

# Office & Industrial Condos For Sale

1075 North Service Road W  
Oakville, ON



# 1075

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Oakville, ON

## Property Overview

1075 North Service Road provides you with a unique ownership/investment opportunity to suit your individual needs. This upgraded building is being converted to office and industrial condominiums to meet the markets high demand for ownership of well-located, well-designed office & industrial condominiums

This prestigious location offers fantastic exposure/signage opportunities on the QEW as well superior access to QEW/403.

## Property Summary

### TOTAL FLOOR AREA

109,148 sf

### SITE AREA

6.4 Acres

### WAREHOUSE

61,804 sf

### OFFICE

47,344 sf

### CLEAR HEIGHT

up to 18'

### SHIPPING

10 TL, 4 D/I

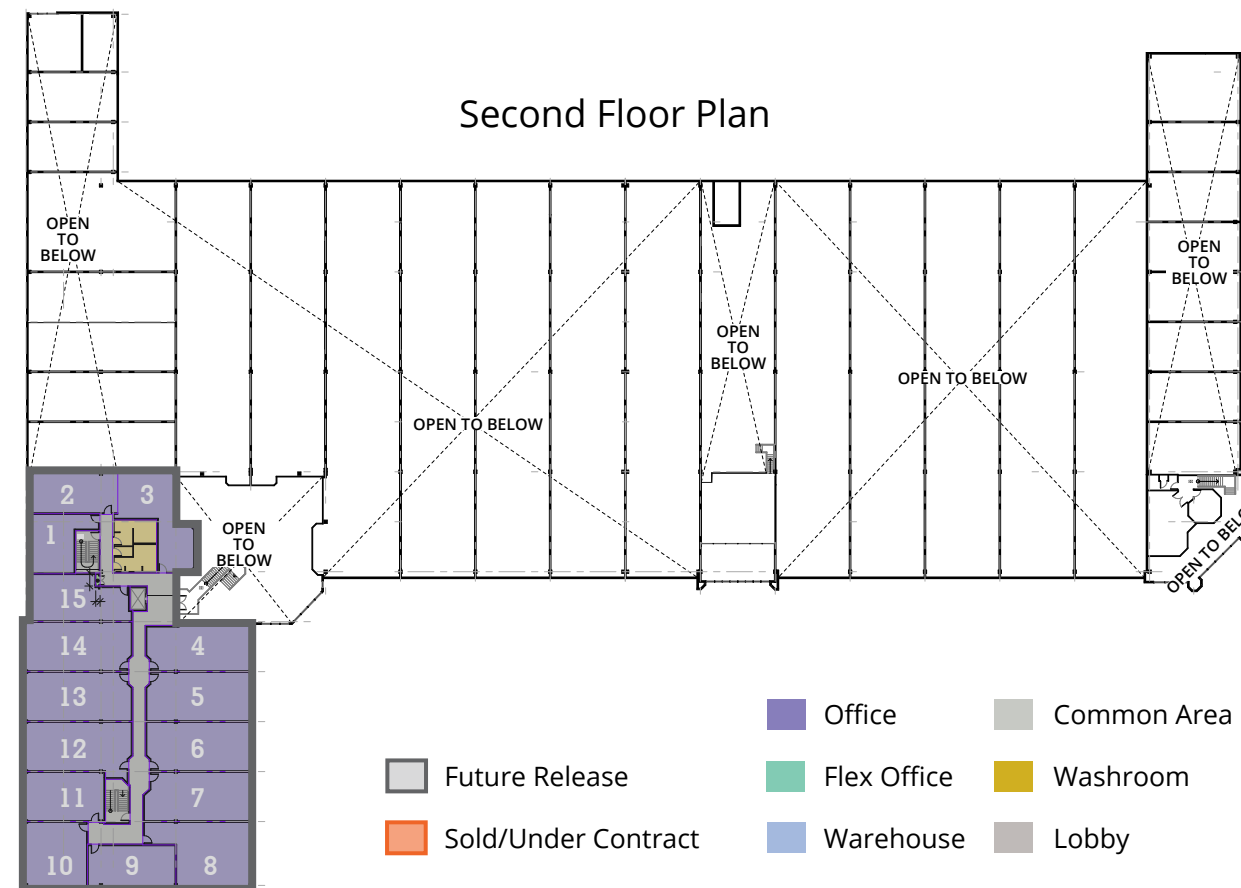
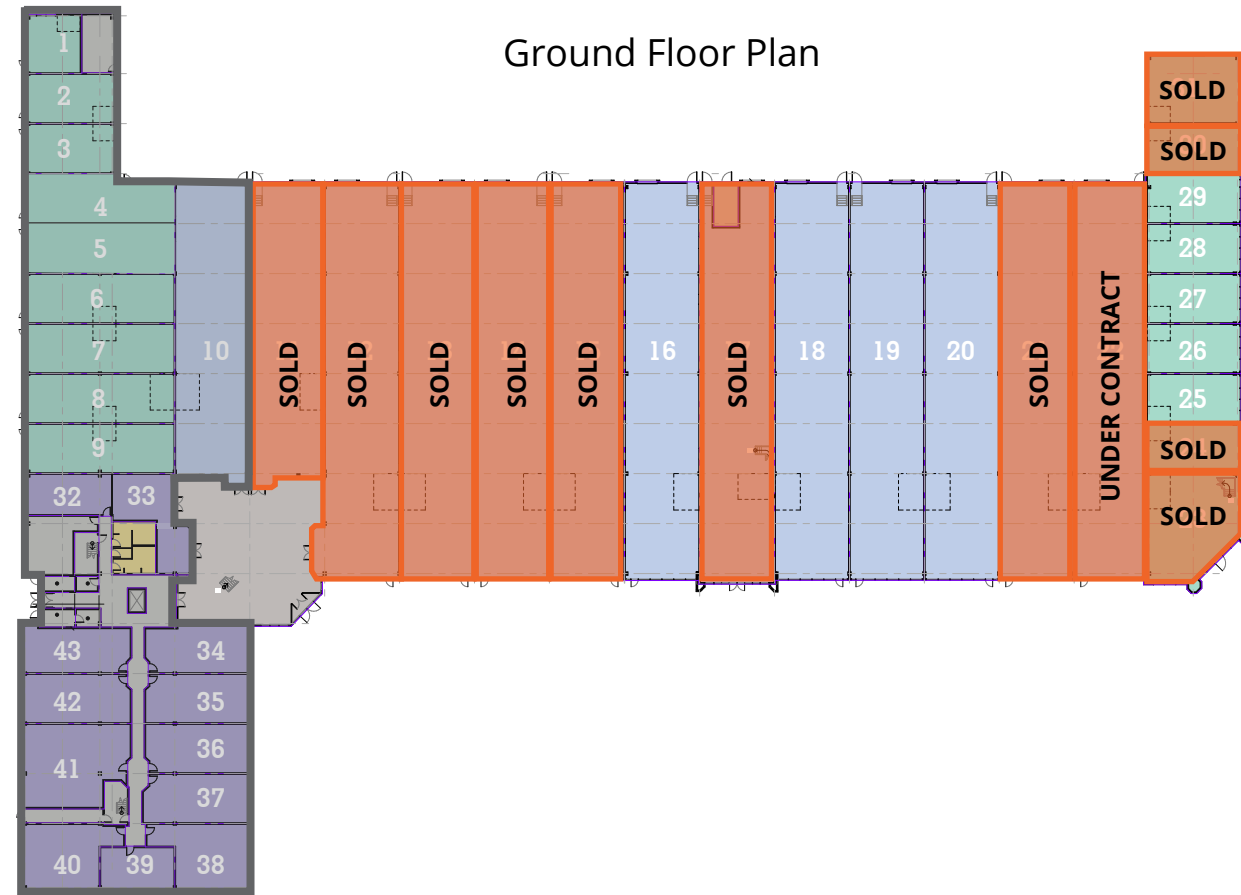
### ZONING

E1

### PARKING

228 stalls





Future Release  
 Sold/Under Contract  
 Office  
 Flex Office  
 Common Area  
 Washroom  
 Warehouse  
 Lobby



