



Colliers

2300 WINSTON PARK DRIVE, OAKVILLE

Freestanding Industrial Facility in Winston Park
40,148 SF For Sale on 2.54 AC

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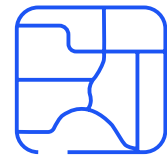
Property Details

Address	2300 Winston Park Drive, Oakville, ON
Vendor	T & BA HOLDINGS INC.
Legal Description	PT BLK 5, PL 20M781, PTS 1 & 2, 20R14514; OAKVILLE; S/T EASE HR48603 OVER PT 2 20R14514, S/T EASE IN GROSS OVER PT 1, 20R17746 AS IN HR666620.
Lot Size	2.54 AC
Total Area	40,148 SF
Office Area	Ground Floor: 3,182 SF Second Floor: 2,935 SF Mezzanine: 3,011 SF <i>(not included in total area)</i>
Warehouse Area	34,031 SF
Clear Height	26'
Shipping Doors	4 Truck Level, 1 Drive-in <i>(with 1 knock-out panel)</i>
Bay Size	40' D x 36' W
Staging Bay	36' Depth
Power	600A, 600V
Car Parking	53 Stalls
Zoning	E3 Sp:43
Year Built	2008
Asking Price	\$18,500,000 (\$460 PSF)
Property Taxes	\$104,207.50 (2026)
Closing	October 2026



Buyer to assume in-place lease:

- 18 months commencing October 1, 2026 and expiring April 30, 2028;
- \$66,000/mth Triple Net Lease;
- No renewal option



E3 Sp:43 Zoning offers a wide variety of industrial uses, including Outside Storage



Rare freestanding industrial building in well-established business park



Established employment node with excellent access to labour pool



Ample on-site employee parking

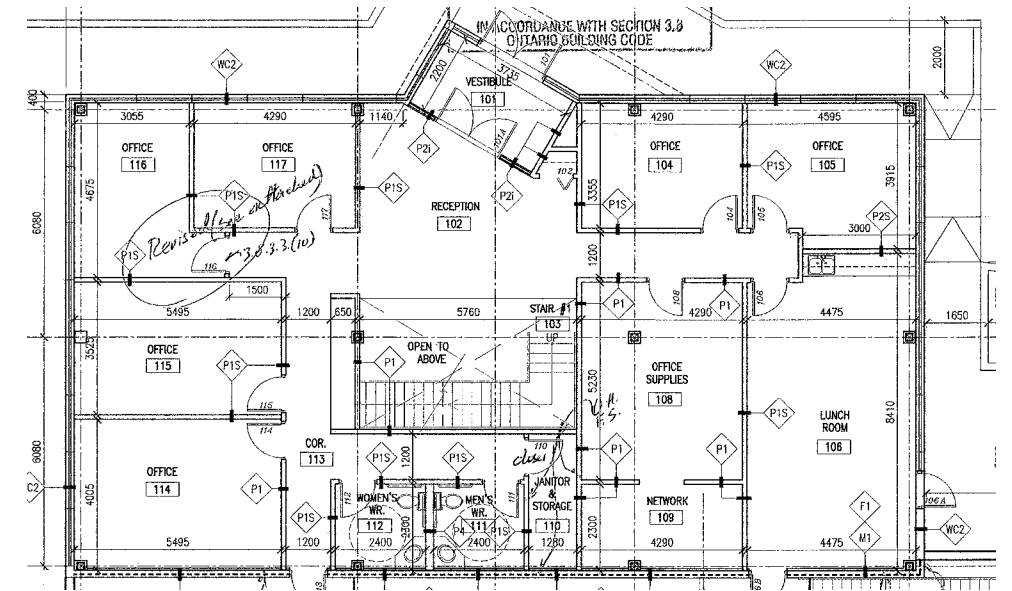
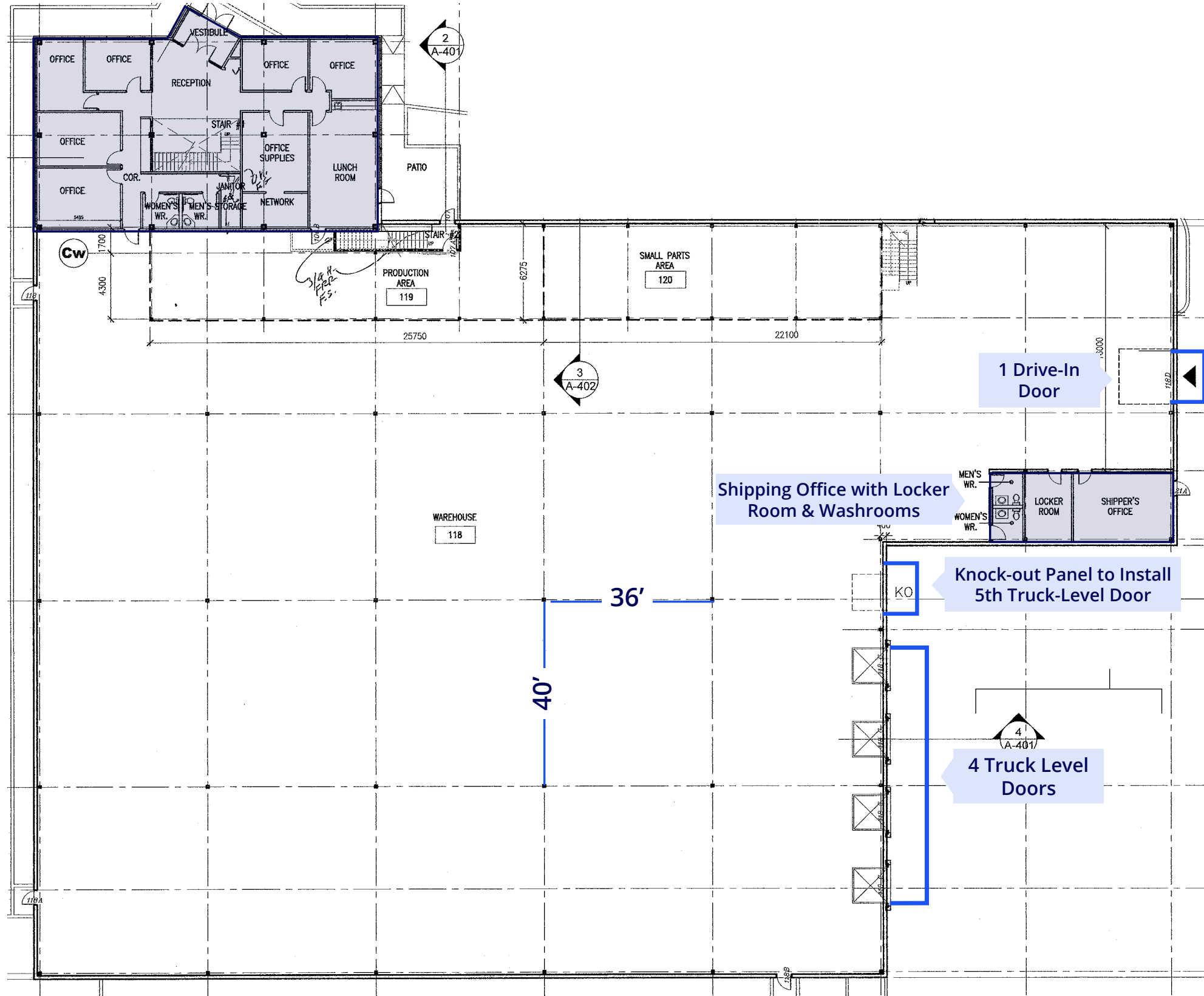


