



2170 Speers Rd Unit 2

2170 Speers Rd, Oakville, ON L6L 2X8



PAT KAKAR

Re/Max Real Estate Centre Inc.
345 Steeles Ave E, Milton, ON L9T 3G6
pat@yourproperty.ca
(905) 878-7777

2170 Speers Rd Unit 2

\$14.00 /SF/YR

Prime industrial unit available for a long-term sublease with a 5-year term. This versatile space features a total of 4,949 sq/ft, including 1,140 sq/ft of warehouse space with a convenient drive-in door, The property includes 6 well-appointed offices, a boardroom, a kitchen area, and a dedicated print area, and warehouse areas designed to meet diverse business needs. Ideal for startups, seasonal operations, or transitioning businesses, the unit is situated in Oakville's sought-after industrial hub, offering easy access to major highways and nearby amenities. The property is well-maintained, features ample parking for staff and visitors, and is equipped with loading dock/drive-in doors, ensuring seamless logistics. Permitted uses include warehousing, light manufacturing, medical office, business office, training facility,...

- versatile space features a total of 4,949 sq/ft
- includes 6 well-appointed offices
- a boardroom, a kitchen area and warehouse
- Ample of parking space
- easy access to major highways



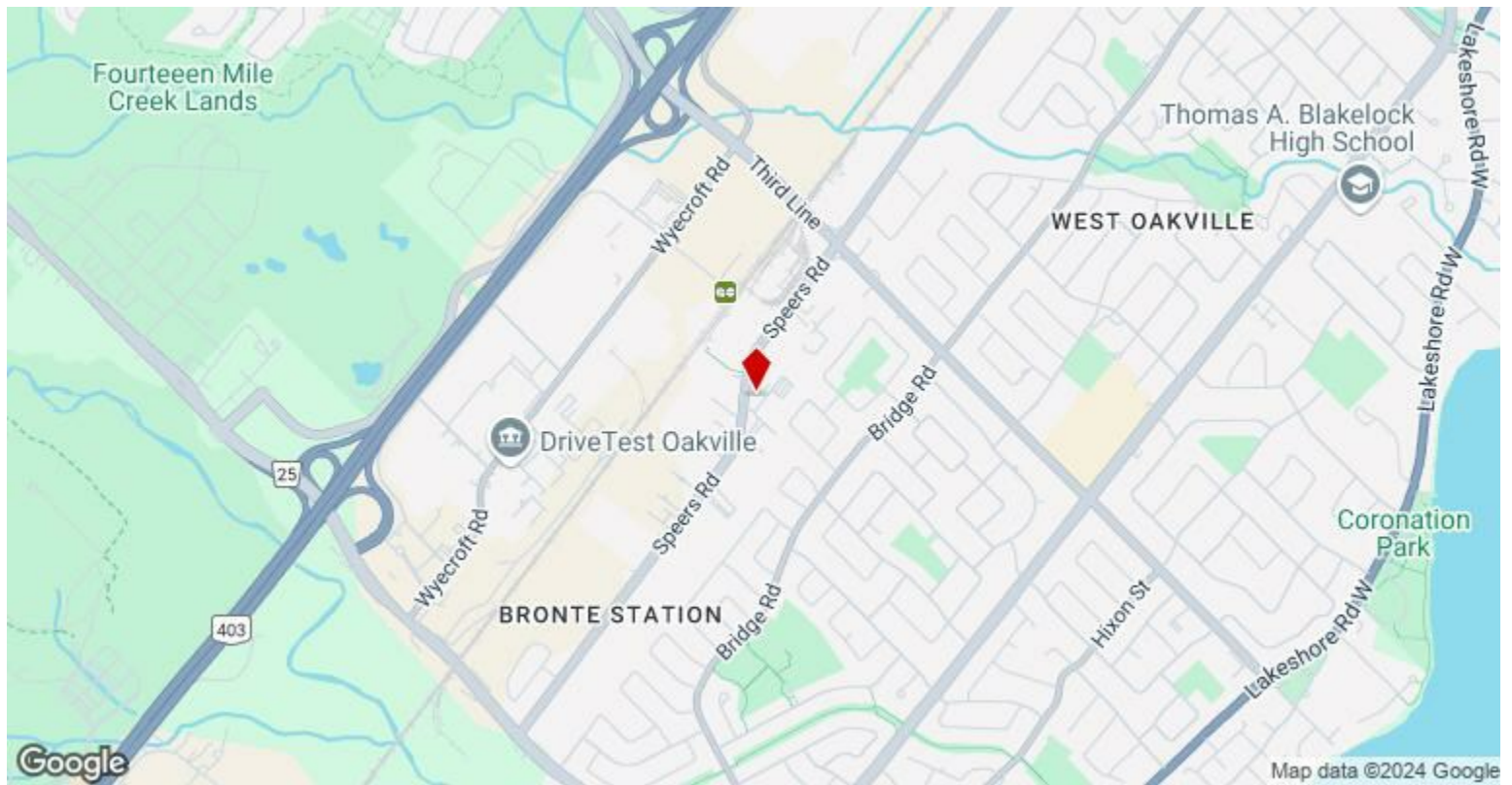
Rental Rate:	\$14.00 /SF/YR
Property Type:	Flex
Building Class:	C
Rentable Building Area:	12,000 SF
Year Built:	1987
Taxes:	\$0.35 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$1.17 /SF/MO

