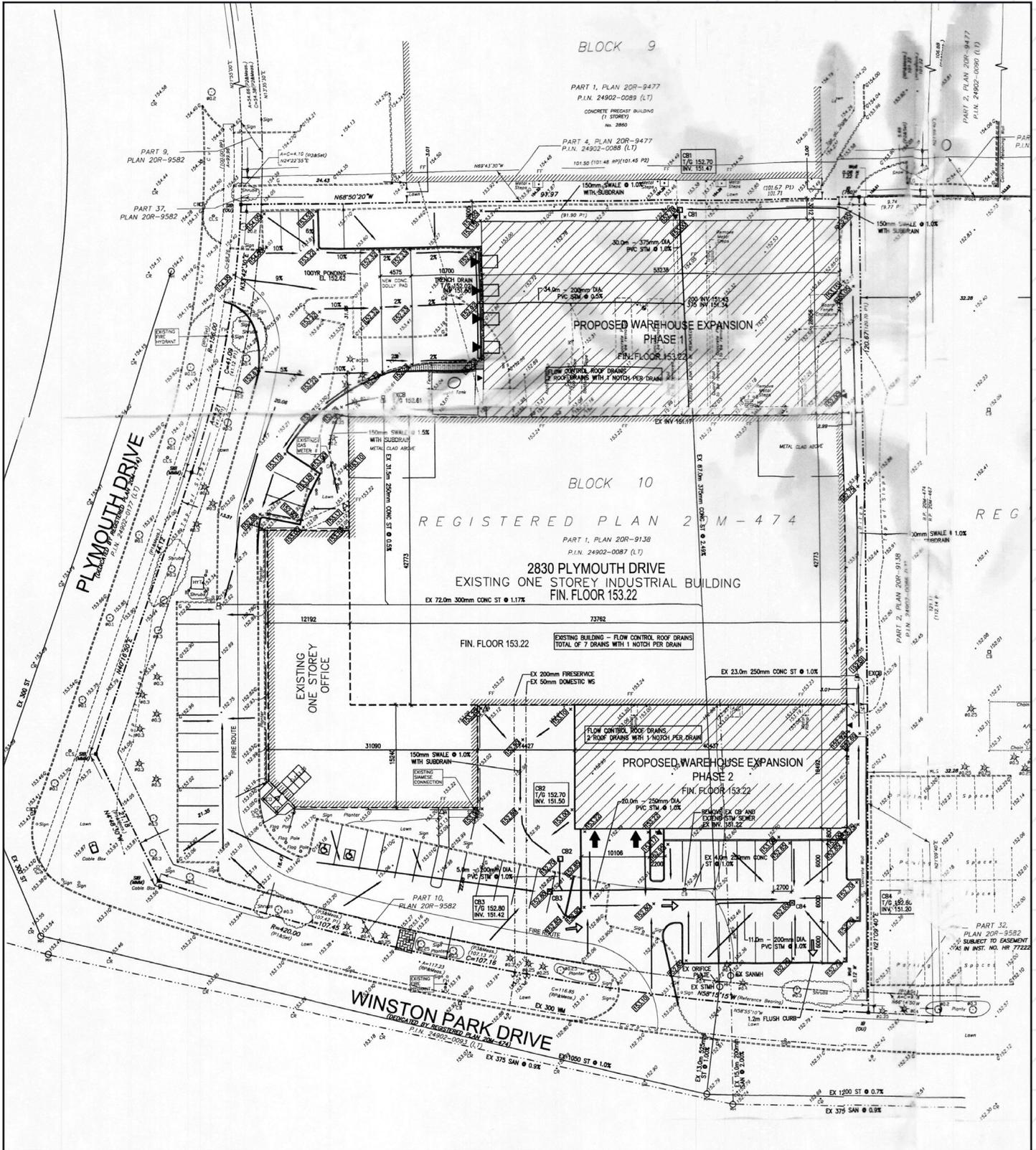
ZONING E2 –general industrial

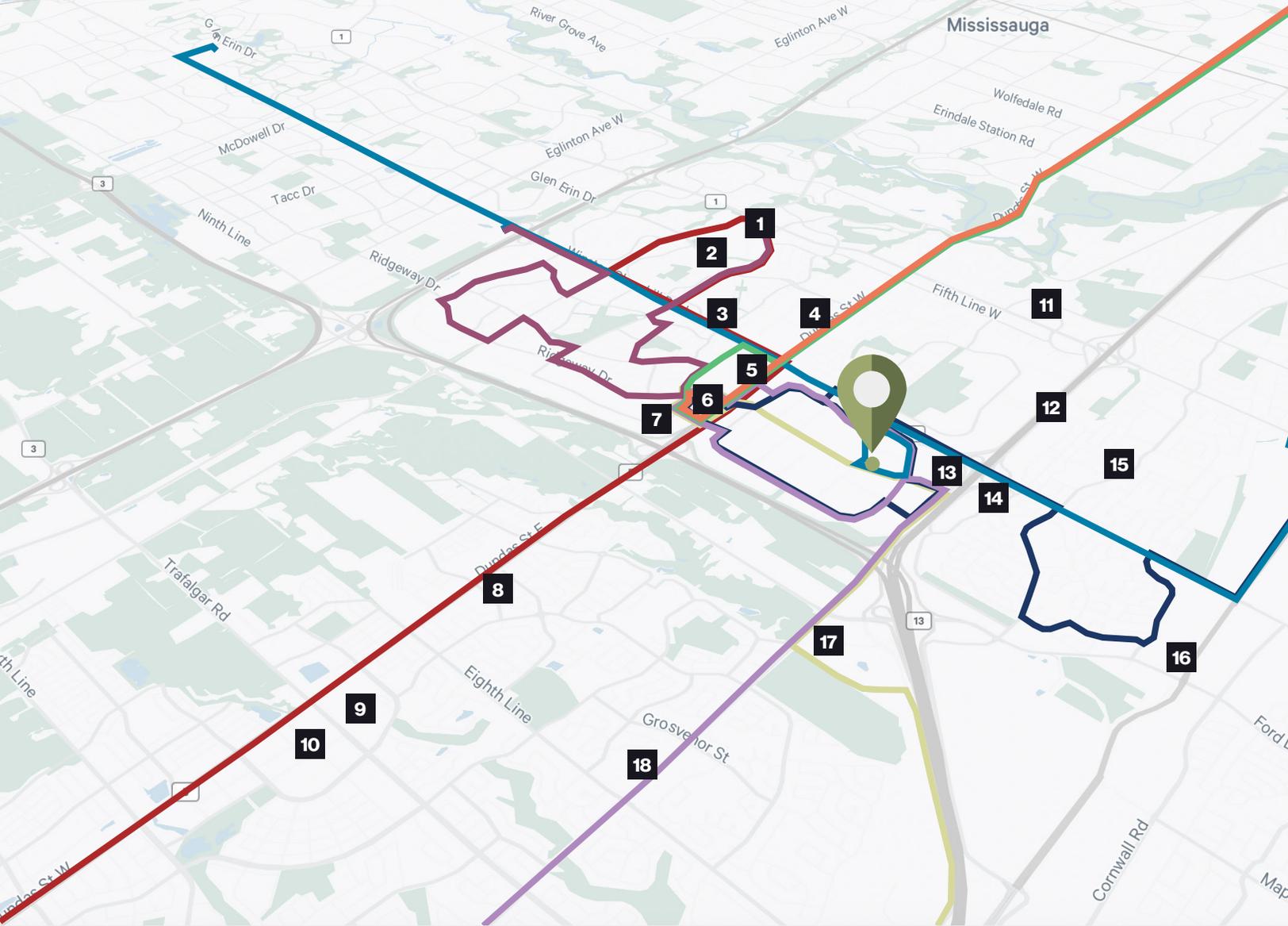


Building Photos



Survey Plan





Amenities and Transit Information

1	Walmart, TD Bank, Shoppers Drug Mart, BMO Bank, McDonald's
2	Food Basics, Shoppers Drug Mart, Tim Hortons, Esso, Domino's Pizza
3	Longo's, BMO Bank, Shoppers Drug Mart, Popeyes, Harvey's
4	Tim Hortons, Wendy's, Pita Pit, TD Bank, Dollarama, Pet Valu, LCBO
5	Burger King, RBC Bank, Sport Chek, Winners, Staples, The Home Depot, McDonald's, St.Louis Bar & Grill, Costco, The Brick, CIBC Bank
6	Canadian Tire, Lone Star Texas Grill, Montana's, PetSmart, Mark's, Best Buy, Chipotle, Milestones, Jack Astors, LA Fitness, Shell, Tim Hortons
7	Golf Town, PartyCity, Leon's Furniture, Structube, Michaels
8	Shoppers Drug Mart, TD Bank, Starbucks
9	Canadian Tire, Longo's, Starbucks BMO Bank, A&W, Winners & Home Sense, Tim Hortons, TD Bank

10	Walmart, McDonald's, The Beer Store, Little Caesars, Pet Valu, CIBC Bank, LCBO, Real Canadian Superstore, Tim Hortons, Dairy Queen
11	Metro, Taco Bell, McDonald's, Tim Hortons, Shoppers Drug Mart, Starbucks, RBC Bank
12	Esso
13	Boston Pizza, Cineplex Cinemas
14	Tim Hortons
15	Food Basics, Dairy Queen, The Beer Store
16	RONA, Tim Hortons, Wendy's
17	Farm Boy, Subway
18	Metro, Swiss Chalet, LCBO, Shoppers Drug Mart, Subway

101	Dundas Express
1	Dundas
36	Colonial-Ridgeway
45	Winston Churchill
6	Upper Middle
12	Winston Park
120	East Industrial
24	South Common



Offering Memorandum

MEMORANDUM CONTENTS

