

**AVISON
YOUNG**

**GWL REALTY
ADVISORS**

**WESTERN
BUSINESS PARK**

Industrial units for lease

Prestigious business park



Industrial units available in a prestigious business park



Ample surface parking



Wide range of office percentages available



22' - 24' ceiling height



Well managed with a reputable Landlord



Immediate access to Highways 403, 407 and QEW

Get more information

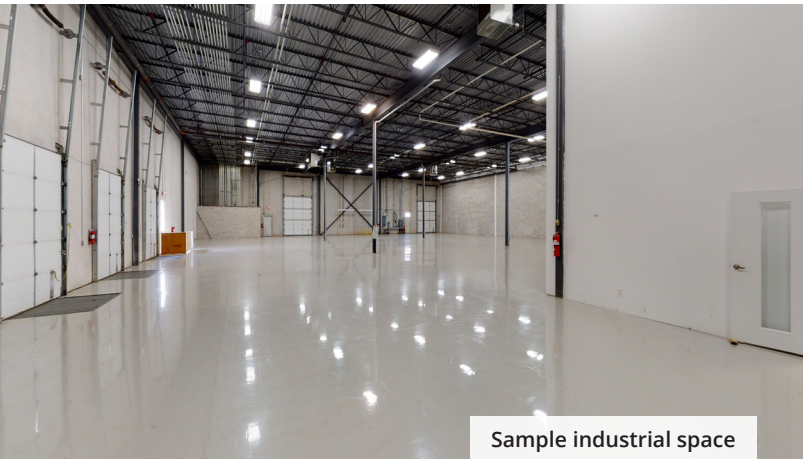
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Sample office space



Sample industrial space



Sample industrial space

Laird Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3480 Laird Rd	6-7	6,941	30 days LEASED	32% office, 2 T/L, 22'	\$14.00 psf	\$4.63 psf
3490 Laird Rd	4-5	4,412	60 days	22% office, 2 T/L, 18'	\$15.00 psf	\$4.63 psf
3505 Laird Rd	12	3,161	30 days LEASED	25% office, 1 T/L, 22'	\$14.50 psf	\$4.63 psf
3505 Laird Rd	13	3,132	60 days	8% office, 1 T/L, 22'	\$16.95 psf	\$4.63 psf
3505 Laird Rd	16-17	5,749	Immediat LEASED	43% office, 2 T/L, 22'	\$14.00 psf	\$4.63 psf
3520 Laird Rd	-	76,721	April 1, 2022	15% office, 8 T/L, 2 D/I, 22'	\$13.50 psf	\$4.63 psf
3535 Laird Rd	3	3,308	Immediat LEASED	22% office, 1 D/I, 22'	\$14.50 psf	\$4.63 psf
3580 Laird Rd	1	23,582	March 1, 2022	20% office, 3 T/L, 1 D/I, 22'	\$15.00 psf	\$4.63 psf
3600A Laird Rd	15	3,484	Immediat LEASED	65% office, 1 T/L, 22',	\$14.75 psf	\$4.63 psf
3600B Laird Rd	3	5,361	Immediate	16% office, 1 T/L, 22',	\$16.95 psf	\$4.63 psf
3600B Laird Rd	7	5,233	60 days	35% office, 1 T/L, 22',	\$16.95 psf	\$4.63 psf
3600B Laird Rd	12	5,079	Immediat LEASED	39% office, 1 T/L, 22',	\$14.75 psf	\$4.63 psf
3615 Laird Rd	2-3	7,950	Immediat LEASED	19% office, 2 D/I, 22',	\$14.00 psf	\$4.63 psf
3615 Laird Rd	4	3,976	Immediat LEASED	18% office, 1 D/I, 22',	\$14.50 psf	\$4.63 psf
3615 Laird Rd	14	3,317	60 days	62% office, 1 T/L, 22',	\$16.95 psf	\$4.63 psf



