

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

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For more information, please contact:

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CUSHMAN & WAKEFIELD

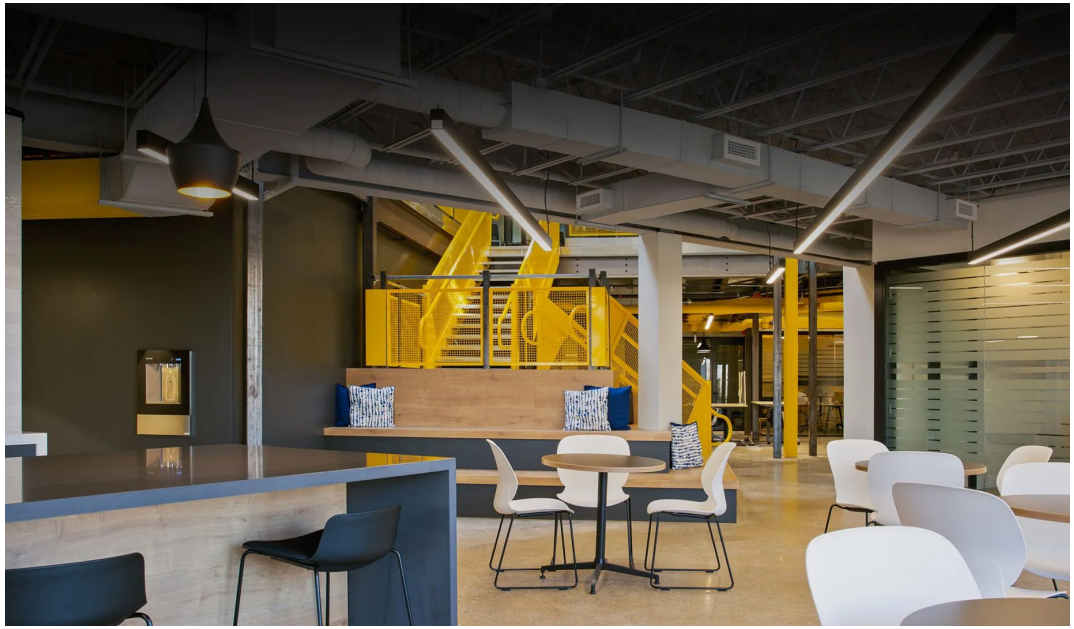


