



Colliers



3313 Superior Court, Unit B102, Oakville

Brand New 8,930 SF Industrial  
Unit in Oakville  
**FOR SALE OR LEASE**

Accelerating success.



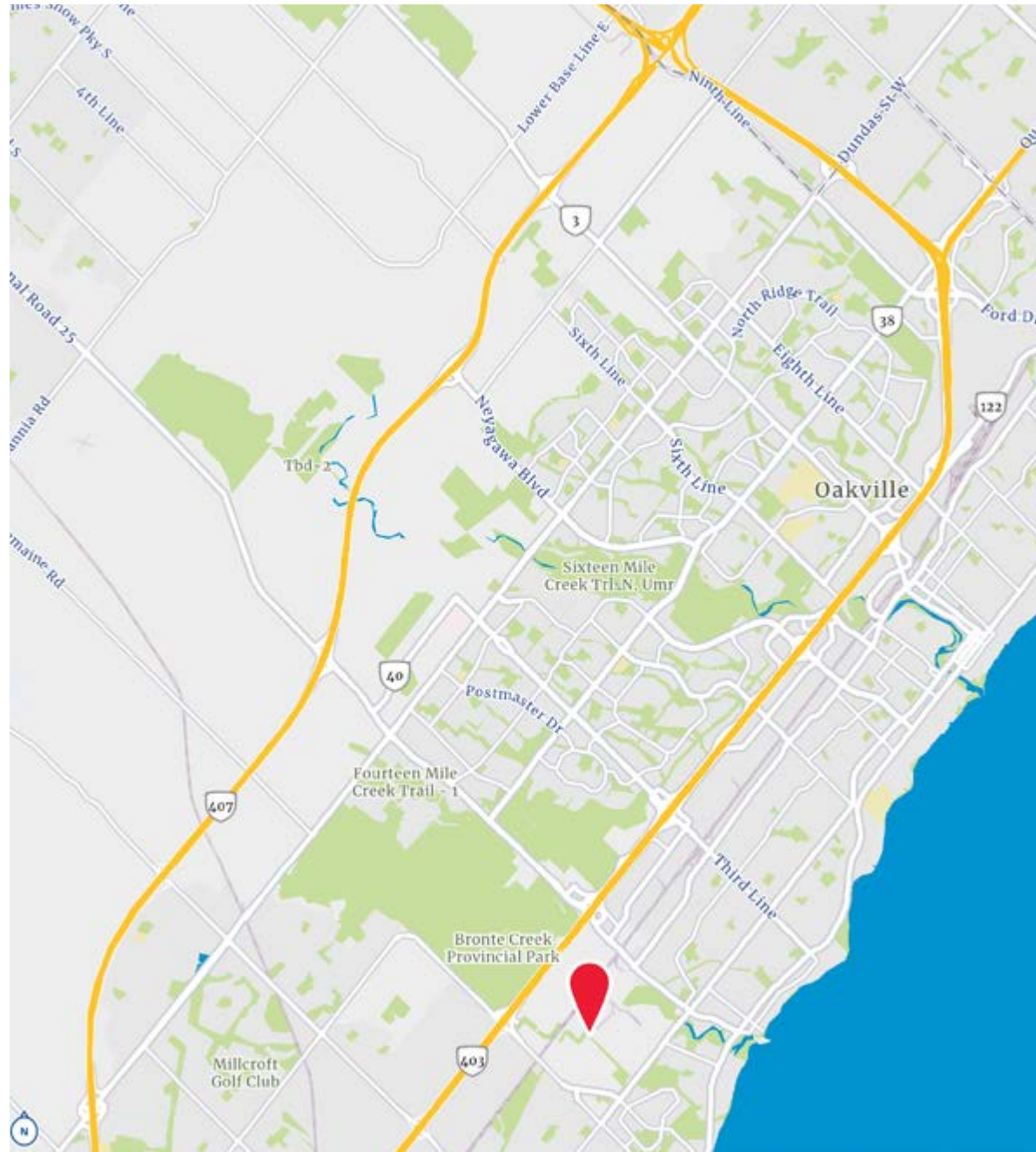
**Glenn Forrest\***

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# Property Overview



Total Area	8,930 SF
Office Area	2,036 SF
Clear Height	28'
Shipping	2 TL / 1 DI
Zoning	E2
Occupancy	Immediate
Power	200 amps
Crossing	Burloak Dr & QEW
Net Rent	\$18.90 PSF
TMI	\$4.61 PSF (2024)
Sale Price	\$5,195,000





**WELCOME TO**

## **3313 Superior Court, Unit B102, Oakville**

Brand new 8,930 SF industrial unit with 28 ft clear height under joist in warehouse (6,984 SF ground floor & 2,036 SF mezzanine - mezzanine can be self-contained having a separate access from entry porch with floor load of 100 LB of live load capacity with 10 ft clear. Unit has two full size TL doors with automatic levelers, bollards and full weather stripping plus 1 oversized 11x16 FT automatic DI door. Warehouse has 2 large skylights with LED lighting with motion sensors. Two gas heaters with thermostats and 2-way ceiling fans. Unit is all finished and painted white with baseboards. Unit has fully operational handicap washroom. Office space is "MOVE IN READY". Fully occupiable with big open concept office space (with see-through windows to the warehouse portion) + 4 individual offices + board room + lunch room/kitchenette + server room + handicap washroom. Fully functioning office heating and cooling system (HVAC). This features unit is the only unit with finished office space for lease in that complex. The unit has 200-amp service with EV Charging Station conduit pre-installed. Security system/cameras installed and working. Roger Fibre internet connected and working. Mezzanine can be used for office or storage space having a live load capacity of 100 LB/SF & ground floor 500 LB/SF. Exterior waterspout with shutoff valve. Unit is column free and built with insulated concrete panels and ESFR sprinklers. Now Available For Sale - MOVE-IN READY "turn key" fully improved unit. Occupancy permit in-hand; office construction/build out permit closed. VENDOR/SELLER FINANCING AVAILABLE to qualified buyer.

Security cameras and Internet can be assumed by Tenant or disconnected.





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