This Offering Memorandum ("OM") is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. The OM provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this OM is based has been obtained from various sources considered reliable or otherwise (including the contents of the dataroom noted below) and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and the Advisor expressly disclaim any and all liability for any errors or omissions in the OM or any other written or oral communication transmitted or made available to prospective purchasers.

DATA ROOM

Upon signature of said NDA they will agree to hold and treat the contents of said dataroom in the strictest confidence. Prospective purchasers will not, except as permitted under the NDA, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate any of the dataroom contents, or any part thereof, to any person, firm or entity without the prior written consent of the Vendors and the Advisor. Prospective purchasers will not use or permit the contents of the dataroom to be used for any other purpose than a proposed purchase of the Property. All sizes, dimensions or acreages that are reflected in the data room and/or in the enclosed OM are to be validated by the Purchaser.

SALE CONDITIONS

There is no warranty, express or implied, as to title, description, condition, cost, square footages, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendors or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendors and purchaser.

ADVISOR

All inquiries regarding the Property or any information contained in this OM should be directed to CBRE Limited, Brokerage, as Advisor for the Vendors (the "Advisor"). It is understood that CBRE Limited ("CBRE"), act as agents for the Vendors, owe to the Vendors a fiduciary duty, and will be compensated by the Vendors.

Please review, sign, scan and return to:

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QAVKILLE | ON



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