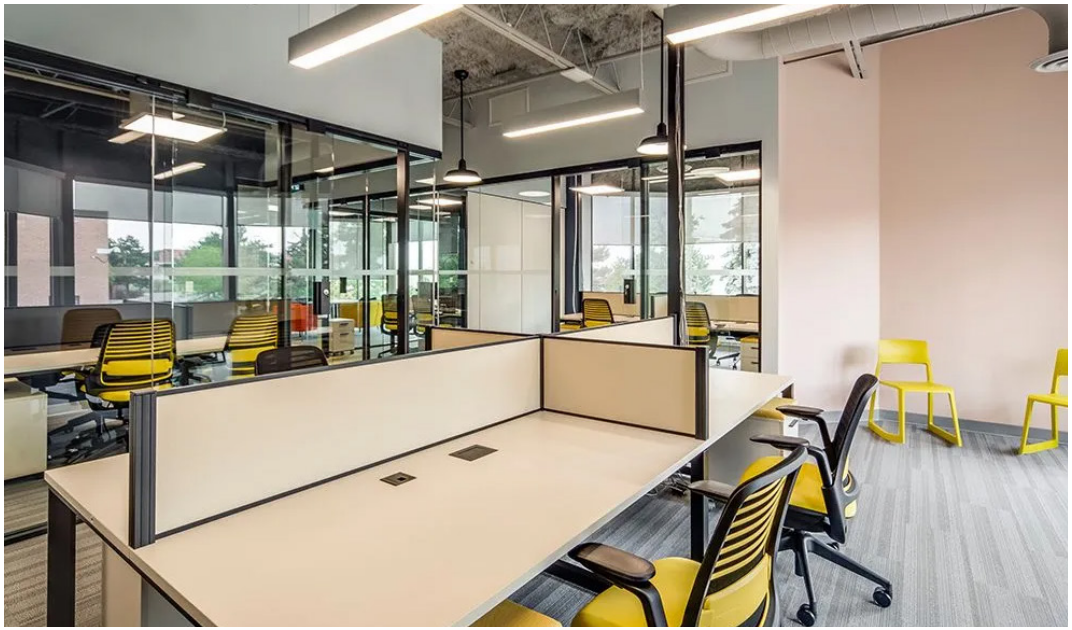
OFFICE + LOGISTICS + DATA

2115 SOUTH SERVICE ROAD WEST, OAKVILLE

CUSHMAN & WAKEFIELD

FOR SALE 2115 SOUTH SERVICE ROAD WEST, OAKVILLE



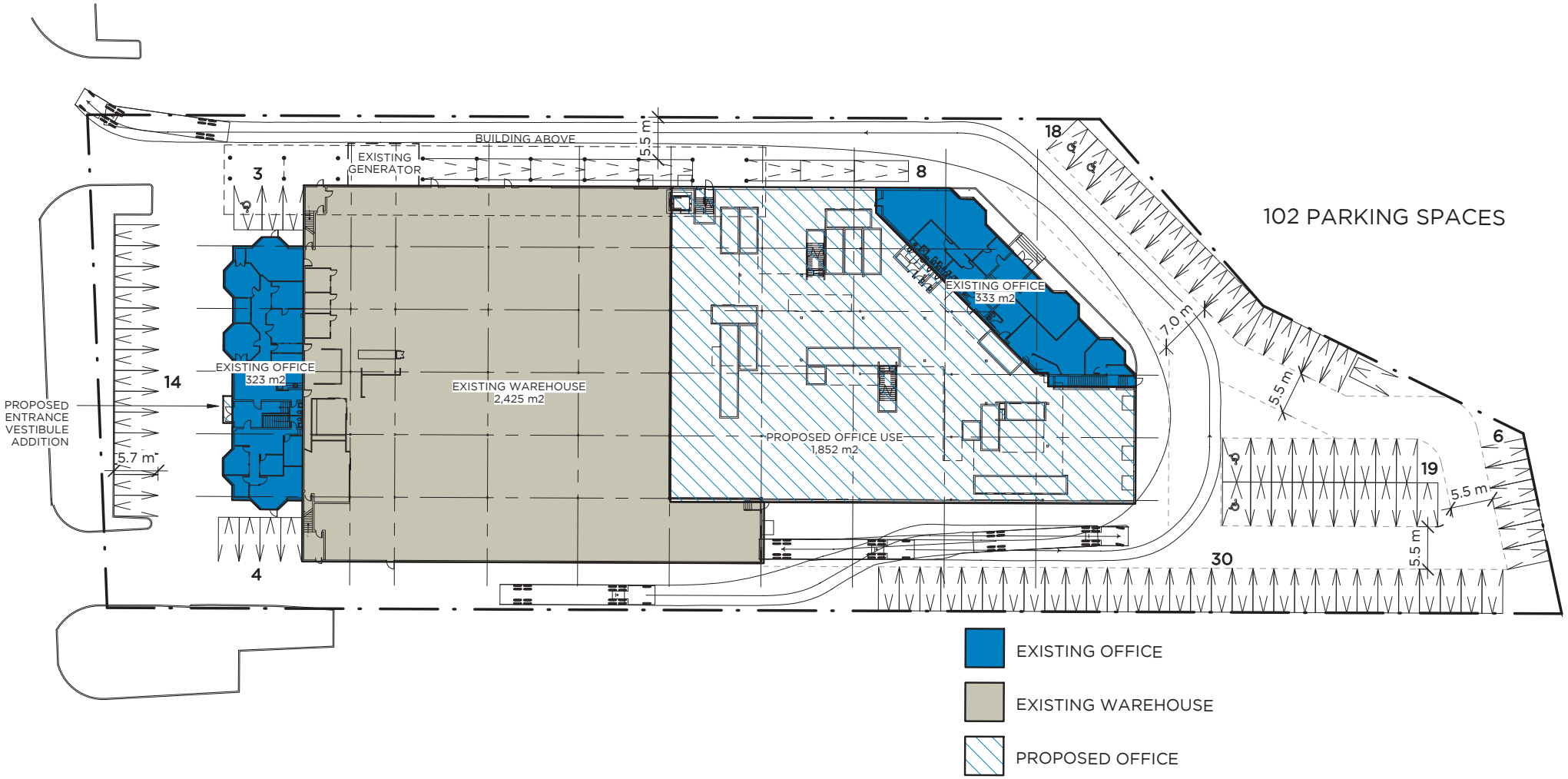


BUILDING SPECIFICATIONS

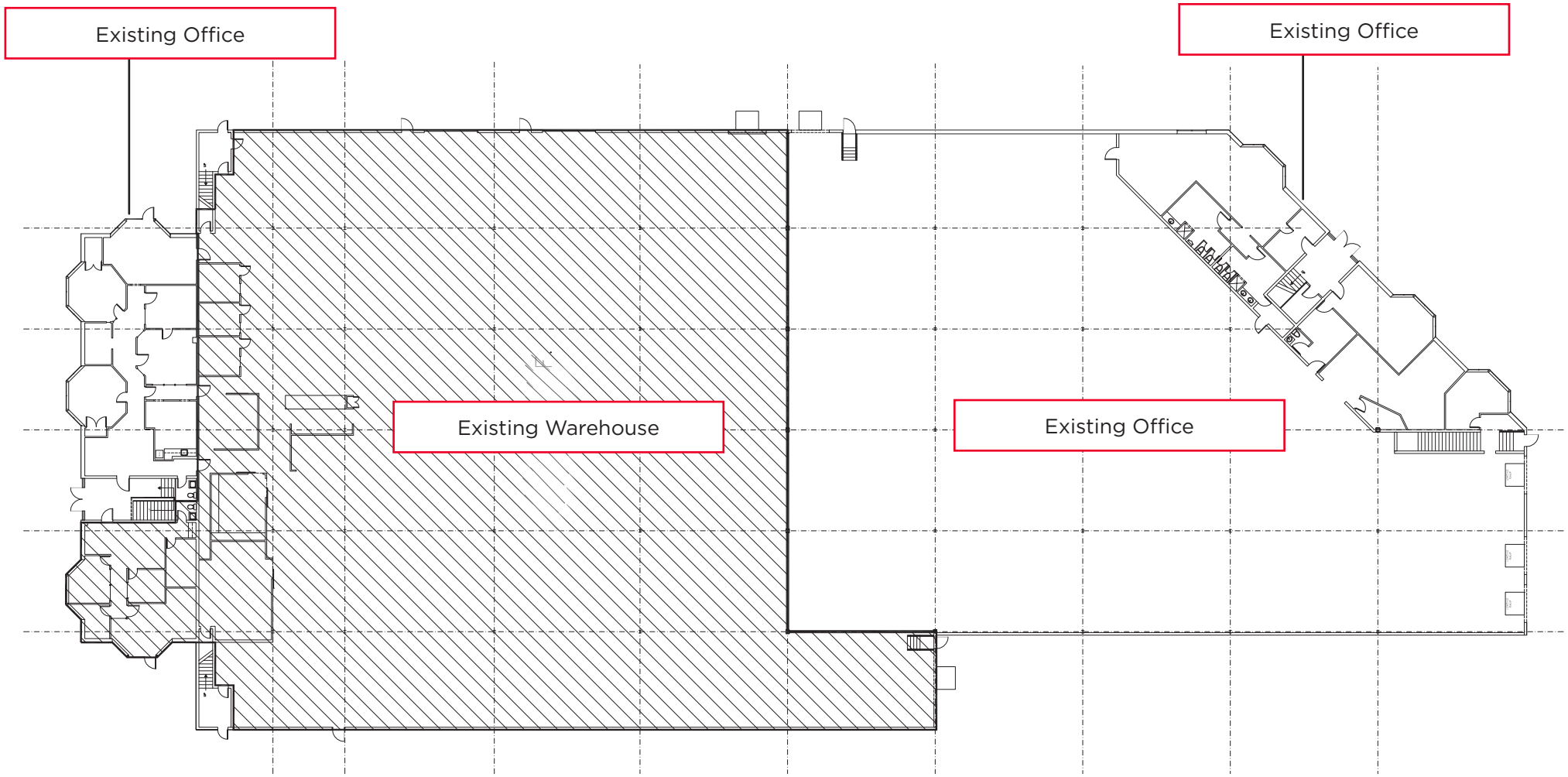
BUILDING SIZE	62,236 SF
WAREHOUSE AREA	41,488 SF
OFFICE AREA	20,788 SF
LAND AREA	2.61 ACRES
CLEAR HEIGHT	24’
SHIPPING	8 TL DOORS | 3 DI DOORS
POWER	UP TO 4,000 AMPS
ZONING	E2 SP:3
SECONDARY PLAN	BRONTE GO MAJOR TRANSIT STATION AREA
PARKING	SURFACE PARKING
POSSESSION	POTENTIAL VACANT POSSESSION

