

Immediate Vacant Possession Opportunity with Heavy Power

Colliers

1400 Advance
Road

For Sale

1400 Advance Road, Oakville



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Confidentiality
Agreement

*Sales Representative, **Broker

Offering Summary

Owner- Occupiers

The Industrial Facilities Group is pleased to offer for sale a rare opportunity to acquire a premium freestanding industrial facility **equipped with heavy power** located in Oakville's highly coveted QEW corridor. This offering features a low lot coverage ratio of 28%, providing excellent functionality, ample parking, and a fully secured yard.

The property is zoned to permit **outdoor storage** and provides convenient site access, a generous shipping apron, and potential to add additional shipping doors. With a significant power supply of **600 Volts / 1600 Amps**, a full-coverage sprinkler system, and the ability to expand the building, this asset is well-equipped for a wide range of industrial uses.

The warehouse benefits from large windows that allow for abundant natural light, upgraded LEDs, and full AC coverage. The office component is efficiently laid out, representing 10% of the building's area and supporting modern operational needs. Vacant and recently upgraded with **white-boxing renovations**, the property offers **immediate vacant possession** to its new owner. Recent Building Condition Assessment (BCA) and Environmental Site Assessment (ESA) reports (2025) are available, with reliance letters to be provided by the Seller.

Strategically located with direct access to the QEW via Third line, and close proximity to Bronte GO Station, public transit, and a host of local amenities, this property presents an exceptional opportunity for businesses seeking to create a footprint in one of the GTA's most established and sought-after industrial markets.

±37k
Square Feet

±3.0
Acres

1600
Amps

Immediate
Vacant Possession





Property Profile



Civic Address 1400 Advance Road, Oakville, ON, L6L 6L6

Total Area (SF) 37,364

Office Area (%) 10%

Lot Size (Acres) ± 3.0

Site Coverage 28%

Clear Height (Ft.) 18

Zoning E3-3 ([learn more](#))

Shipping 3 truck level + 2 drive-in doors

Power **600 Volts / 1600 Amps**

Sprinklers Yes - full coverage

Property Taxes \$94,600.76 (2025)

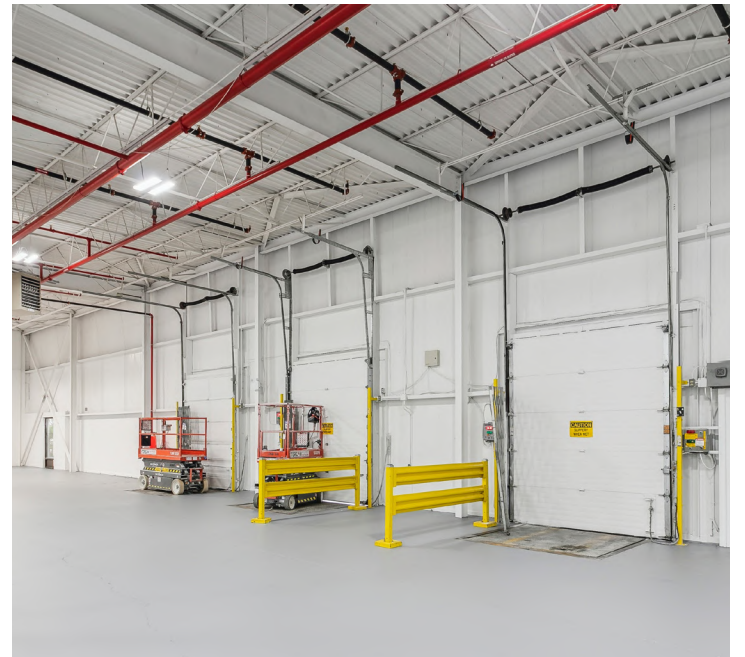
Asking Price \$14,300,000



Comments

- **Recently white-boxed**
- LED's & AC coverage throughout
- **Outside storage permitted**
- All information and measurements to be verified by the Buyer and the Buyer's real estate agent
- Seller possesses recent **BCA & ESA** reports (**2025**) with reliance letters to be provided