1st Floor Ste 2

Space Available	4,949 SF
Rental Rate	\$14.00 /SF/YR
Date Available	January 01, 2025
Service Type	TBD
Space Type	Sublet
Space Use	Industrial

Prime industrial unit available for a long-term sublease with a 5-year term. 4949 sqft industrial space for Sublease

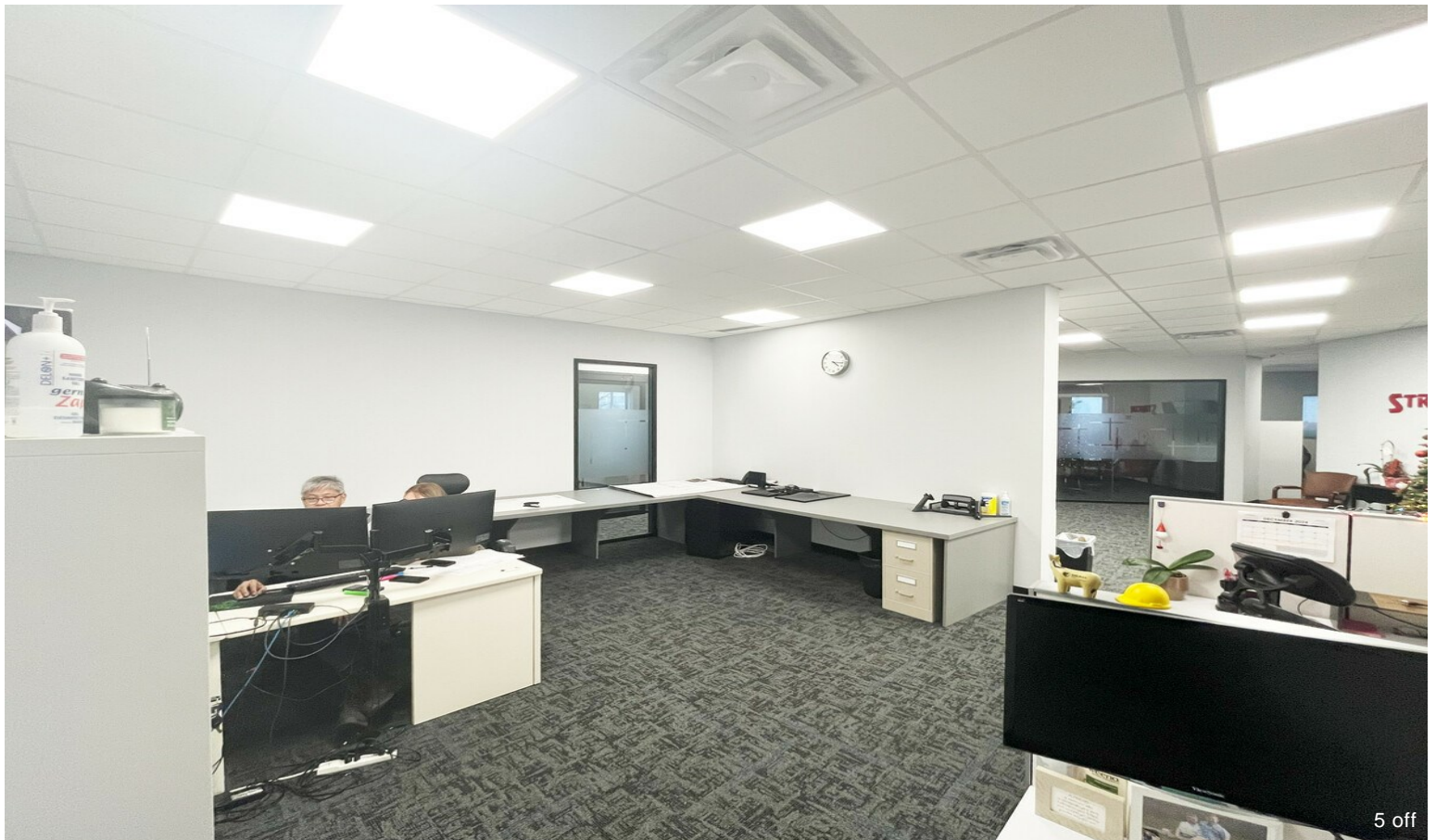
1



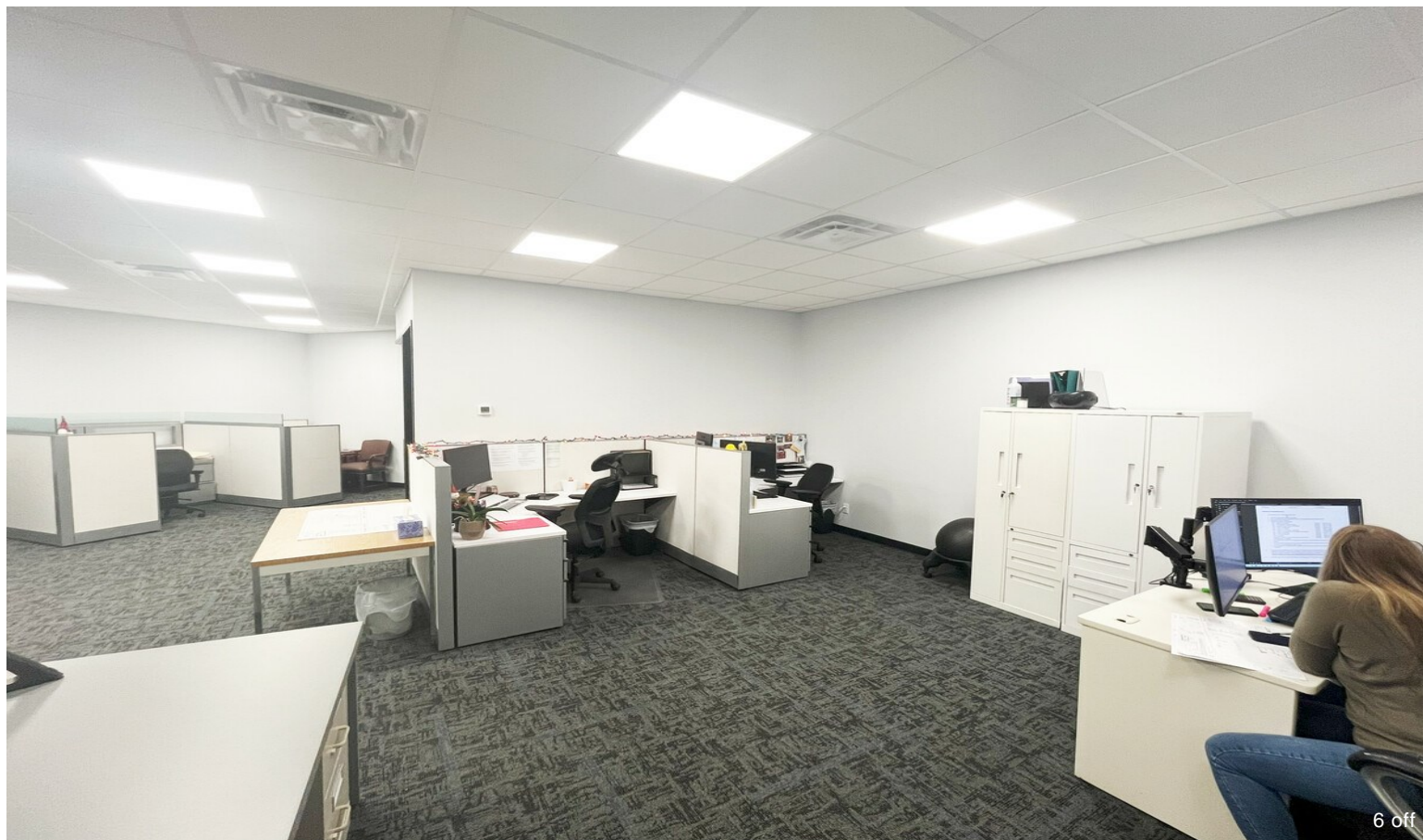
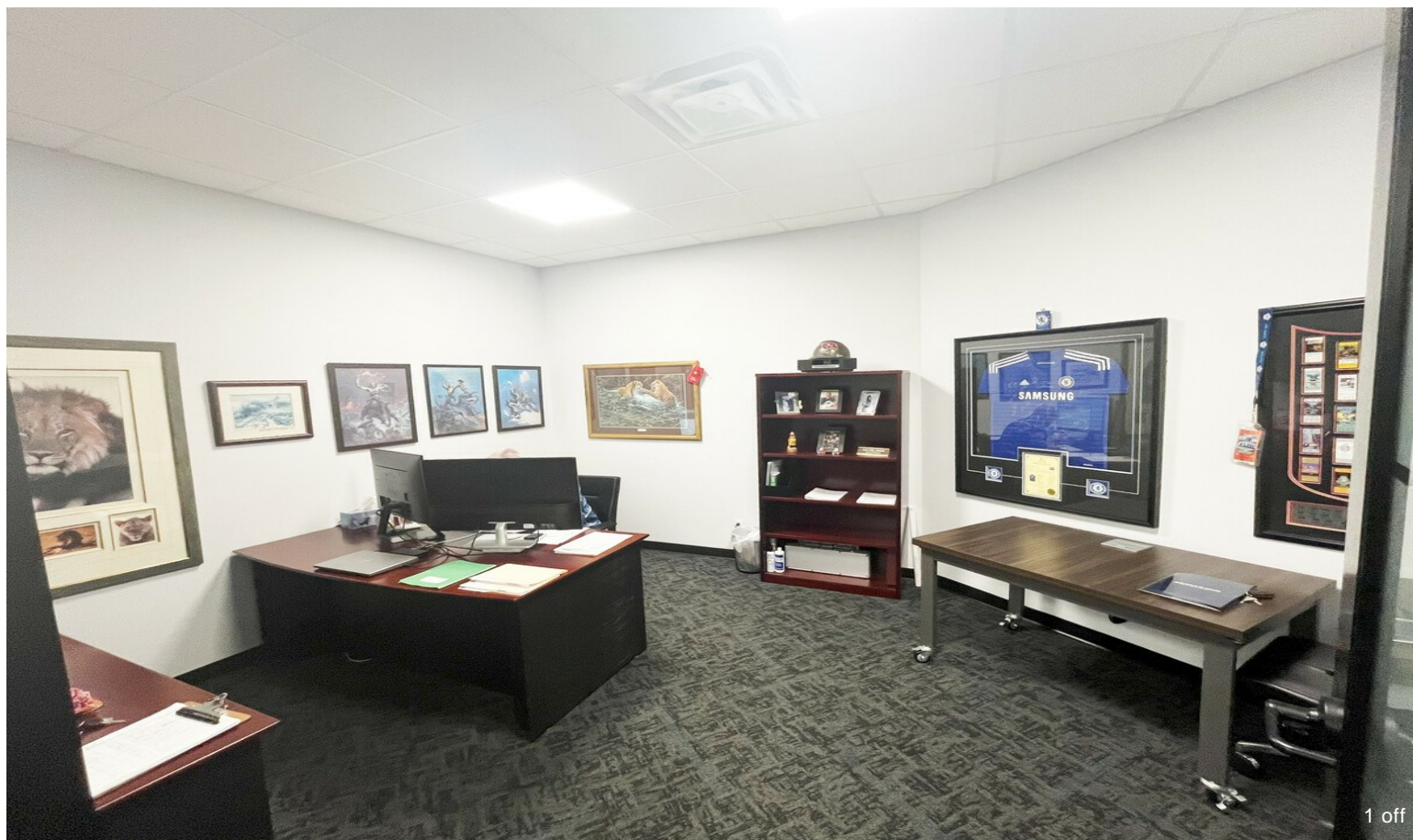
2170 Speers Rd Unit 2, Oakville, ON L6L 2X8

Prime industrial unit available for a long-term sublease with a 5-year term. This versatile space features a total of 4,949 sq/ft, including 1,140 sq/ft of warehouse space with a convenient drive-in door. The property includes 6 well-appointed offices, a boardroom, a kitchen area, and a dedicated print area, and warehouse areas designed to meet diverse business needs. Ideal for startups, seasonal operations, or transitioning businesses, the unit is situated in Oakville's sought-after industrial hub, offering easy access to major highways and nearby amenities. The property is well-maintained, features ample parking for staff and visitors, and is equipped with loading dock/drive-in doors, ensuring seamless logistics. Permitted uses include warehousing, light manufacturing, medical office, business office, training facility, commercial school, dispatch office, sports facility, contractor use, food bank, and more. Additionally, A direct lease option with the landlord is available, offering additional flexibility to prospective tenants. This property is perfect for businesses seeking a professional and efficient operational hub. Don't miss out on this outstanding opportunity in Oakville's thriving industrial corridor!