*All information contained herein to be verified independently

SITE PLAN 2115 SOUTH SERVICE ROAD WEST, OAKVILLE



FLOOR PLAN


Existing Office
Existing Office
Existing Warehouse
Existing Office

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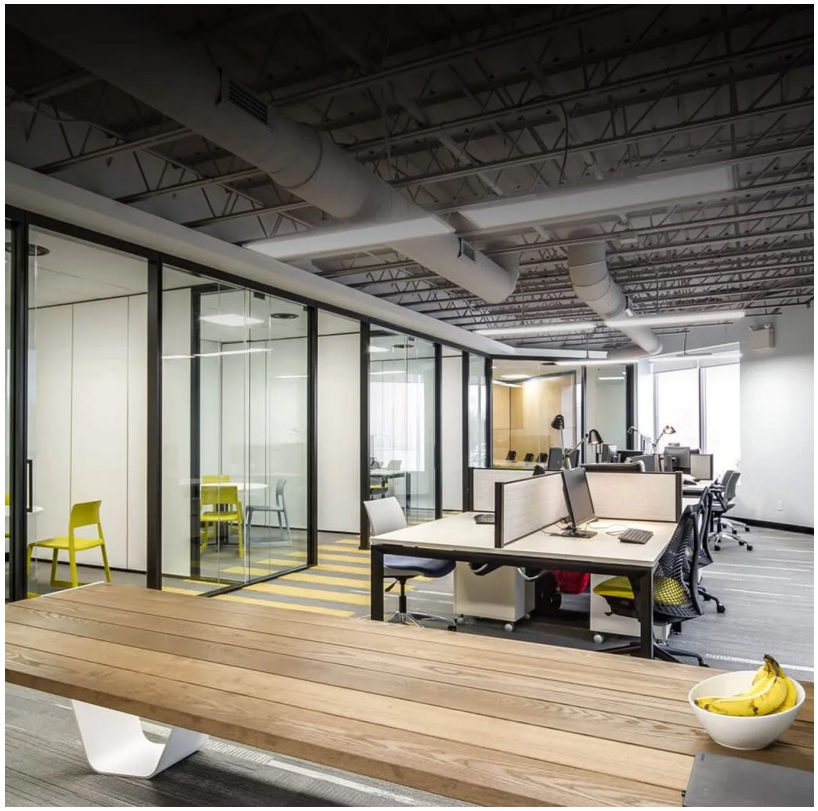