**OFFICE**

Total Area: 29,253 sf

UNIT	SIZE (SF)	PRICE
UNIT 32	777	
UNIT 33	1,059	
UNIT 34	1,100	
UNIT 35	1,142	
UNIT 36	1,142	
UNIT 37	1,160	
UNIT 38	1,286	
UNIT 39	727	
UNIT 40	1,261	
UNIT 41	1,805	
UNIT 42	1,147	
UNIT 43	1,091	
UNIT 1	718	
UNIT 2	791	
UNIT 3	1,081	
UNIT 4	1,096	
UNIT 5	1,142	
UNIT 6	1,142	
UNIT 7	1,151	
UNIT 8	1,305	
UNIT 9	867	
UNIT 10	933	
UNIT 11	871	
UNIT 12	1,191	
UNIT 13	1,147	
UNIT 14	1,147	
UNIT 15	977	

**FLEX OFFICE**

Total Area: 18,091 sf

UNIT	SIZE (SF)	PRICE
UNIT 1	547	
UNIT 2	754	
UNIT 3	749	
UNIT 4	1,138	
UNIT 5	1,215	
UNIT 6	1,215	
UNIT 7	1,215	
UNIT 8	1,215	
UNIT 9	1,215	
UNIT 23	2,357	SOLD
UNIT 24	767	SOLD
UNIT 25	769	\$422,950
UNIT 26	769	\$422,950
UNIT 27	769	\$422,950
UNIT 28	769	\$422,950
UNIT 29	770	\$423,500
UNIT 30	776	SOLD
UNIT 31	1,078	SOLD

**WAREHOUSE**

Total Area: 61,804 sf

UNIT	SIZE (SF)	PRICE
UNIT 10	3,833	
UNIT 11	3,835	SOLD
UNIT 12	4,996	SOLD
UNIT 13	4,858	SOLD
UNIT 14	4,858	SOLD
UNIT 15	4,872	SOLD
UNIT 16	4,872	\$2,192,400
UNIT 17	5,571	SOLD
UNIT 18	4,855	\$2,184,750
UNIT 19	4,855	\$2,184,750
UNIT 20	4,855	\$2,184,750
UNIT 21	4,855	SOLD
UNIT 22	4,686	UNDER CONTRACT

Future Release  
 Sold/Under Contract

**Zoning**  
**E1 Office Employment**

- Business Office
- Medical Office
- Training Facility
- Warehousing
- Food Production
- Commercial School
- Public Hall

# The Town of Oakville

Oakville is located on Lake Ontario within the Greater Toronto Area (GTA), a rapidly growing municipality with a vibrant and dynamic community that has committed to having an inclusive community and workplace through its 'Diversity and Inclusion Action Plan,' created in 2021. Oakville provides residents with access to numerous parks, multi-cultural dining experiences, and antique to high end shopping. The residents of Oakville benefit from the 'Business Improvement Areas' initiative which provides additional services such as street beautification, branding, and seasonal improvements to its defined areas. The municipality is an affluent area with an average household income of \$199,000, 70% higher than the provincial average.

Oakville has a population of 212,353 and boasts access to a high quality local work force; 81% of residents aged between 25-64 have a postsecondary education, with 55% having a bachelor's degree or above. The Town of Oakville is in a prime location for businesses, with highway connection and GO Transit services, Oakville employers can draw on work forces across the Greater Toronto Area.

An award-winning institution, the main campus of the Sheridan Institute of Technology and Advanced Learning is located in Oakville. Sheridan College provides a variety of education and training opportunities in business, animation, engineering, arts, social sciences and technical fields. Sheridan provides education to 50,000 students and is recognized as the top animation school in Canada.



## Population Growth

6.4% population growth from 2016 to 2021



## Low Taxes

6th lowest property tax rates among GTA municipalities



## Skilled Workforce

Approx. 81% of residents have a post-secondary education



### Major Corporations

Professional and financial services is the largest sector of employment in Oakville with over 27,000 employees. Companies such as Ford Motor Company and Siemens have their Canadian headquarters in the town alongside other major companies' operations such as PwC, GE Water & Process Technologies.

### Future Growth & Development

Oakville has been home to many large development projects. With the goal of stimulating growth, the Municipality of Oakville has taken many forward thinking initiatives to make Oakville an attractive place to live, work, and play. One of these developments is the Bronte Green development, located just north of Bronte Road and Highway 403, a residential community that will consist of 1,181 residential units, elementary school, and numerous parks.