Oakville Transit bus stops just steps away with access to GO Transit and MiWay

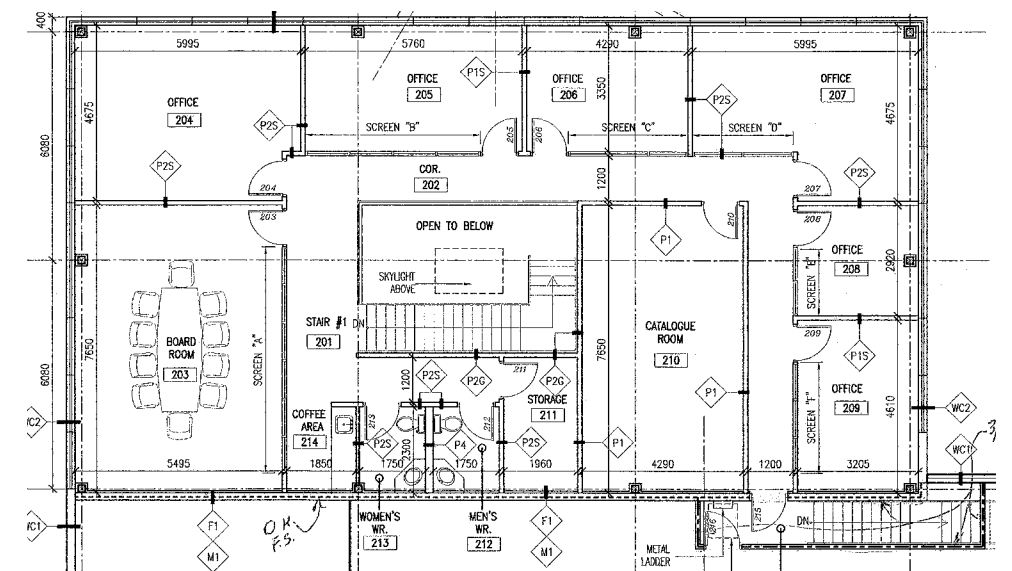


Immediate access to Highways 403, 401, 407, & QEW with connectivity across the GTA