Views of Highway 403

Ridgeway Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3200 Ridgeway Dr	16	2,874	Imme	LEASED 22% office, 1 T/L, 22'	\$14.75 psf	\$5.05 psf
3250 Ridgeway Dr	2	3,283	February 2022	30% office, 1 D/I, 22'	\$14.50 psf	\$5.05 psf
3250 Ridgeway Dr	3	3,297	February 2022	26% office, 1 D/I, 22'	\$14.50 psf	\$5.05 psf
3300 Ridgeway Dr	2	3,280	February 2022	4% office, 1 D/I, 22'	\$14.50 psf	\$5.05 psf
3300 Ridgeway Dr	6	3,936	Februar	LEASED 13% office, 1 T/L, 22'	\$14.50 psf	\$5.05 psf

Sladeview Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3995 Sladeview Cres	7	5,146	Imme	LEASED 55% office, 1 D/I, 18'	\$14.25 psf	\$5.48 psf
4055 Sladeview Cres	2	3,551	Immediate	29% office, 1 D/I, 22'	\$14.95 psf	\$5.48 psf
4090B Sladeview Cres	1	11,140	May 1,	LEASED 31% office, 3 T/L, 1 D/I, 24'	\$14.25 psf	\$5.48 psf
4090B Sladeview Cres	2	11,326	Immediate	30% office, 2 T/L, 1 D/I, 24'	\$15.75 psf	\$5.48 psf
4140A Sladeview Cres	3	6,762	Imme	LEASED 16% office, 2 T/L, 24'	\$14.75 psf	\$5.48 psf
4060 Ridgeway Dr	12-14	11,913	Imme	LEASED 11% office, 4 T/L, 23'	\$13.50 psf	\$5.48 psf
4090 Ridgeway Dr	1	7,267	Immediate	53% office, 1 T/L, 22'	\$14.95 psf	\$5.48 psf
4090 Ridgeway Dr	2	3,590	December 1, 2021	23% office, 1 T/L, 22'	\$15.25 psf	\$5.48 psf
4090 Ridgeway Dr	15	5,112	Immediate	30% office, 1 T/L, 22'	\$14.95 psf	\$5.48 psf
4090 Ridgeway Dr	19	3,719	Immediate	21% office, 1 T/L, 22'	\$16.95 psf	\$5.48 psf
4090 Ridgeway Dr	20	3,128	August	LEASED 25% office, 1 T/L, 22'	\$14.50 psf	\$5.48 psf
4090 Ridgeway Dr	21	2,581	Immediate	41% office, 1 T/L, 22'	\$15.25 psf	\$5.48 psf

Erin Mills Business Park

BUILDING	UNIT	SIZE (SF)	OCCUPANCY	COMMENTS	ASKING RATE	T.M.I
3600 Ridgeway Dr	2	10,805	Imme	LEASED 22% office, 2 T/L, 24'	\$14.50 psf	\$4.15 psf
3600 Ridgeway Dr	3	12,394	Imme	LEASED 20% office, 2 T/L, 24'	\$14.50 psf	\$4.15 psf
3600 Ridgeway Dr	6	33,504	Imme	LEASED 12% office, 3 T/L, 1 DI, 24'	\$13.25 psf	\$4.15 psf
3755 Laird Rd	8-9	13,351	Imme	LEASED 15% office, 4 T/L, 22'	\$15.00 psf	\$4.15 psf
3800A Laird Rd	6	12,365	Imme	LEASED 26% office, 2 T/L, 24'	\$14.50 psf	\$4.15 psf

Amenities map



Distances from Western Business Park



- 1** LA Fitness
Golf Town
Canadian Tire
Petsmart
Best Buy
Tim Hortons
Panera Bread
Jack Astor's
Starbucks
Mandarin
- 2** Sheridan Centre
- Shoppers Drug Mart
- Scotiabank
- Metro
- McDonalds
- 3** Walmart
TD Bank
Five Guys
Popeye's
- 4** Erin Mills Town Centre
- Hudson's Bay
- LCBO
- Tim Hortons
- Loblaws
- 5** Smart Centre Oakville
- Walmart
- CIBC
- Nando's
- The Keg
- Goodlife Fitness
- 6** Oakville Place
- BMO
- Sears
- Sport Chek
- 7** RBC
Esso
HomeSense
RONA
- 8** Square One Mall
- Moxie's
- Cineplex
- Whole Foods
- Goodlife Fitness



Sladeview Business Park



Laird Business Park



Ridgeway Business Park

Get more information

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