



# 2285

## SPEERS ROAD

Oakville, Ontario

### Turnkey crane facility with excess land and outside storage zoning

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**AVISON  
YOUNG**

# Introducing 2285 Speers Road

## Freestanding Crane Facility For Sale in Oakville

Avison Young is pleased to present a freestanding crane-equipped facility with excess land zoned for outside storage and trailer parking. The building is ideally suited for metal fabrication and a variety of manufacturing uses. The oversized lot includes approximately 1.5 acres of excess land at the rear of the site, with zoning that permits both outside storage and trailer parking.

The office build-out offers a functional and well-maintained layout, and the plant lighting has been upgraded to energy-efficient LED fixtures. The east bay is equipped with four 10-ton cranes and six movable 2-ton jib cranes, while the west bay features one 10-ton crane and one 500-lb jib crane. The facility also includes oversized drive-in doors for enhanced accessibility.

The property is conveniently located minutes from Bronte GO Station and Highway 403, providing excellent access and transportation connectivity.





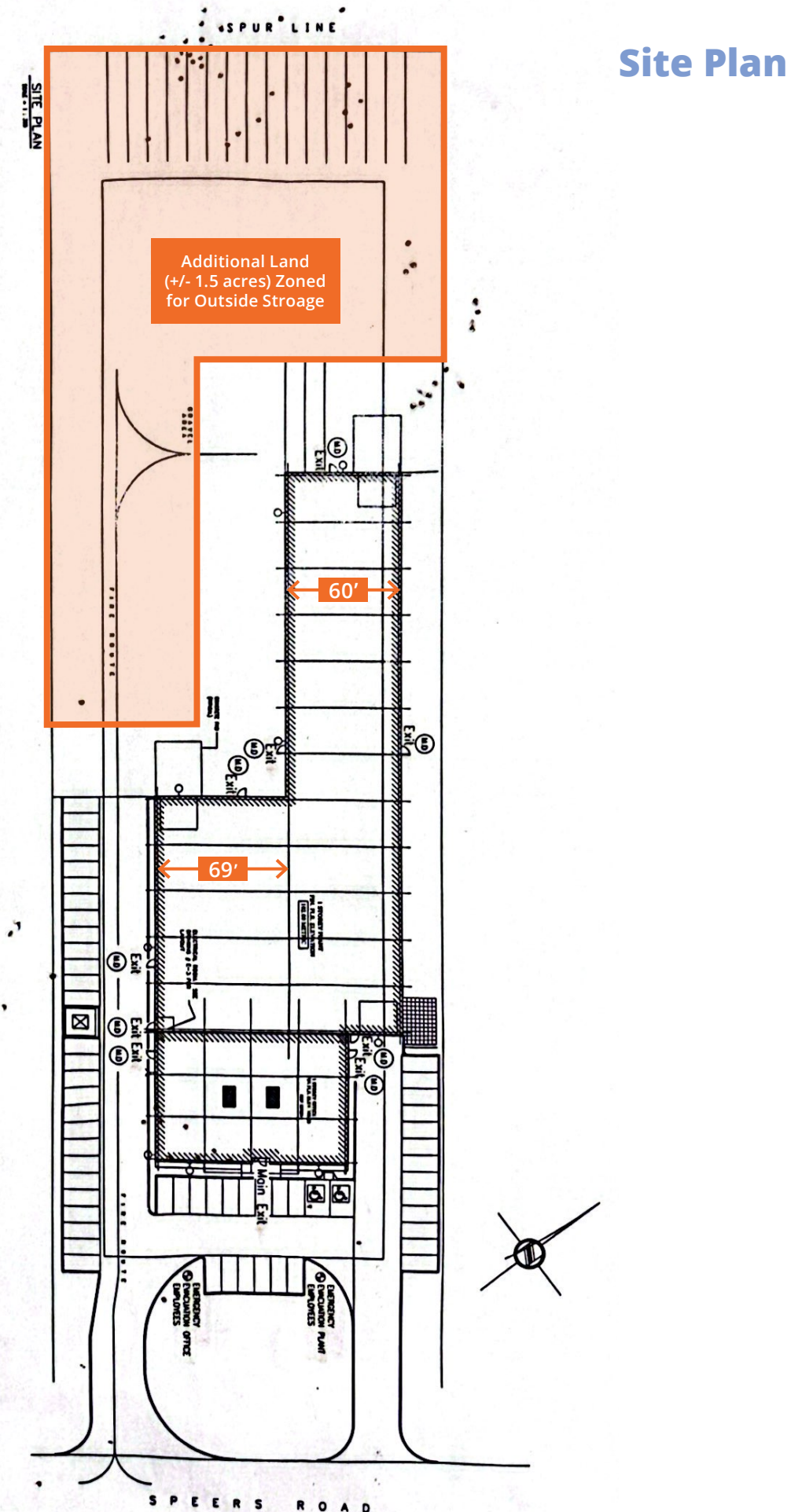
## DESIGNED FOR PERFORMANCE

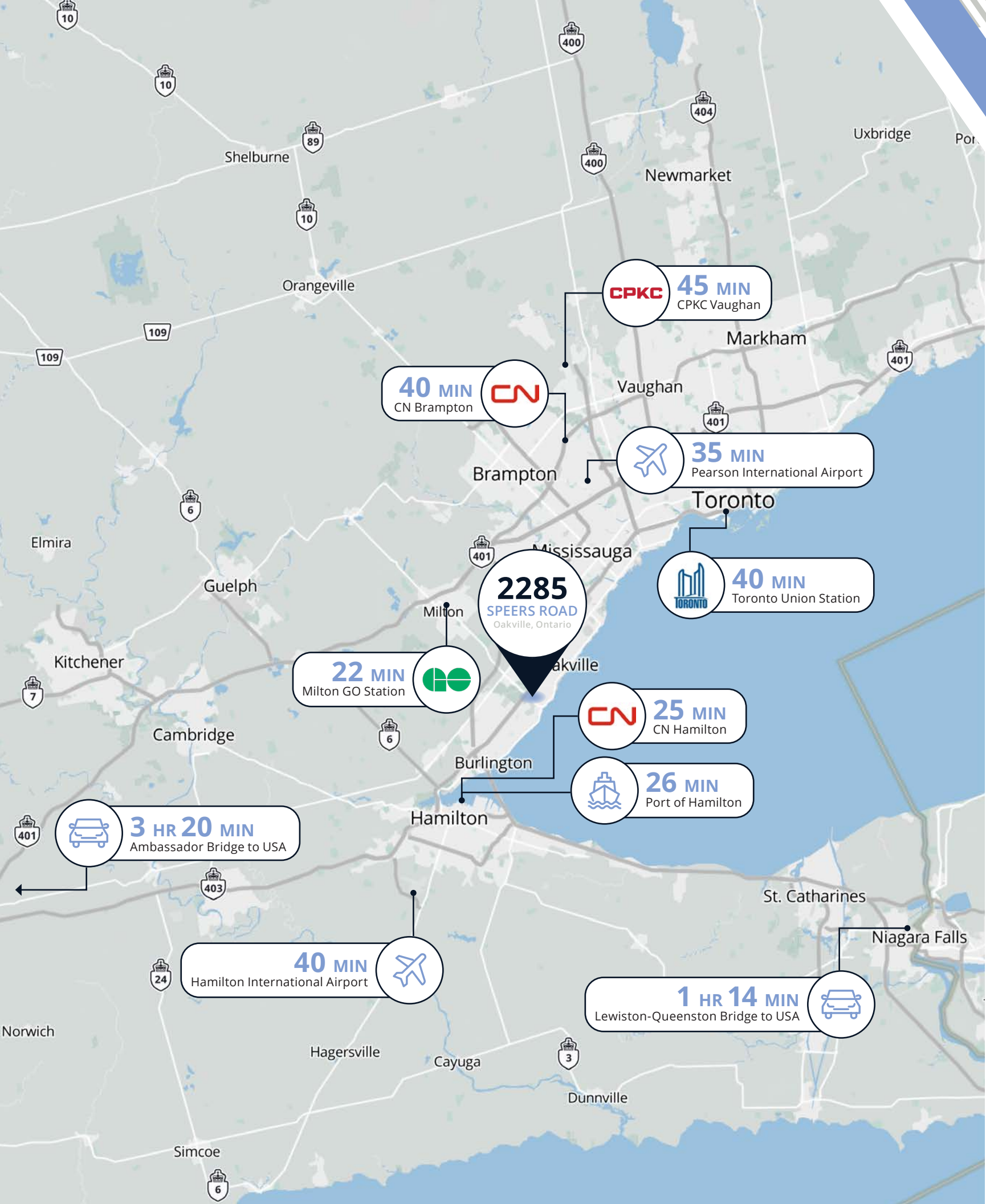
### Building Features

- Specialized crane building that is well-suited for metal fabrication or other manufacturing uses
- Oversized lot with an excess ~ 1.5 acres at the rear of the site with zoning that permits covered outside storage / trailer parking
- Office build-out features a functional layout and has been well maintained