Floor Plan



Ground Floor Office
3,182 SF



Second Floor Office
2,935 SF

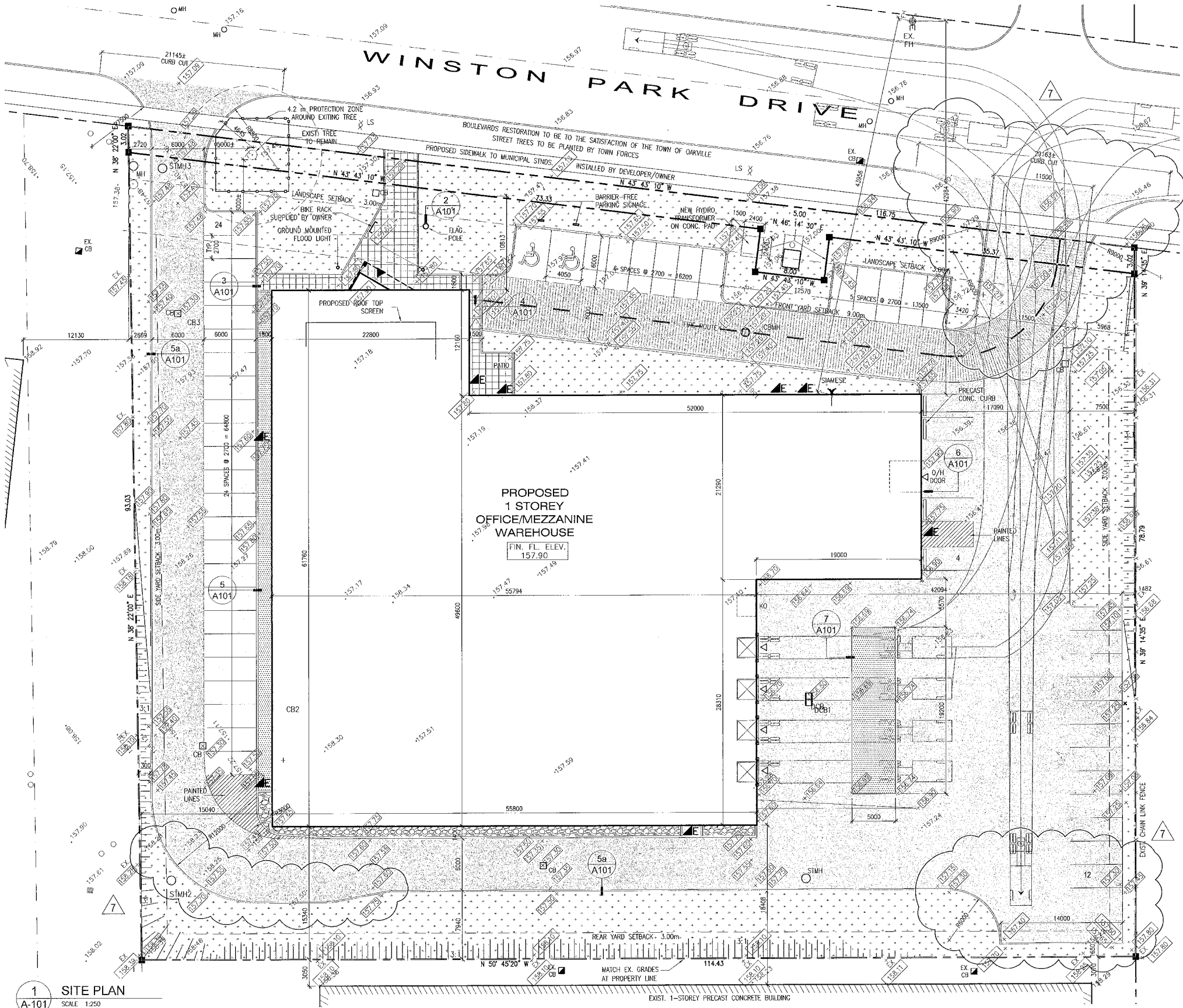
Site Plan

Data Room Includes:

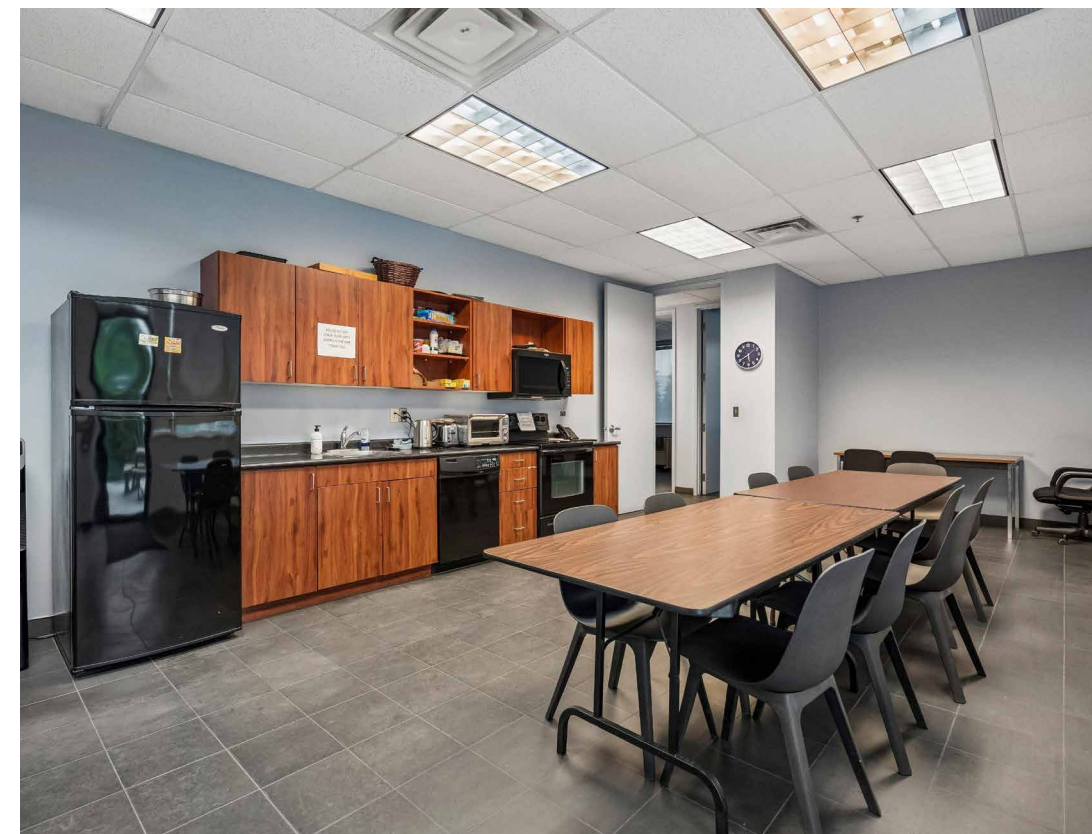
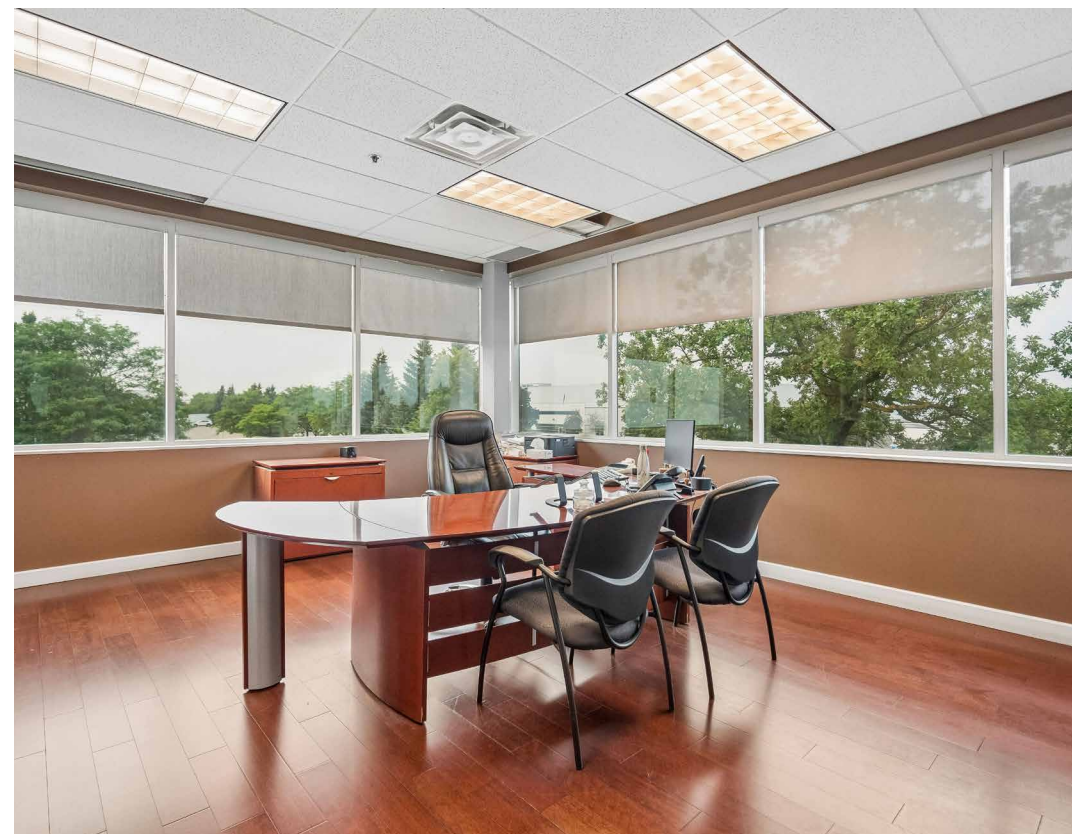
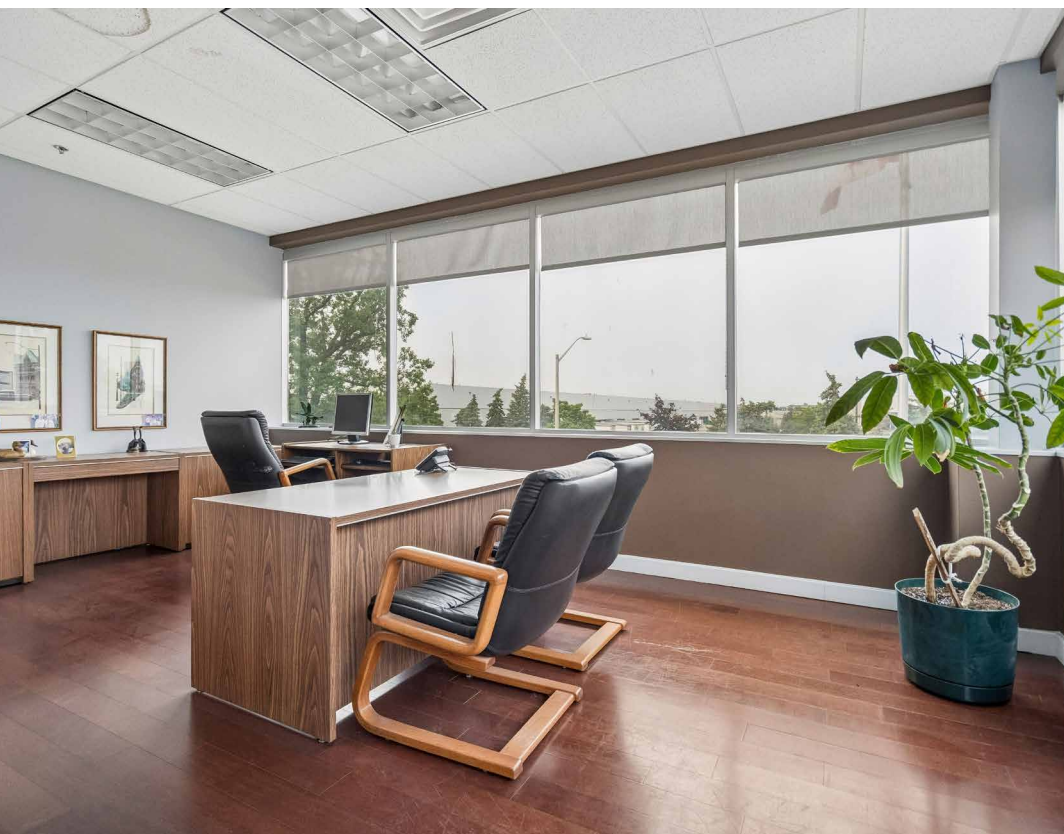