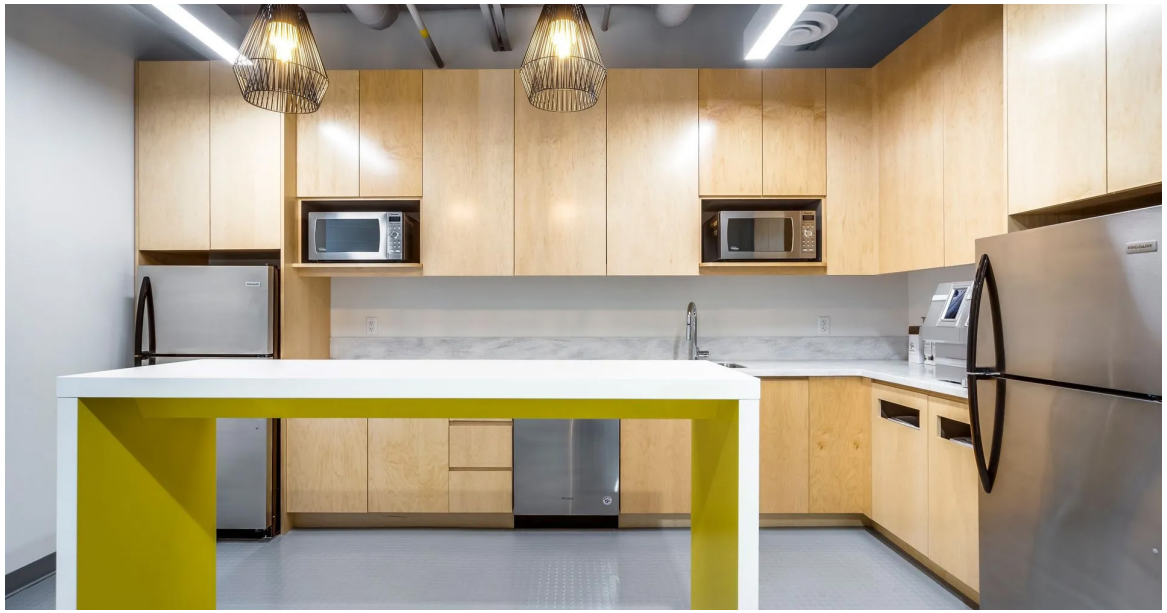




FOR SALE 2115 SOUTH SERVICE ROAD WEST, OAKVILLE









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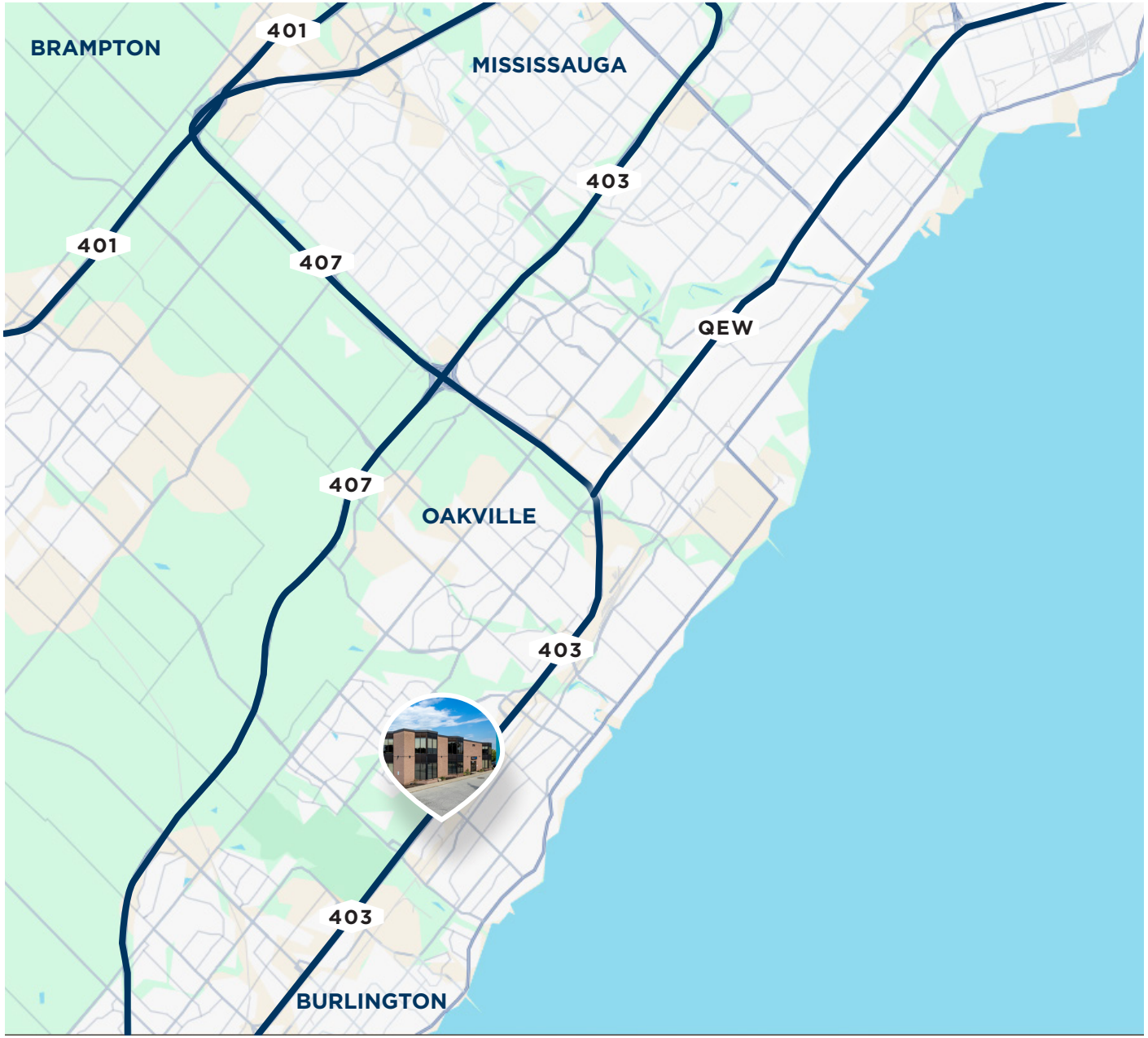
ZONING 2115 SOUTH SERVICE ROAD WEST, OAKVILLE