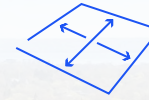
SHIPPING
3 TL Docks
+ 2 DI Door



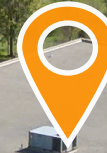
POWER
600 Volts
1600 Amps



**CLEAR
HEIGHT**
18'



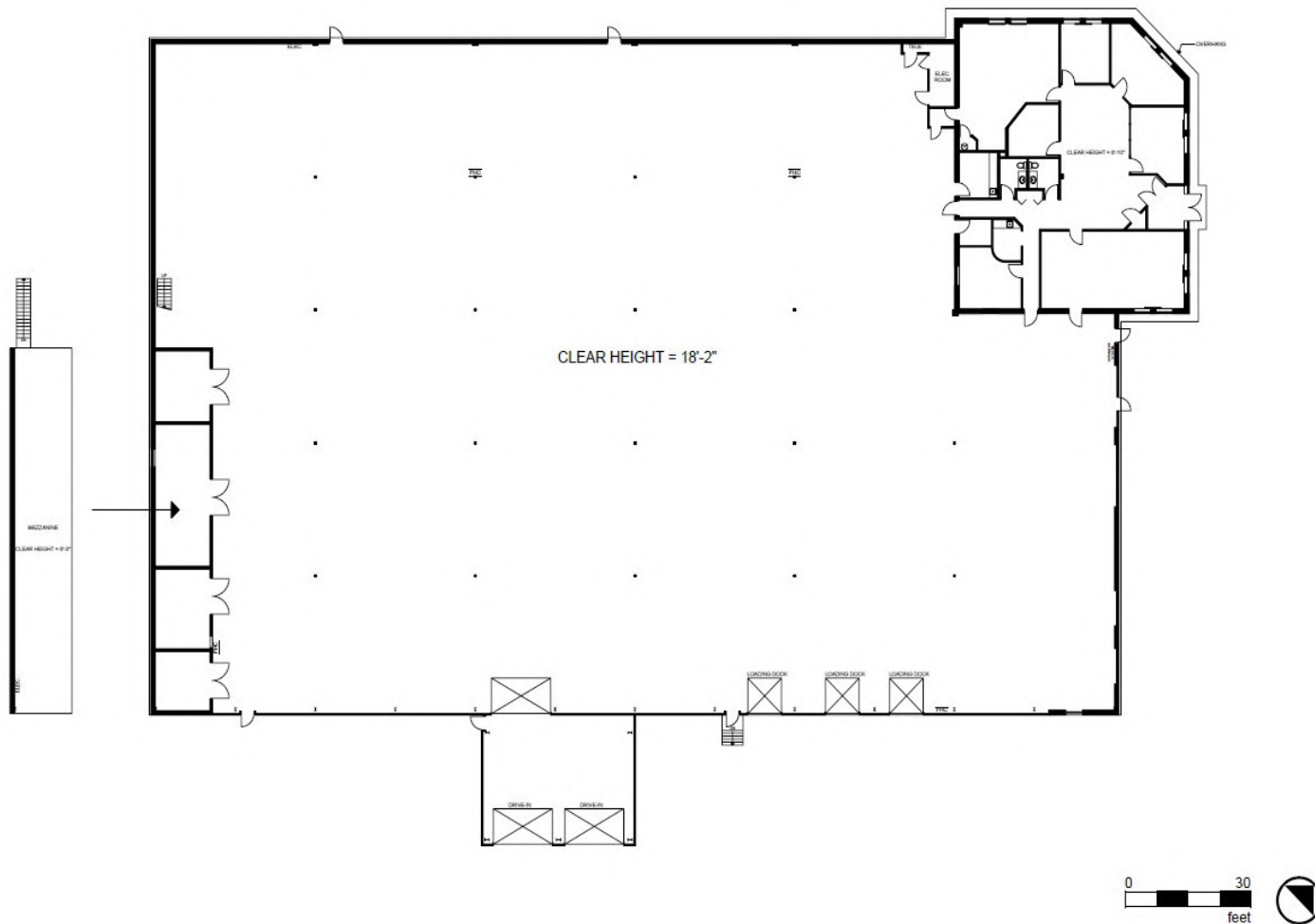
LOT SIZE
+/- 3.0 Acres



**1400 Advance
Road**



Floor Plan

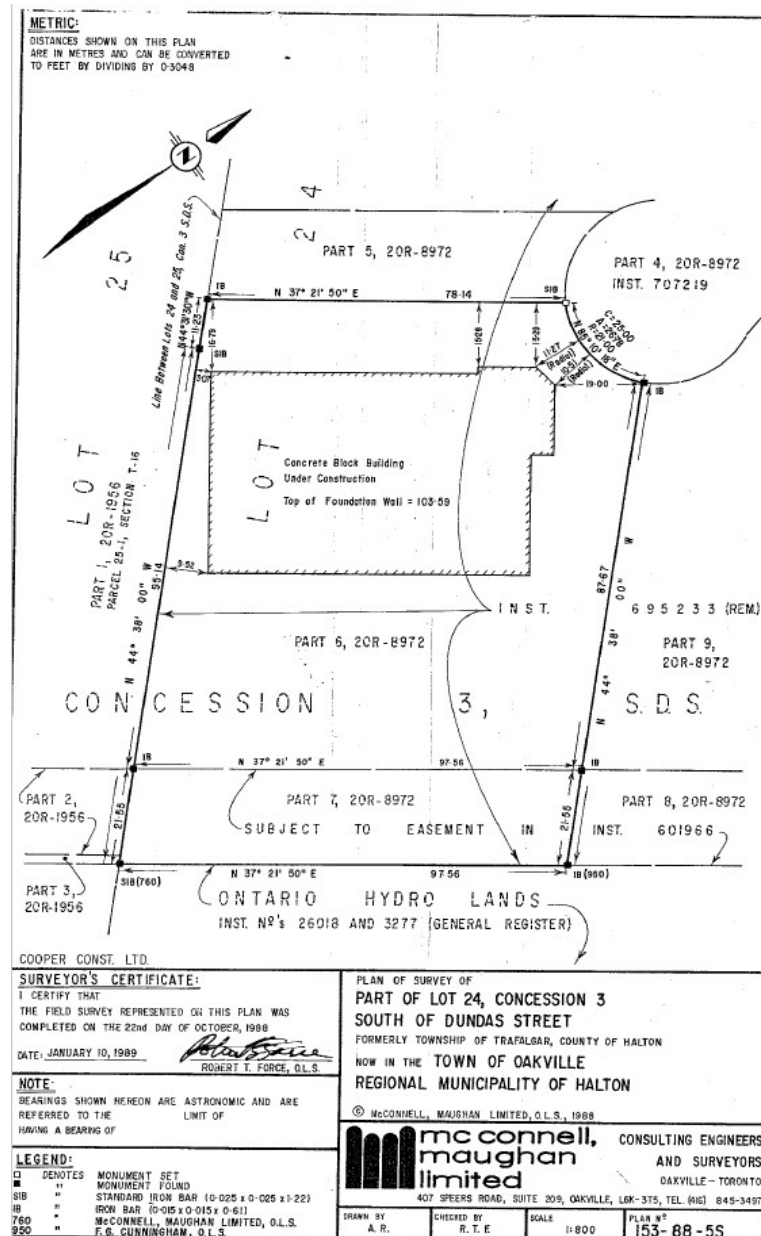


Highlights

- **600 Volts / 1600 Amps**
- 10% Office area
- Ample shipping capabilities with 3 truck level and 2 drive-in doors
- 53' Trailer access
- 18' Clear Height
- Full coverage AC & sprinkler system
- Recent renovations include warehouse white-boxed, refreshed flooring, updated washrooms & landscaping improvements
- **Immediate vacant possession**
- Seller possesses recent **BCA & ESA** reports (2025), including reliance letters

Total Area
37,364 SF

Property Survey



Why Oakville ?



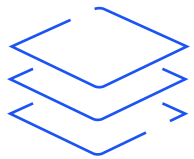
120K
LABOUR FORCE



180K
AVG. HOUSEHOLD INCOME



267
ADVANCED
MANUFACTURING
BUSINESSES



26.8M
TOTAL INDUSTRIAL
INVENTORY (SF)



