



62,236 SF WITH UP TO 4,000 AMPS OF POWER & FLEXIBLE E2 ZONING

For Sale | 2115 South Service Road West, Oakville

Freestanding Office/Industrial Building with Re-Development Potential

For more information, please contact:

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OFFICE + LOGISTICS + DATA

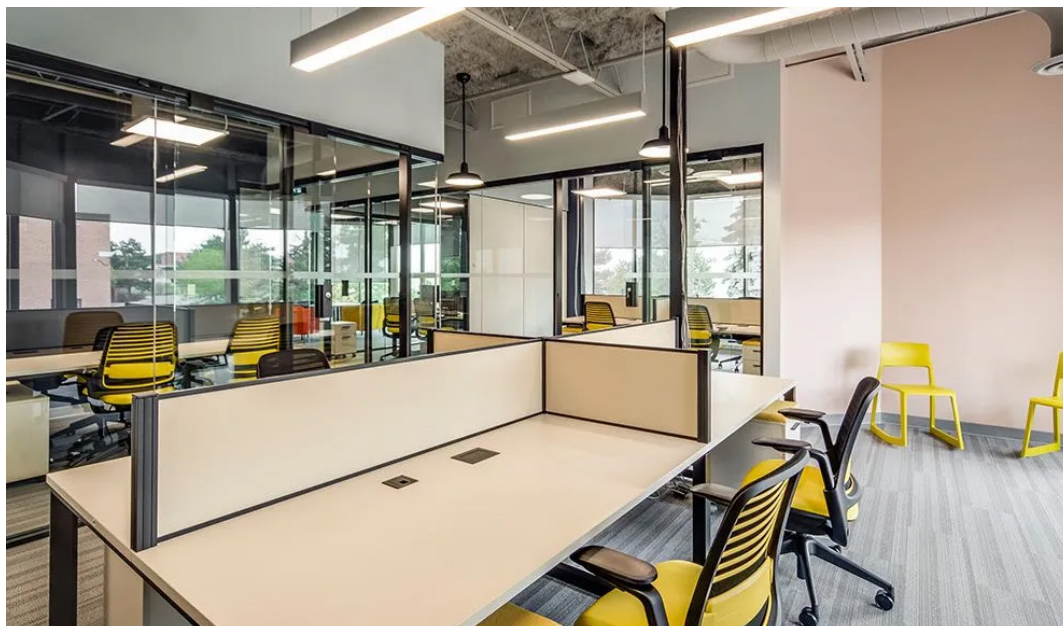
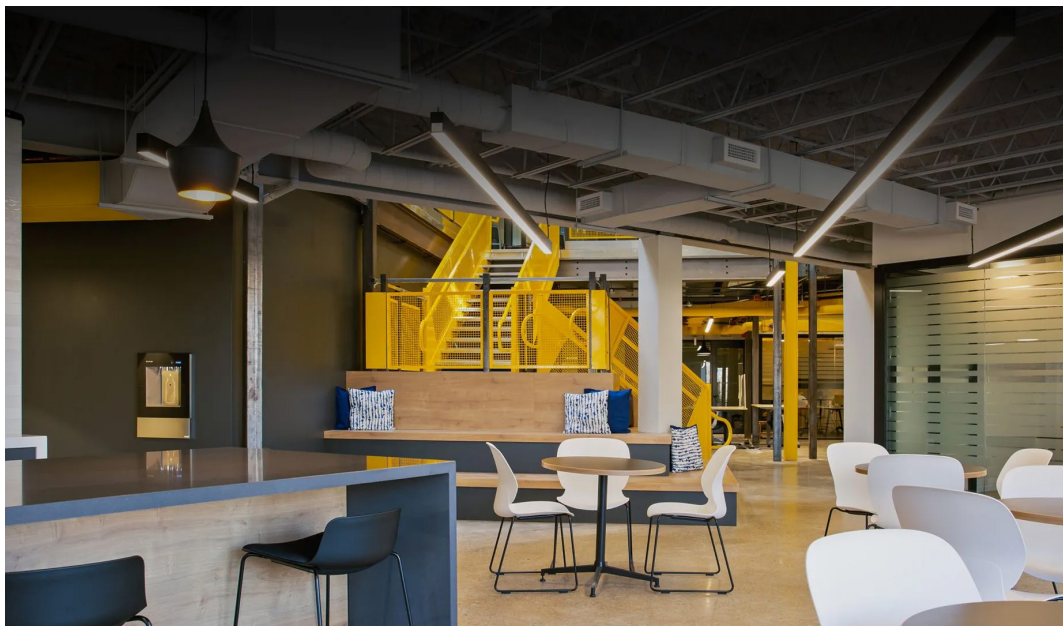
2115 SOUTH SERVICE ROAD WEST, OAKVILLE