- Lighting upgraded to LED in the warehouse
- 5 x 10-ton cranes and 7 jib cranes within the warehouse
- Industrial area features an open air coating/painting area with requisite ventilation
- Internal flatbed unloading area at the rear of warehouse with a 70' x 30' raised concrete pad under crane
- Property is under 1 km from Bronte GO station which provides great transit access for labour
- Building and slab in excellent condition relative to age
- Building can be expanded on additional land by +/- 40,000 sf
- Significant steel fabrication equipment available as part of the offering; contact listing team for a detailed inventory list
- Updated Phase I ESA; completed December

<b>Total Area</b>	44,371 sf
<b>Office Area</b>	7,500 sf
<b>Industrial Area</b>	36,871 sf
<b>Lot Size</b>	4.389 acres (26% coverage)
<b>Clear Height</b>	32' (approx. 26' under hook)
<b>Lighting</b>	LED

<b>Cranes</b>	5 x 10-ton overhead cranes 7 jib cranes
<b>Shipping</b>	5 drive-in (including 1 internal overhead loading bay)
<b>Zoning</b>	E3 sp 3 (Outdoor storage permitted)
<b>Possession</b>	Immediate
<b>Asking Price</b>	\$19,995,000





# Location Overview

## Seamless Connectivity for Business Growth

Central location with access to infrastructure supporting all major transportation modes.



**Road**

**Direct visibility from Highway 403**  
Connectivity to major 400 series highways improving overall accessibility to various regions and destinations



**Rail**

**CN / CPKC Rail, and GO Transit**  
Great access to CN and CPKC intermodals, as well as passenger rail provided by Milton GO Station