Looking forward the Town of Oakville is focused on developing the economy through innovation, job creation and new investment. Part of the Economic Development Strategy for 2019-2024 is to increase commercial and industrial development by reducing approval timelines and having greater transparency.

SIEMENS

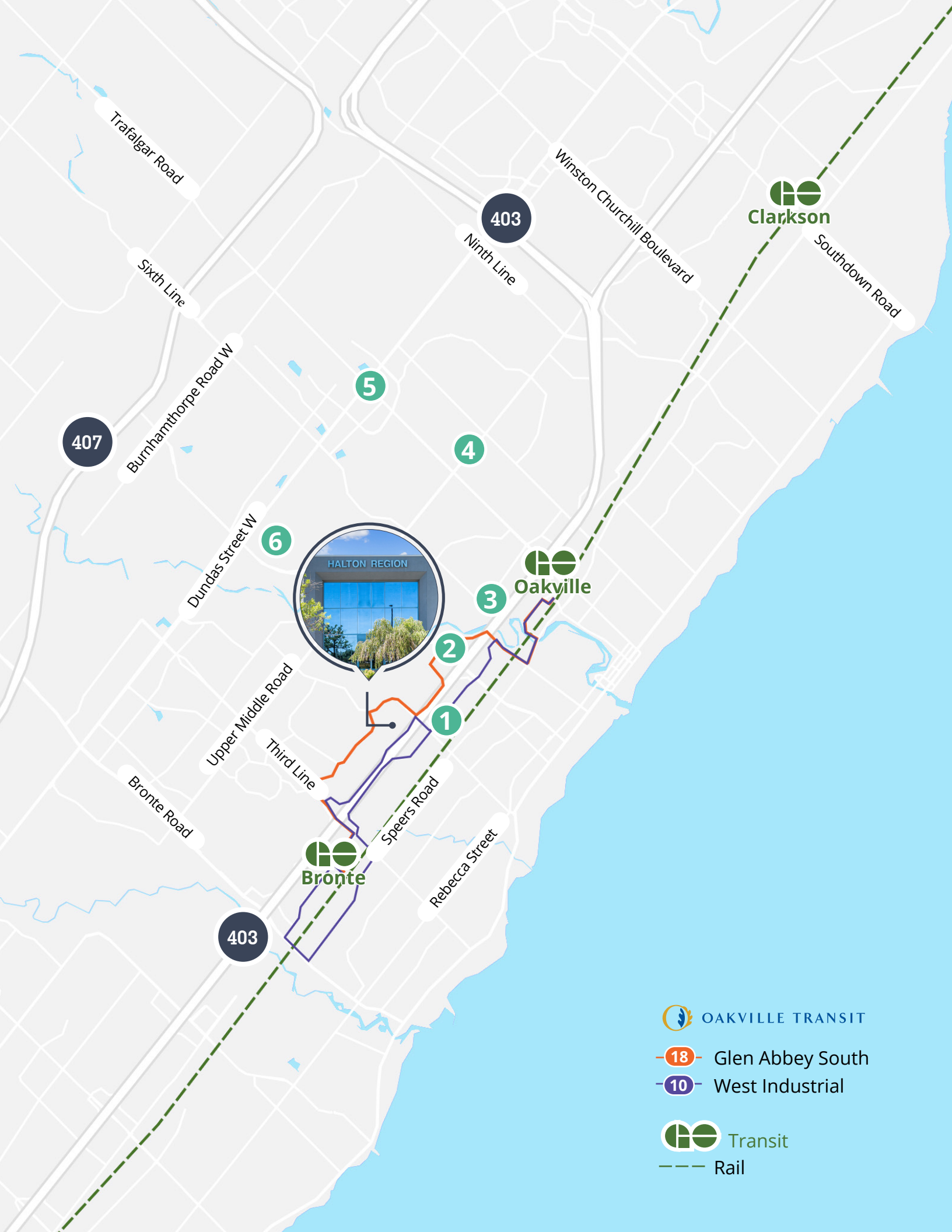


 Collins Aerospace



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## TRANSIT & AMENITIES



<b>1 RONA</b> Chuck's Roadhouse Bar & Grill Tim Horton's A&W Puppies Ontario	<b>2 Dorval Crossing</b> Winners Starbucks Staples McDonalds LCBO Subway Metro	<b>3 Oakville Place</b> Goodlife Fitness Starbucks SportChek Goodfellas Wood Oven Pizza	<b>4 Upper Oakville Shopping Centre</b> Shoppers Drug Mart Beer Store The Oakville Pump & Patio	<b>5 SmartCentres Oakville</b> Walmart Canadian Tire Real Canadian Superstore Pet Valu	<b>6 RioCentre</b> Food Basics barBurrito Dollarama The Stout Monk Fortinos Shawarma X Popeye's
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### Amenities within 5 km