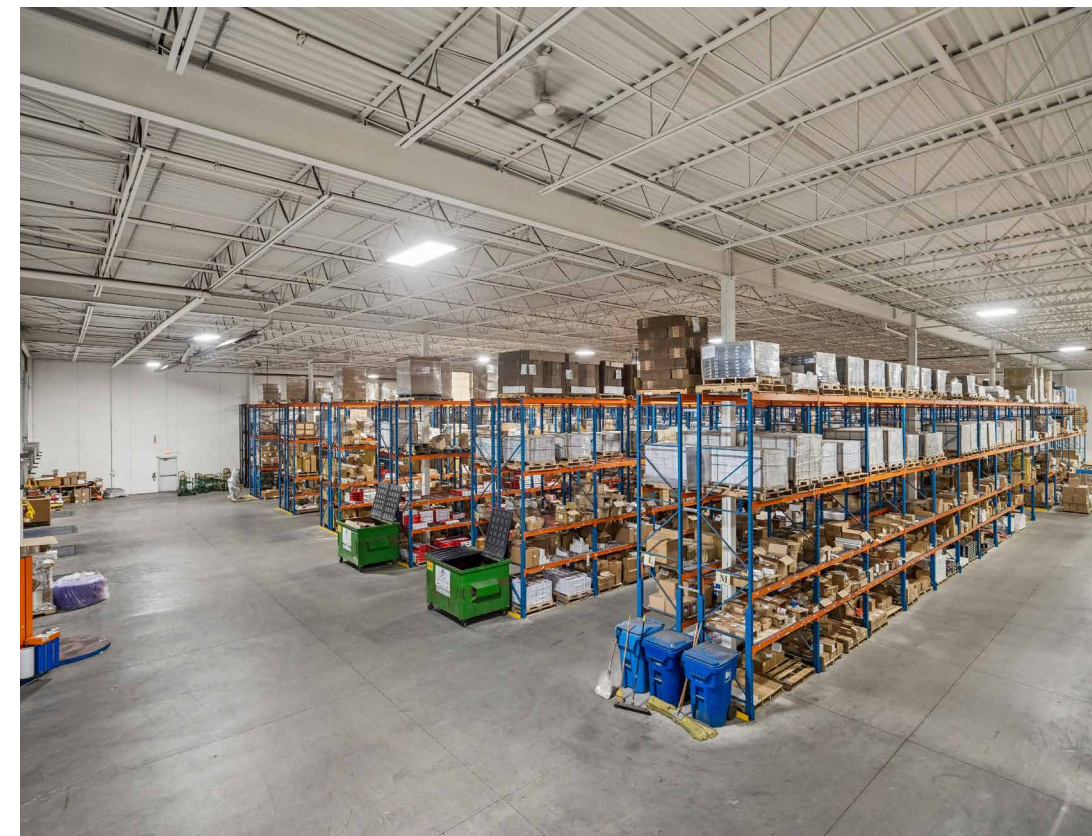
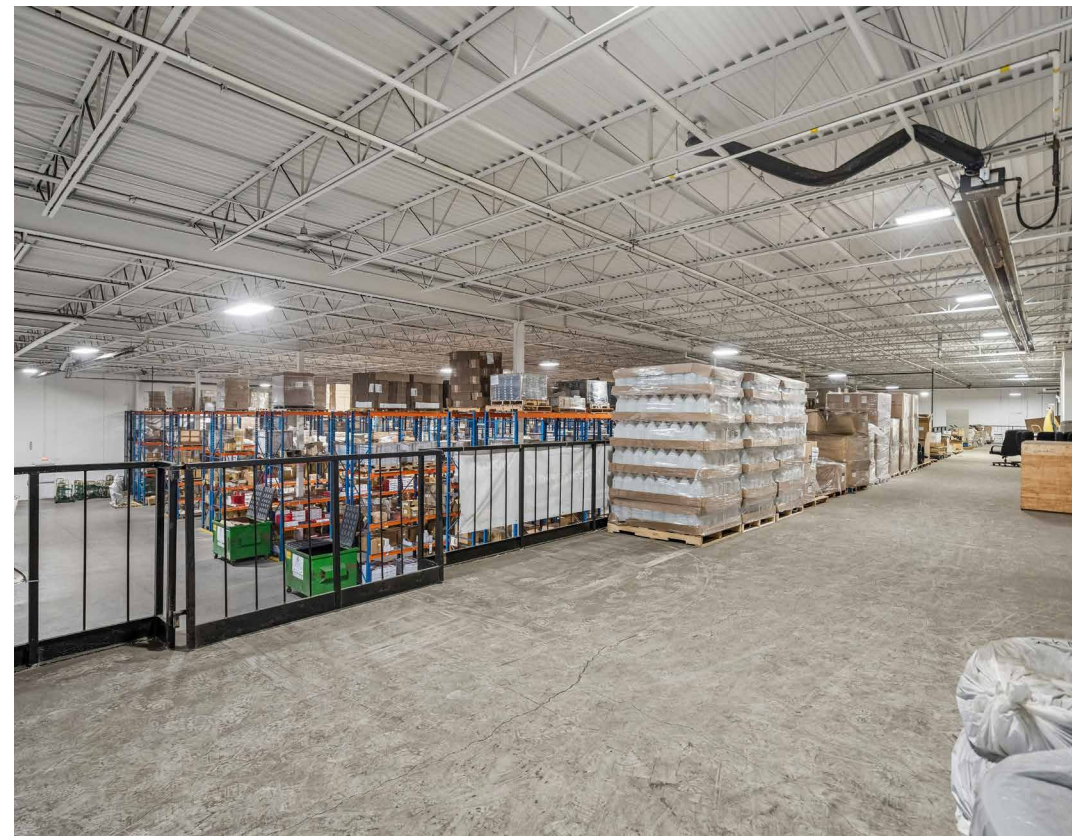
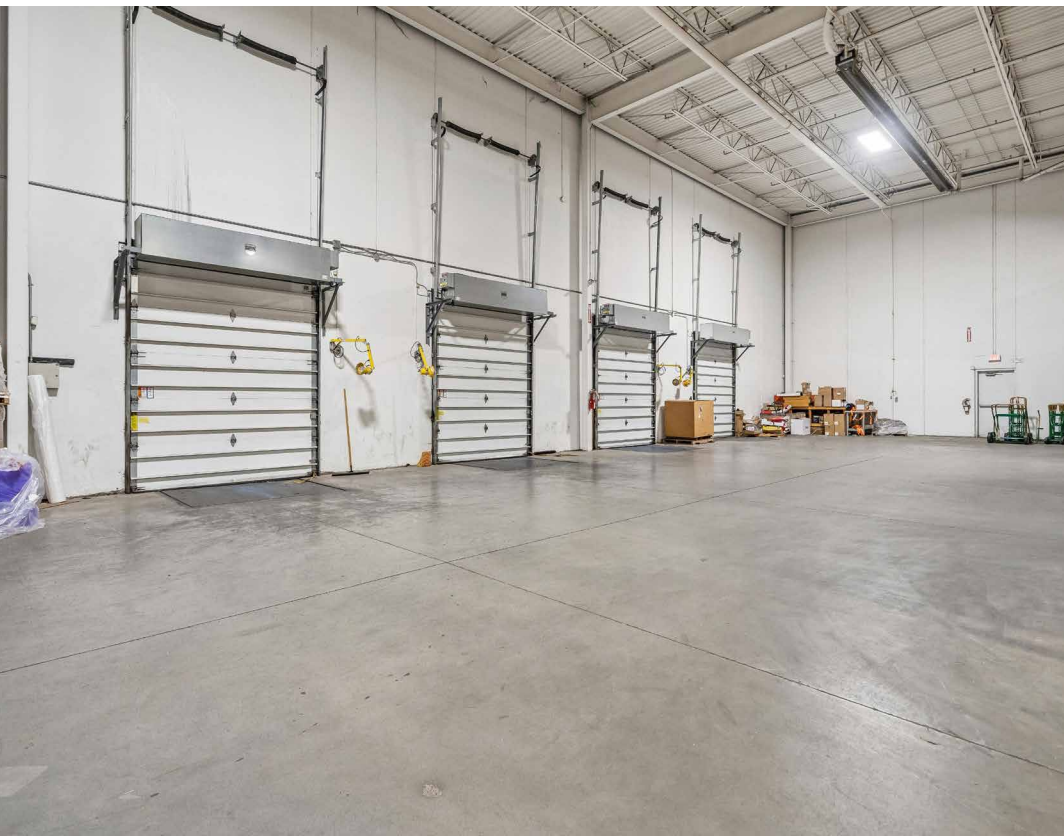
- Site Plan
- Floor Plan
- Survey
- 2026 Tax Bill
- Environmental Report
- Building Condition Report