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

HIGHWY 407
20 MIN | 15.7 KM

HIGHWAY 401
28 MIN | 22 KM

HAMILTON INTERNATIONAL AIRPORT
29 MIN | 41.9 KM

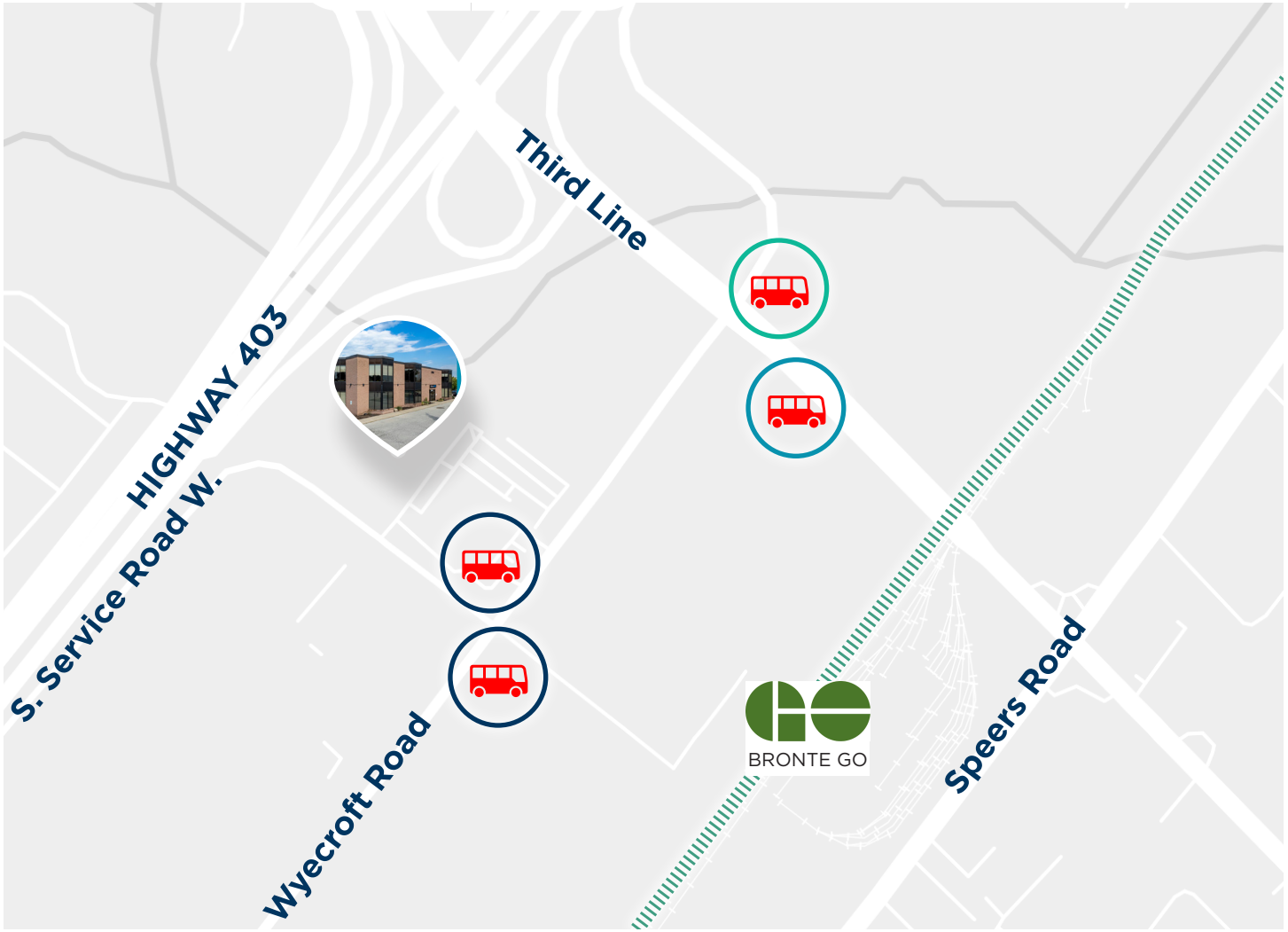
PEARSON INTERNATIONAL AIRPORT
30 MIN | 42.2 KM

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