<b>323</b>	<b>213</b>	<b>7</b>	<b>15</b>	<b>33</b>	<b>15</b>
RESTAURANTS	RETAIL	HOTELS	FITNESS CENTRES	BANKS	GAS STATIONS

<b>3</b> minutes 2.2 km to <b>QEW</b>	<b>11</b> minutes 9.8 km to <b>Highway 407</b>
<b>3</b> minutes 2.2 km to <b>Highway 403</b>	<b>18</b> minutes 23.8 km to <b>Mississauga City Centre</b>
<b>6</b> minutes 3.4 km to <b>Bronte GO</b>	<b>36</b> minutes 41.5 km to <b>Downtown Toronto</b>
<b>7</b> minutes 9.6 km to <b>Oakville GO</b>	<b>25</b> minutes 38.8 km to <b>Pearson International Airport</b>

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## BUILDING FEATURES

### Exterior Walls

Structural steel frame with steel stud or concrete block infill and pre-cast panel finish. Windows and doors as per existing elevations.

### Demising/Common Walls

**Warehouse Units:** Demising/Common walls to be concrete block or drywall to underside of the roof deck.

**Office Units:** Demising/Common walls to be metal framing and drywall. Corridor walls provided to separate the unit from the common area shall be unpainted on the units' side and constructed as a fire-rated gypsum board on metal stud framing.

### Ceiling Heights

**Warehouse Units:** Clear dimension to underside of structural steel deck is 20 feet, to underside of steel joist is 18 feet.

**Office Units:** Clear dimension from the ground floor to underside of structural steel deck is 12 feet, to underside of ceiling is 9 feet, The clear dimension from the second floor to underside of structural steel deck is 13 feet, to underside of ceiling is 9 feet.

### Floors

**Warehouse Units:** Ground floor – exposed concrete slab on grade.

**Office Units:** Exposed concrete slab on grade.

### HVAC

**Warehouse Units:** Each unit to receive rooftop unit providing cooling and gas heating to accommodate up to 20% of the office area. For any Warehouse units with a garage door, one (1) natural gas fired unit heater to be included. Distribution ducting for the rooftop unit to be completed by the Purchaser.

**Office Units:** Each unit to receive stub connection to central A/C system.

**Flex Office Units:** Each unit to receive rooftop unit providing cooling and gas heating base on up to 400 square feet per ton of cooling. Distribution ducting for rooftop unit to be completed by the Purchaser.

### Hydro

**Warehouse Units:** Each unit to receive the following: 60A, 600V main disconnect and a 30kVA transformer with a 120/208V electrical panel.

### Plumbing

**Warehouse Units:** Each unit shall include a cut-out with standard sanitary service connection (Typical Y-Connection), domestic waterline rough-in and plumbing vent in the warehouse portion in a location at the Vendor's discretion. All above-ground plumbing, drainage, fixtures and finishing to be completed by the Purchaser.

**Office Units:** Where applicable, the unit will include a 3" diameter plumbing vent going through the roof, for future plumbing connection to be completed by the Purchaser. All required rough-ins, waterlines, fixtures and finishing to be completed by the Purchaser.

## FAQS

### What is the annual condo fee?

Office \$8.30 psf (est.)

Industrial \$4.50 psf (est.)

### What are the annual real estate taxes?

Office \$4.28 psf (est.)

Industrial \$3.50 psf (est.)

### What is the warranty period?

General warranty for one year. Specific extended warranties available upon request.

### What signage opportunities are available?

Exterior building signage available

### Estimated condo registration date?

Q3 2024

### Estimated completion date for owner occupancy?

Q4 2023 to Q1 2024

### What is the deposit structure

- 5% on signing
- 5% within 30 days
- 10% within 60 days

### Who is the property manager?

Connium PM

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## Get more information

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