CUSHMAN &
WAKEFIELD

FOR SALE

2115 SOUTH SERVICE ROAD WEST, OAKVILLE



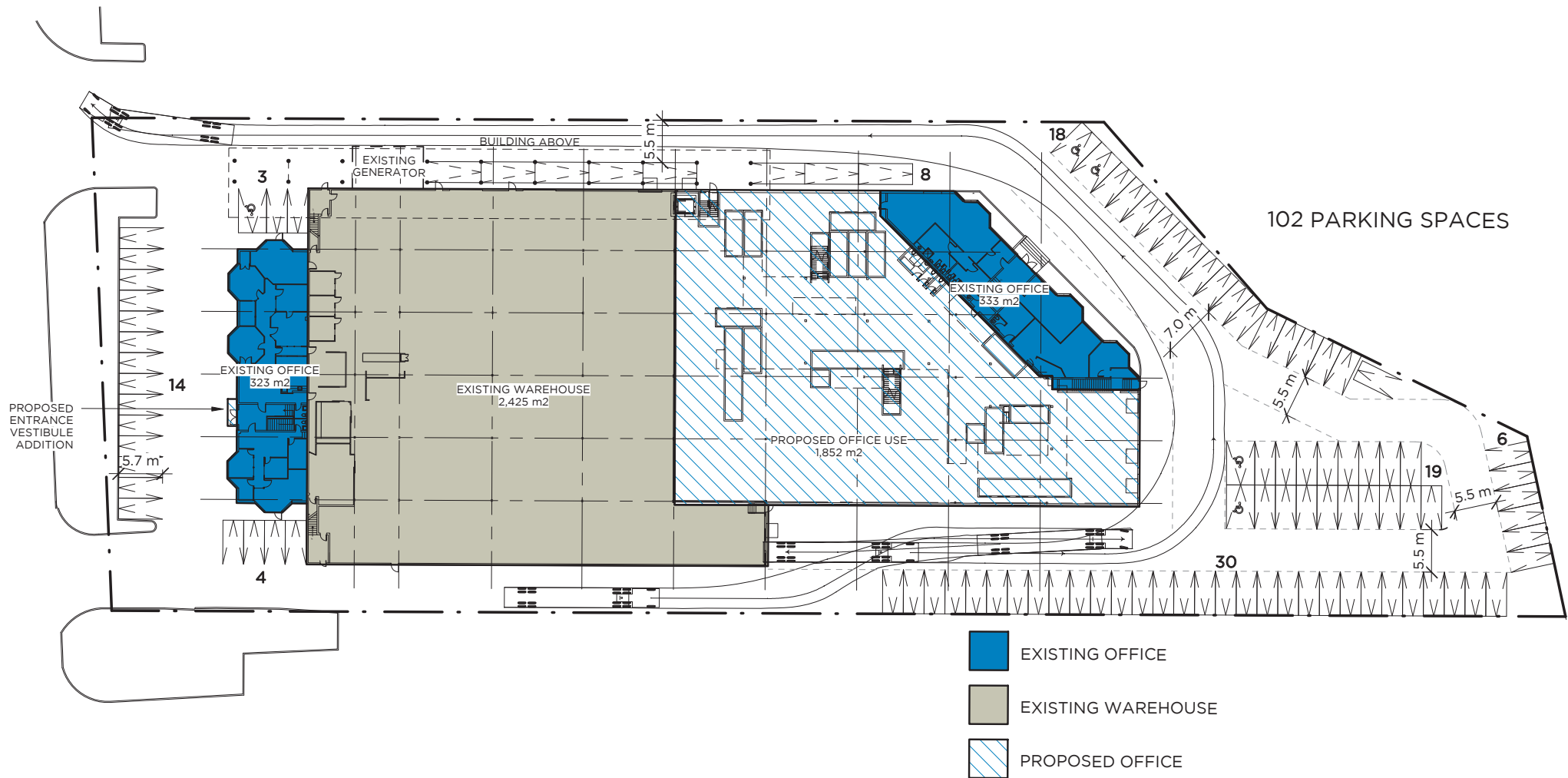
BUILDING SPECIFICATIONS

BUILDING SIZE	62,236 SF
WAREHOUSE AREA	41,488 SF
OFFICE AREA	20,788 SF
LAND AREA	2.61 ACRES
CLEAR HEIGHT	24'
SHIPPING	8 TL DOORS 3 DI DOORS