Confidentiality Agreement



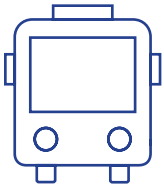
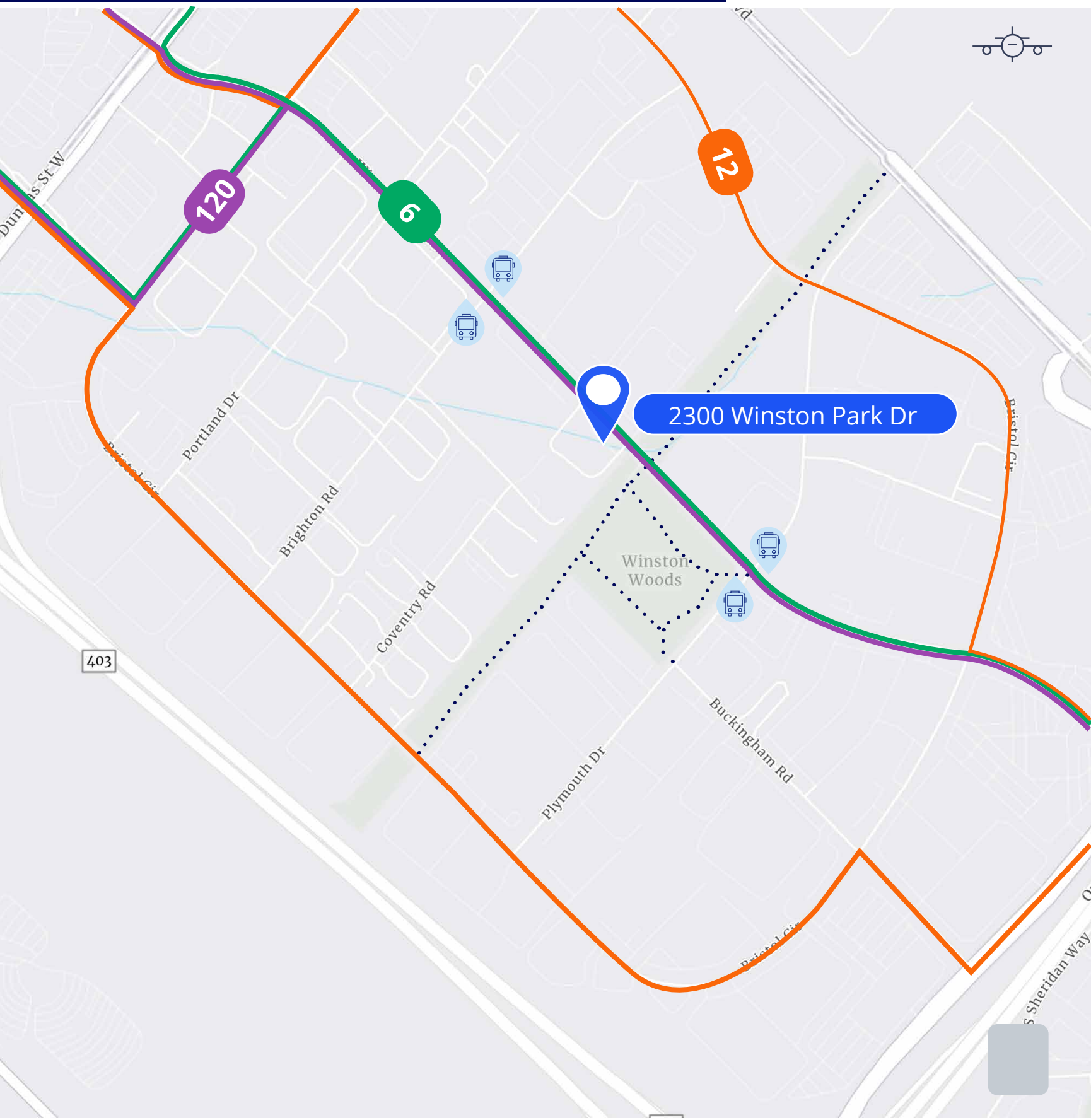
Property Photos



Property Photos



Location Map



Oakville Transit Routes



4 Min Walk to Transit Stop 3218



6 Upper Middle - Oakville Transit



120 East Industrial - Oakville Transit



12 Winston Park - Oakville Transit



Winston Park Trail Bike Path 



Bus Stops

Strong Labour Force

68.8%

Labour Participation Rate

91.8%

Labour Employment Rate

139,282

People in the labour force.

Oakville

496,174

People in the labour force.