Amenities

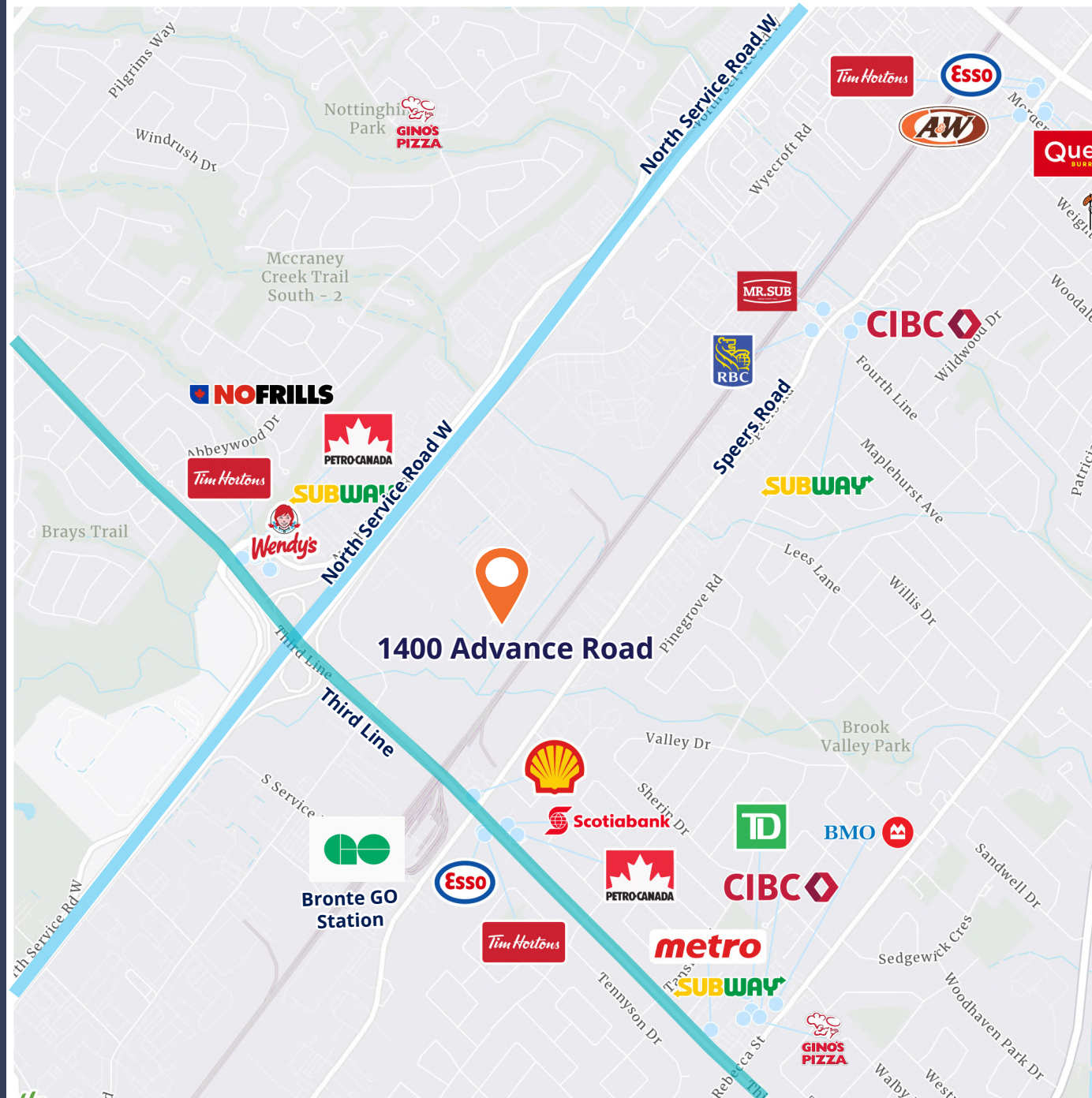


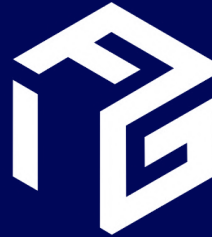
**1400 Advance Road,
Oakville**

CIBC Bank	7 min 3.7 Kms
Esso & Husky Gas Stations	9 min 4.3 Kms
RBC Bank	8 min 4.2 Kms
Starbucks	7 min 4.1 Kms
Tim Hortons	7 min 3.7 Kms
McDonalds	10 min 4.4 Kms
Glen Abbey Community Centre	8 min 3.9 Kms
Fit For Less Gym	8 mins 4.4 Kms
Pearson Airport	30 mins 38 Kms
Transit Stops	2 mins 2.1 Kms
Bronte GO Station	5 mins 2.5 Kms
AADT* *Average Annual Drive Time	245,000 AADT as of 2021

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this offering.

[Click to complete a Confidentiality Agreement](#)





INDUSTRIAL FACILITIES GROUP



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