**Air**

**Pearson International Airport**  
Canada's main airport serving Toronto, its metropolitan area, and the surrounding region known as the Golden Horseshoe



**Port**

**Port of Hamilton**  
The busiest port on the Canadian Great Lakes, handling over 12,000,000 tonnes of cargo and approximately 700 ships annually





# THE TOWN OF OAKVILLE

## Location

Oakville sits at the west end of the Greater Toronto Area, and is also closely located to Hamilton, the hub of steel production in Canada. The municipality benefits from easy access to major highways (QEW, 403, 407), proximity to Canada's largest airport (Pearson), rail, and nearby ports. This connectivity greatly benefits logistics, supply chain operations, and distribution of fabricated steel and metal products across Ontario, the rest of Canada, and into the U.S. market.

## Industry & Demographics

Oakville also boasts a strong advanced manufacturing cluster with thousands of experienced workers and established industrial employers, making it attractive for new fabrication facilities seeking collaboration and industry support. Major companies such as Ford, Siemens, and Collins Aerospace, have large operations in Oakville that benefit from access to a skilled and educated workforce (84% of residents with post-secondary degrees) and great transport connectivity.



### Population Growth

10.3% population growth from 2021 to 2025



### Low Taxes

7th lowest property tax rates among GTA municipalities



### Skilled Workforce

Approx. 84% of residents have a post-secondary education



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## GET IN TOUCH!

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