POWER	UP TO 4,000 AMPS
ZONING	E2 SP:3
SECONDARY PLAN	BRONTE GO MAJOR TRANSIT STATION AREA
PARKING	SURFACE PARKING
POSSESSION	POTENTIAL VACANT POSSESSION

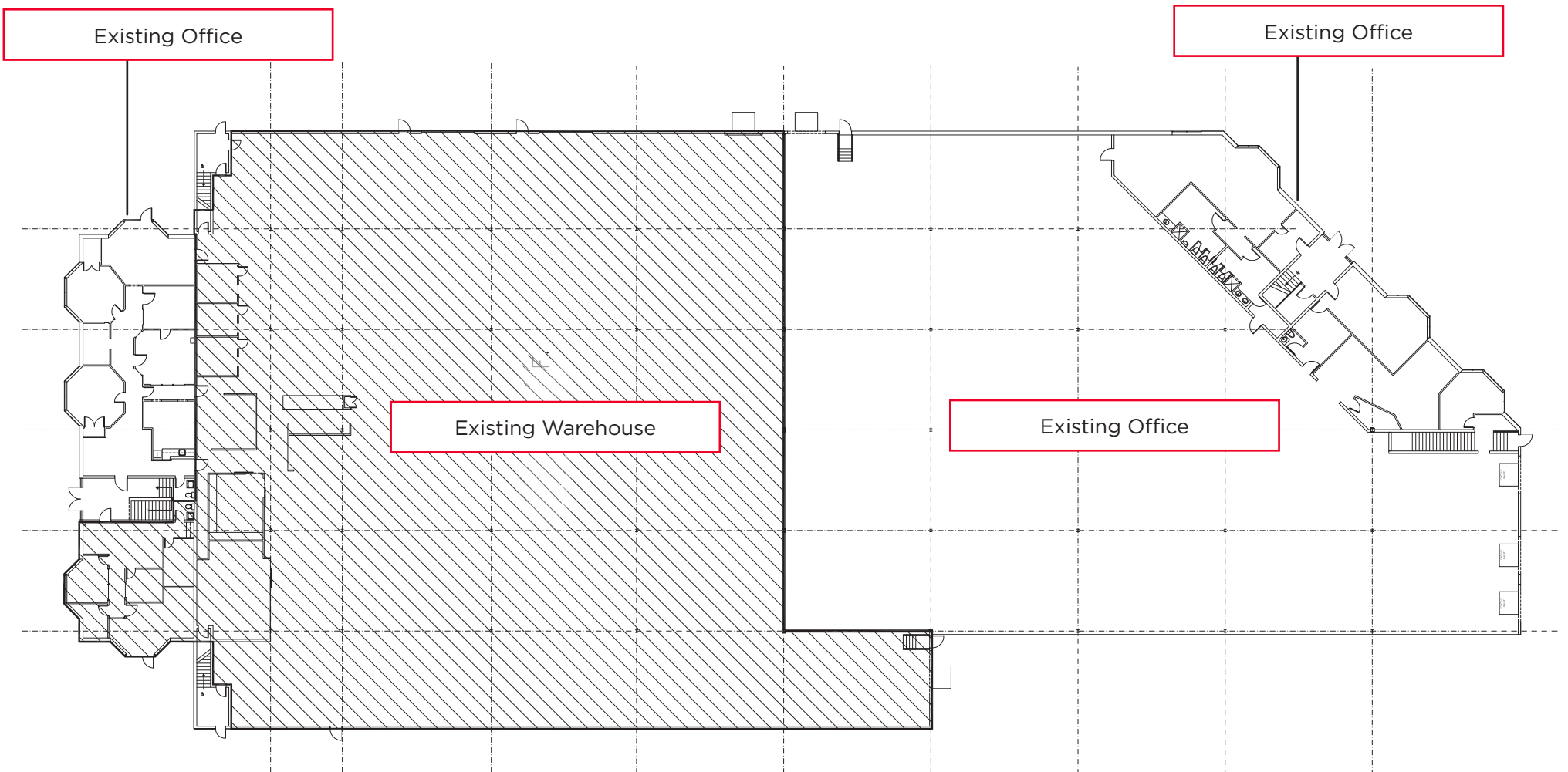
*All information contained herein to be verified independently

