



2150 Winston Park Drive, Unit 8-9, Oakville

Premium industrial space available **for lease**

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Colliers

Property Overview

Professionally managed
by Dream – bold ideas for
better communities.



**Close to Clarkson
GO Station**



**Quick Access to
QEW/Highway 403**



**Located in Winston
Churchill Business
Park**



**Fibre Optic
Available**

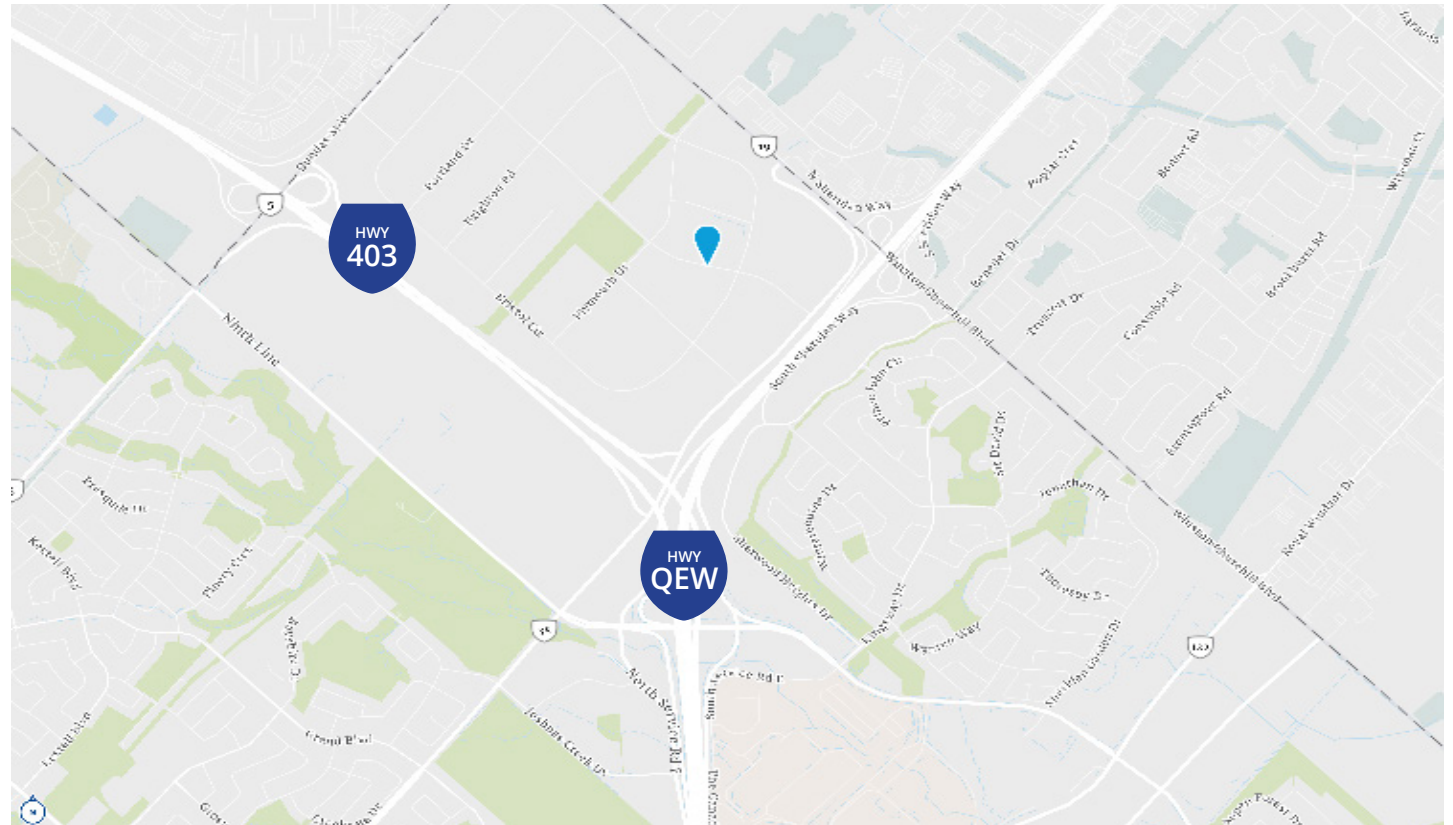
Industrial Available

2150 Winston Park Drive

First Floor

Unit 8-9 (3,952 sq.ft)

- 2 truck level doors
- Approximately 10% office
- 18' Clear height
- 1 private office, kitchenette, and washroom



Location Overview

Located in Winston Churchill Business Park with quick access to QEW.

- West of Clarkson GO Station - frequent stops for the Lakeshore West and East line.
- Close by Oakville transit stops.
- Across the street from the Oakville Entertainment Centrum.
- Quick access to the QEW - a 30 min drive East to Toronto and West to Hamilton.