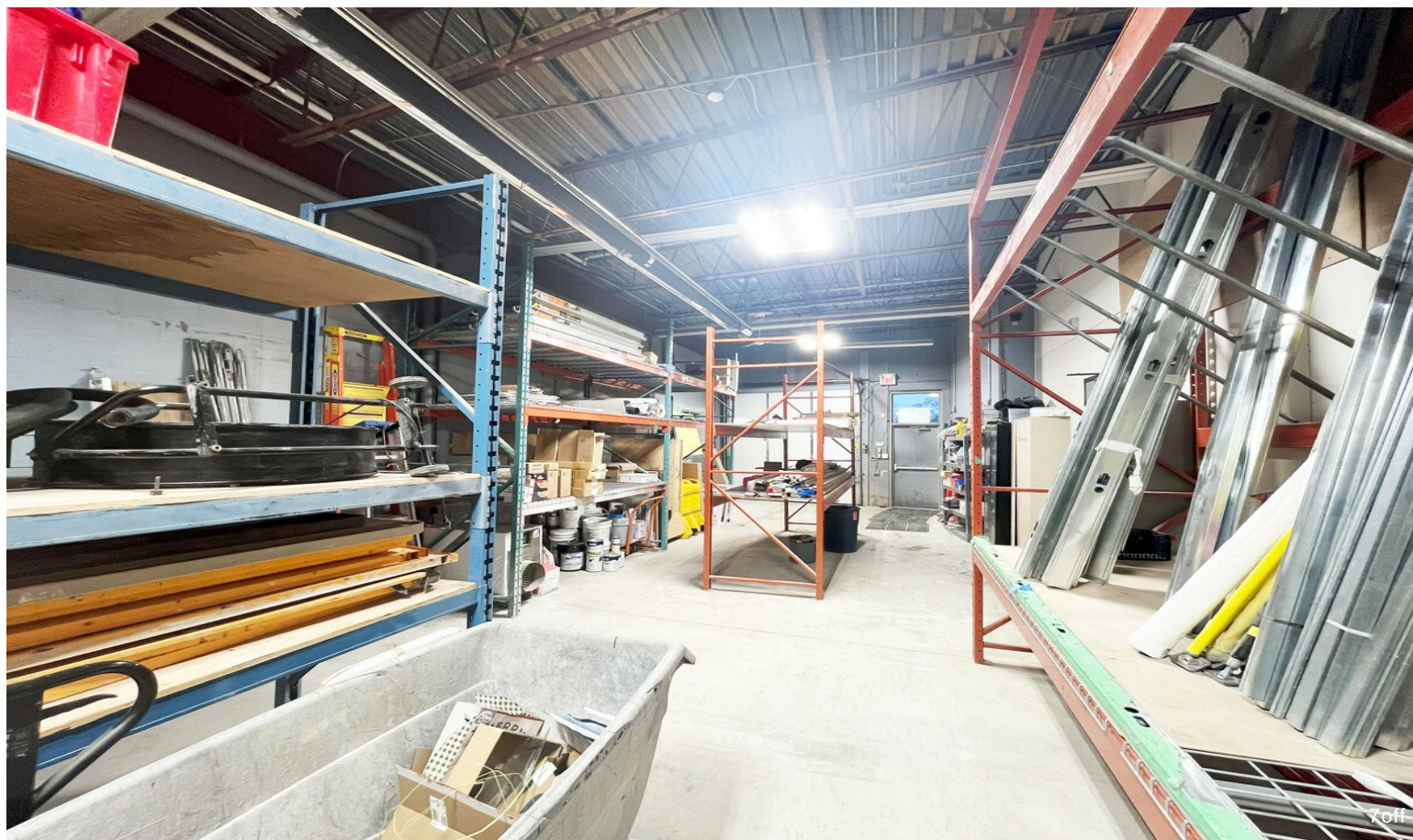
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



27



28