SITE PLAN

2115 SOUTH SERVICE ROAD WEST, OAKVILLE



FLOOR PLAN



FOR SALE

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ZONING

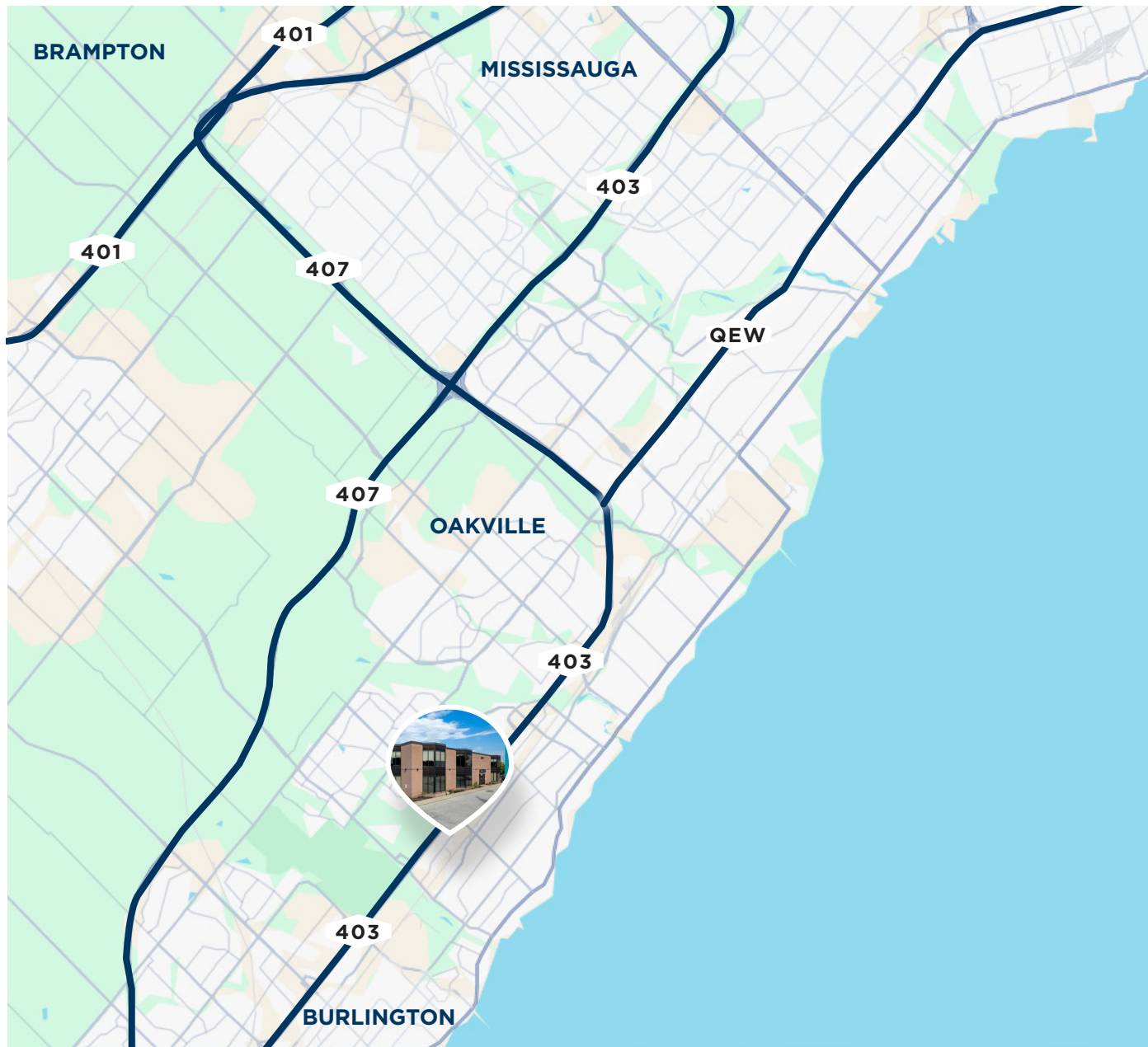
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Within the E2 SP:3 zone, the following uses are permitted:

- Adult Entertainment
- Art Gallery
- Business Office
- Commercial School
- Commercial Self-Storage
- Conservation Use
- Contractor's Establishment
- Day Care
- Drive Through Facility
- Dry Cleaning/Laundry
- Emergency Service Facility
- Financial Institution
- Food Bank
- Food Production
- Hotel
- Manufacturing
- Medical Office
- Outside Display & Sale Area
- Outside Storage
- Public Park
- Parking Area, Heavy Vehicle
- Place of Worship
- Public Hall
- Public Works Yard
- Rental Establishment
- Repair Shop
- Restaurant
- Retail Store, Accessory & Showroom
- School, Private
- Sports Facility
- Stormwater Management Facility
- Taxi Dispatch
- Training Facility
- Veterinary Clinic
- Warehousing
- Wholesaling
- Motor Vehicle Body Shop
- Motor Vehicle Dealership
- Motor Vehicle Rental Facility
- Motor Vehicle Repair Facility
- Motor Vehicle Washing Facility



HIGHWAY CONNECTIVITY



DRIVE TIMES

BRONTE GO STATION

2 MIN | 1.8 KM

HIGHWAY 403

2 MIN | 0.7 KM

QUEEN ELIZABETH WAY

12 MIN | 12.7 KM

HIGHWAY 407

20 MIN | 15.7 KM

HIGHWAY 401

28 MIN | 22 KM

HAMILTON INTERNATIONAL AIRPORT

29 MIN | 41.9 KM

PEARSON INTERNATIONAL AIRPORT

30 MIN | 42.2 KM

OAKVILLE PLACE MALL

7 MIN | 6.6 KM

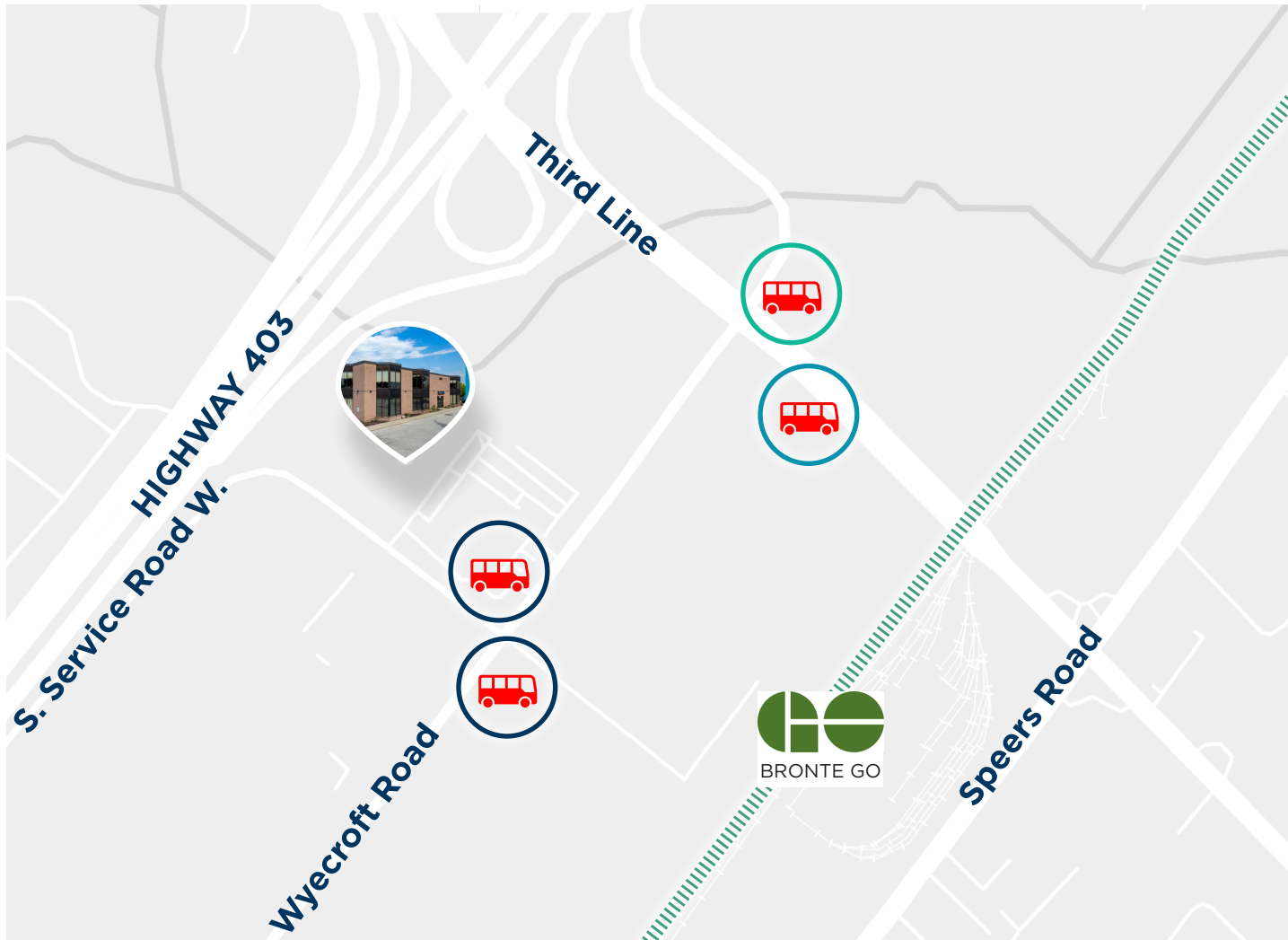
DOWNTOWN OAKVILLE

12 MIN | 7.0 KM

DOWNTOWN TORONTO

35 MIN | 43.4 KM

TRANSIT ACCESS & DEMOGRAPHICS



TRANSIT OPTIONS



BRONTE GO STATION

2 Minute Drive
8 Minute Walk



BUS ROUTES

1 Minute Drive
4 Minute Walk

DEMOGRAPHICS



LABOUR FORCE

120,000
(OAKVILLE)



AVG. HOUSEHOLD INCOME

\$180,000 PER YEAR



TOTAL INDUSTRIAL INVENTORY

26.8M SF



BUS ROUTES

3, 4, 10, 18 & 28



BUS ROUTES

3, 4 & 10



BUS ROUTES

10

CONTACT



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*Sales Representative