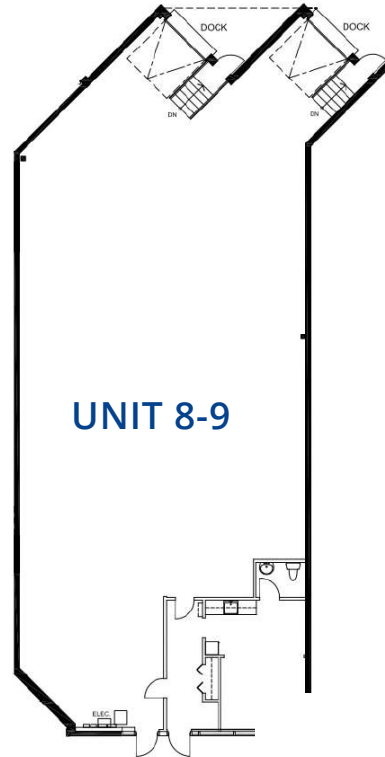
QEW



North Service Road

2150 Winston Park Drive

Industrial



Unit 8-9

- 3,952 sq.ft
- 18' ft clear height
- 2 truck-level shipping doors
- 10% office space

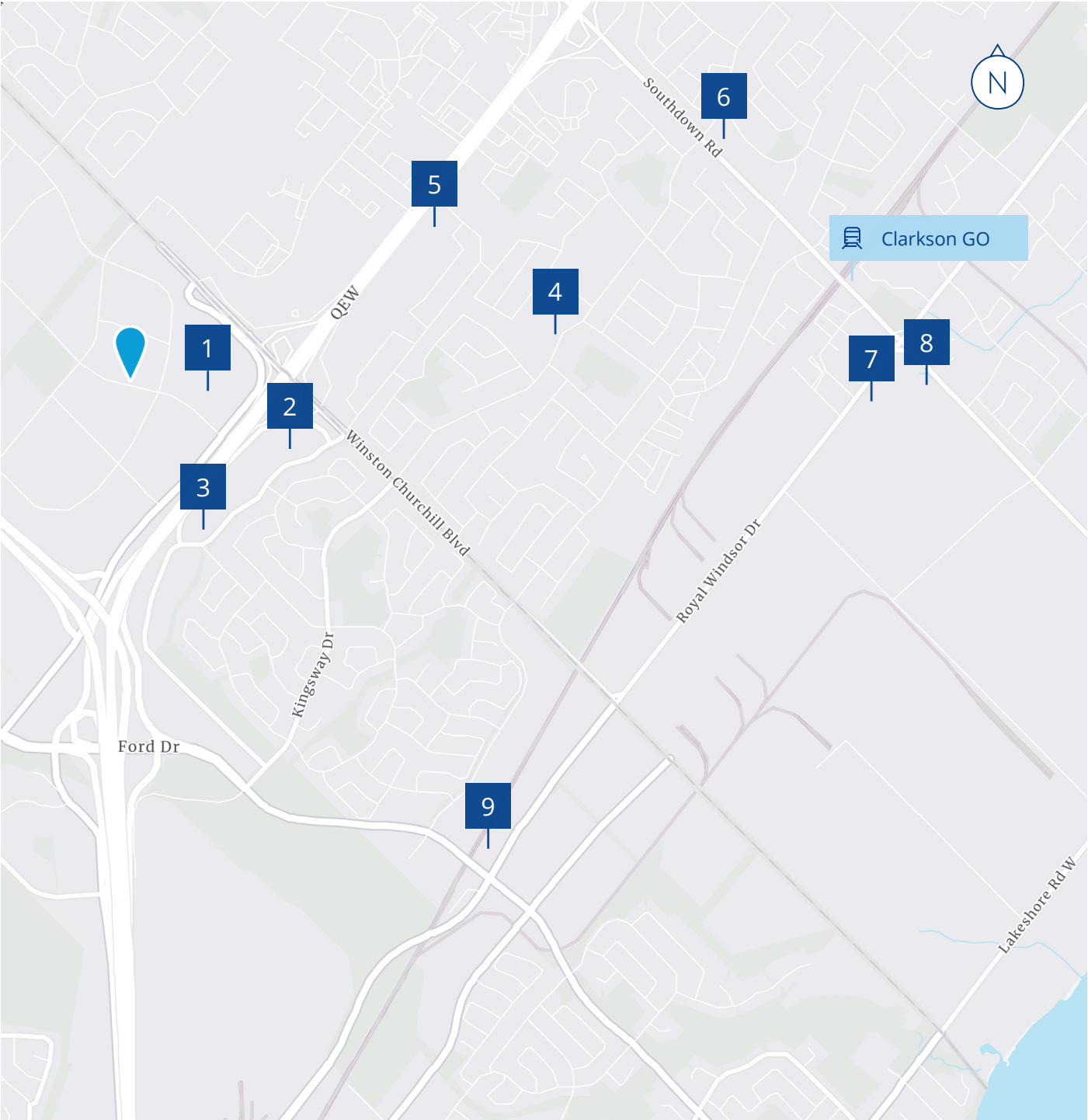
Net Lease Rate:
\$16.95 PSF

TMI:
\$8.43 PSF

Nearby Amenities

 2150 Winston Park Drive

- | | |
|---|----------------------------------|
| 1 | Cineplex |
| | Dave & Busters |
| | Boston Pizza |
| | Wild Wing |
| | Baton Rouge |
| | Scaddabush Italian Kitchen & Bar |
| | K&B Sushi |
| | Oakville Putting Edge |
| | Trattoria Timone |
| | Demetres Oakville |
| | Dirty Martini Oakville |
| | Homewood Suites |
| 2 | Tim Horton's |
| 3 | Hilton Garden Inn |
| 4 | Food Basics |
| 5 | Esso |
| 6 | Rexall |
| 7 | LCBO |
| 8 | Canadian Tire |
| 9 | RONA |



Professionally Managed by



Bold ideas for better communities

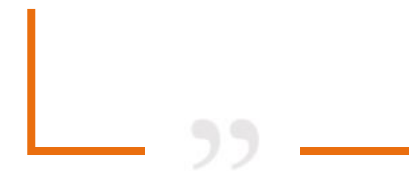


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Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



We believe in building inclusive communities and exceptional places for people to live and work.



Michael J. Cooper

President and Chief Responsible Officer



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