Mississauga

POPULATION STATISTICS WITHIN A 5KM RADIUS



157,615

Total Population



41.3

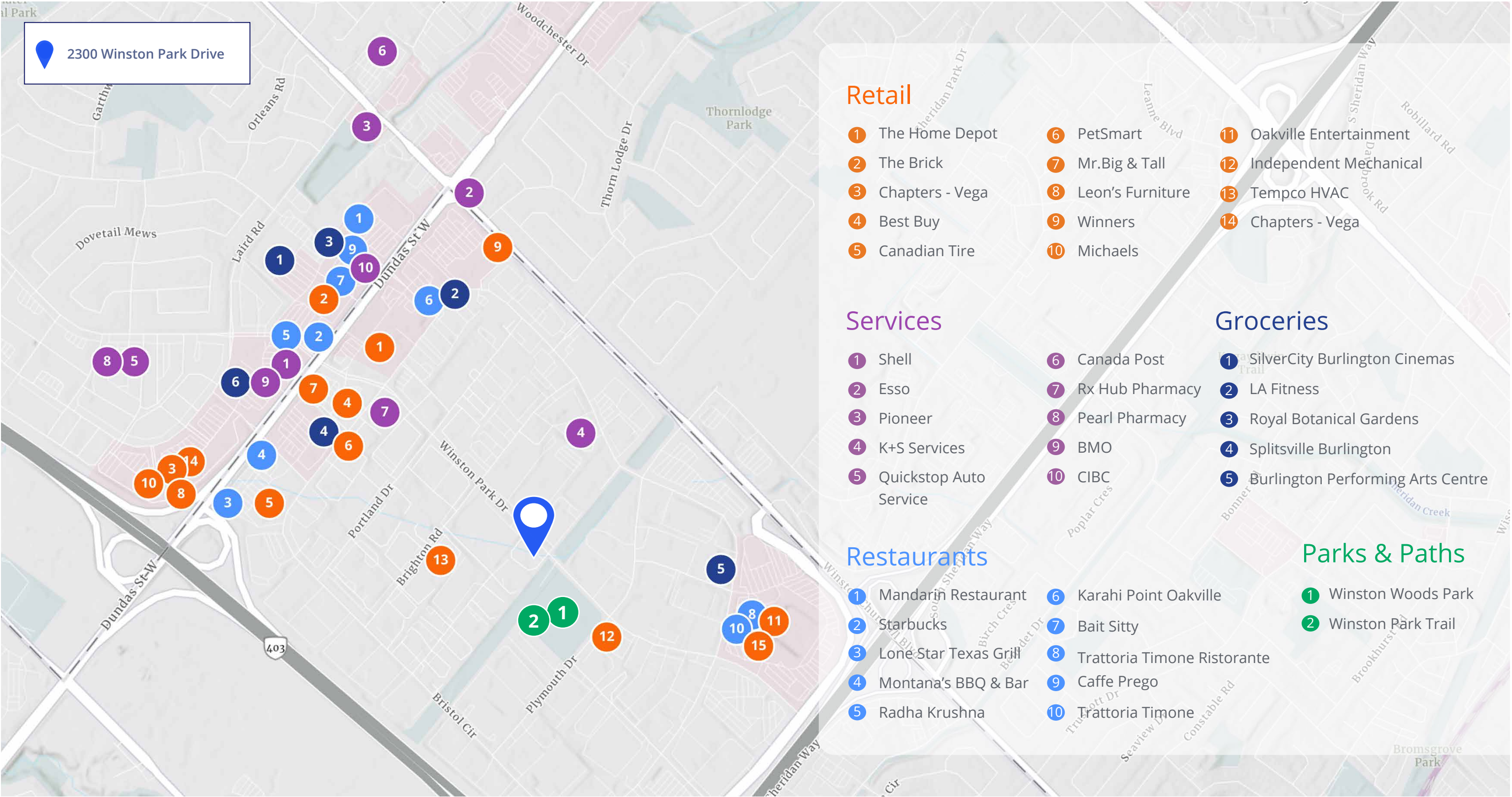
Total Population Median



179,716

Total Daytime Population

Nearby Amenities



Location Overview

Site Access

Highway 403

2 minutes

QEW

4 minutes

Highway 407

15 minutes

Mississauga

15 minutes

Burlington

15 minutes

Toronto Pearson International Airport

20 minutes

Downtown Toronto

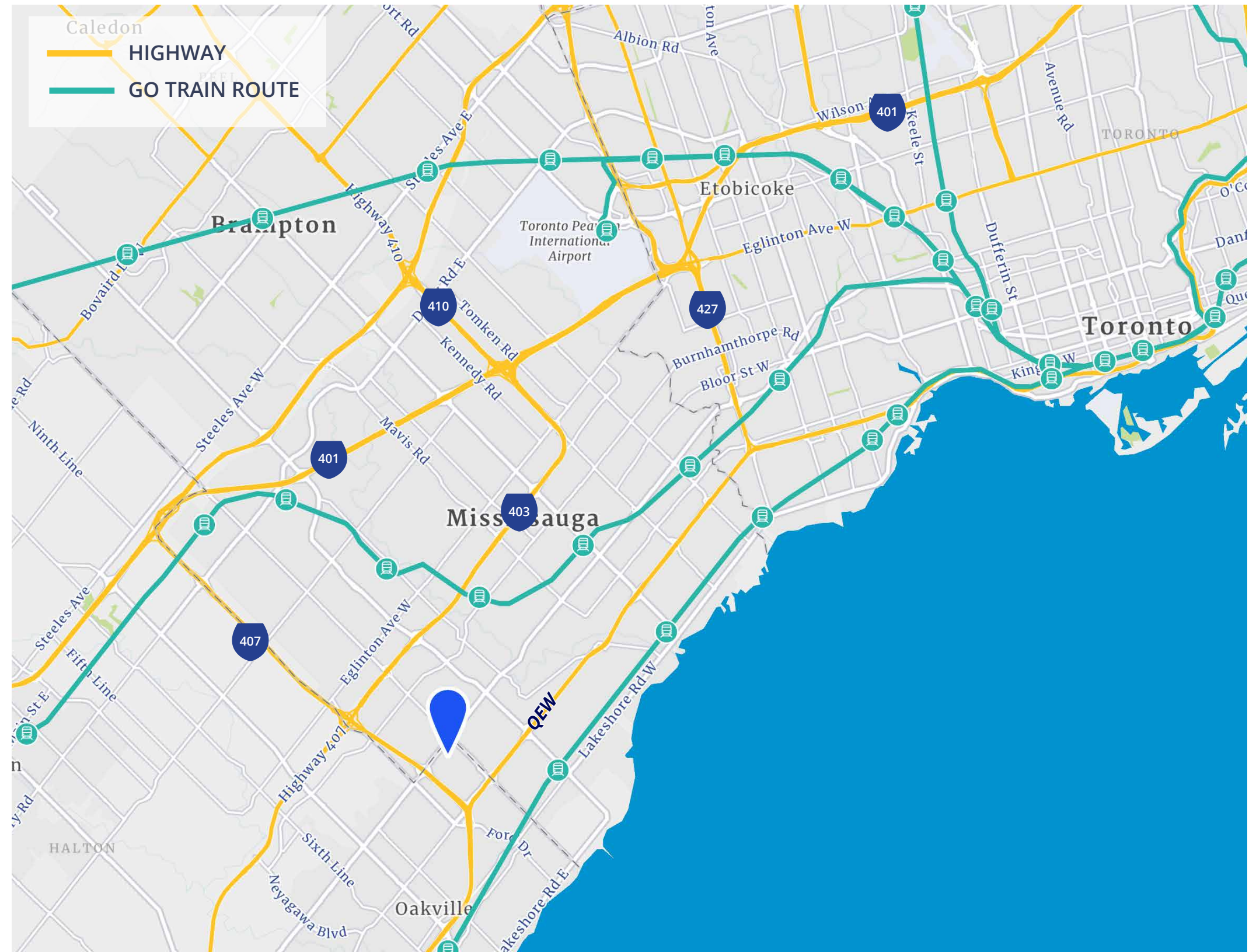
25 minutes

US Border

75 minutes

Why Winston Park?

- High quality precast building
- Superior construction built by Urbacon
- Global corporate neighbours in highly sought after Winston Business Park
- Incredibly amenity rich area
- 2 points of access with excellent site circulation
- Shipping office with M/F washroom





CONTACT US

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