

226

WYECROFT ROAD

Oakville, Ontario



93,861 SQ. FT.

Modern Industrial Building Available For Lease

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NICOLA
WEALTH
REAL ESTATE

CBRE

Property Details

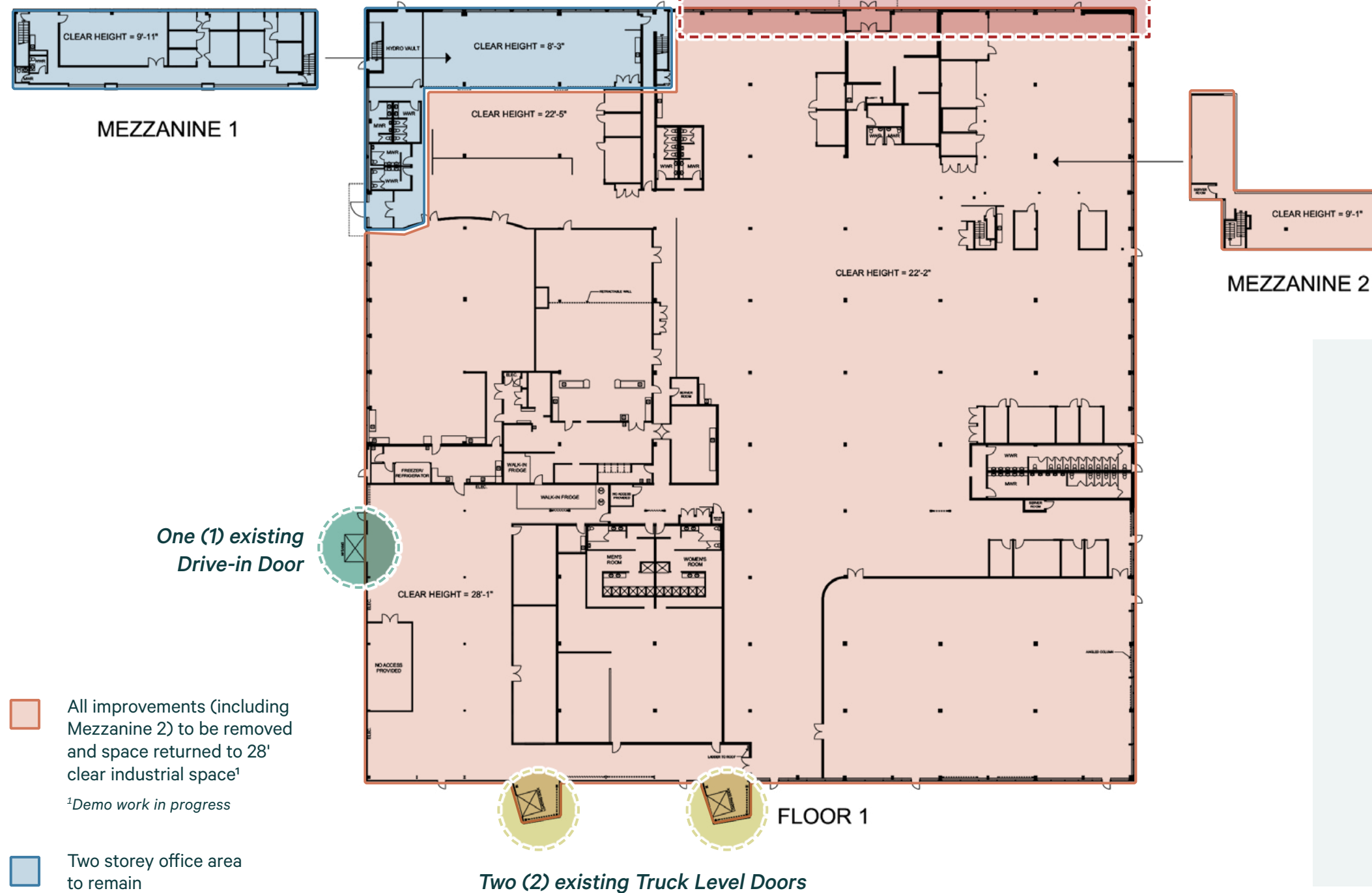
BUILDING SIZE	<ul style="list-style-type: none"> 93,861 Sq. Ft.
OFFICE AREA	<ul style="list-style-type: none"> To suit (Office area under demolition with ±5% office post-demolition)
OCCUPANCY	<ul style="list-style-type: none"> With Existing Shipping: Q2 2024 With Additional Shipping Doors: Q3/Q4 2024 (target)
ASKING RATE	<ul style="list-style-type: none"> Speak to Listing Agents
T.M.I. (2024)	<ul style="list-style-type: none"> \$4.10 per Sq. Ft.
SHIPPING	<ul style="list-style-type: none"> 2 Truck level, 1 Drive-in (Existing) 8 Truck level (Additional Planned - Target Completion Q3/Q4 2024)
CLEAR HEIGHT	<ul style="list-style-type: none"> 28'
BAY SIZES	<ul style="list-style-type: none"> 37' x 26' & 37' x 28' 37' dimension faces proposed new Truck level doors
POWER	<ul style="list-style-type: none"> 1,000A, 347/600V, 3, 4 wire
ZONING	<ul style="list-style-type: none"> E2 sp:6 (Employment - allows a wide range of warehousing and manufacturing uses)
COMMENTS	<ul style="list-style-type: none"> Modern freestanding building Fully air conditioned Major retrofit to provide additional modern shipping planned High quality office finishes exist Fantastic opportunity for corporate profile/branding Walking distance to amenities Ample parking



Building Specifications & Floor Plan

Concept Reduction to ±5% Office

Eight (8) Truck Level Doors with levellers to be Installed (Q3/Q4 2024 target completion)



Building Features:

- Power: 1,000A, 347/600V, 3, 4 wire
- Emergency Power: Generator – 150kW (Cummins) with diesel storage tank
- Landlord is open to Tenant installing fence/creating secured yard
- Security: CCTV surveillance system available
- Fully sprinklered
- Roof: 2022 Installation Built Up Roof.
- HVAC: Temp controlled (Roof Top Units) with Building Automation System

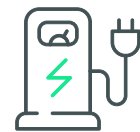


Upgraded Building Features Supporting the Green Initiative!

Energy Efficiency Features



Energy Star Certified 2021



EV chargers



Interior Lighting - LED lights with dimmers and sensors



Exterior Lighting - LED with Photocells



HVAC - Building Automation System



Hands Free - wave sensors throughout the property to allow for a touch free environment



Water Conservation - Water Monitoring System with leak detection system

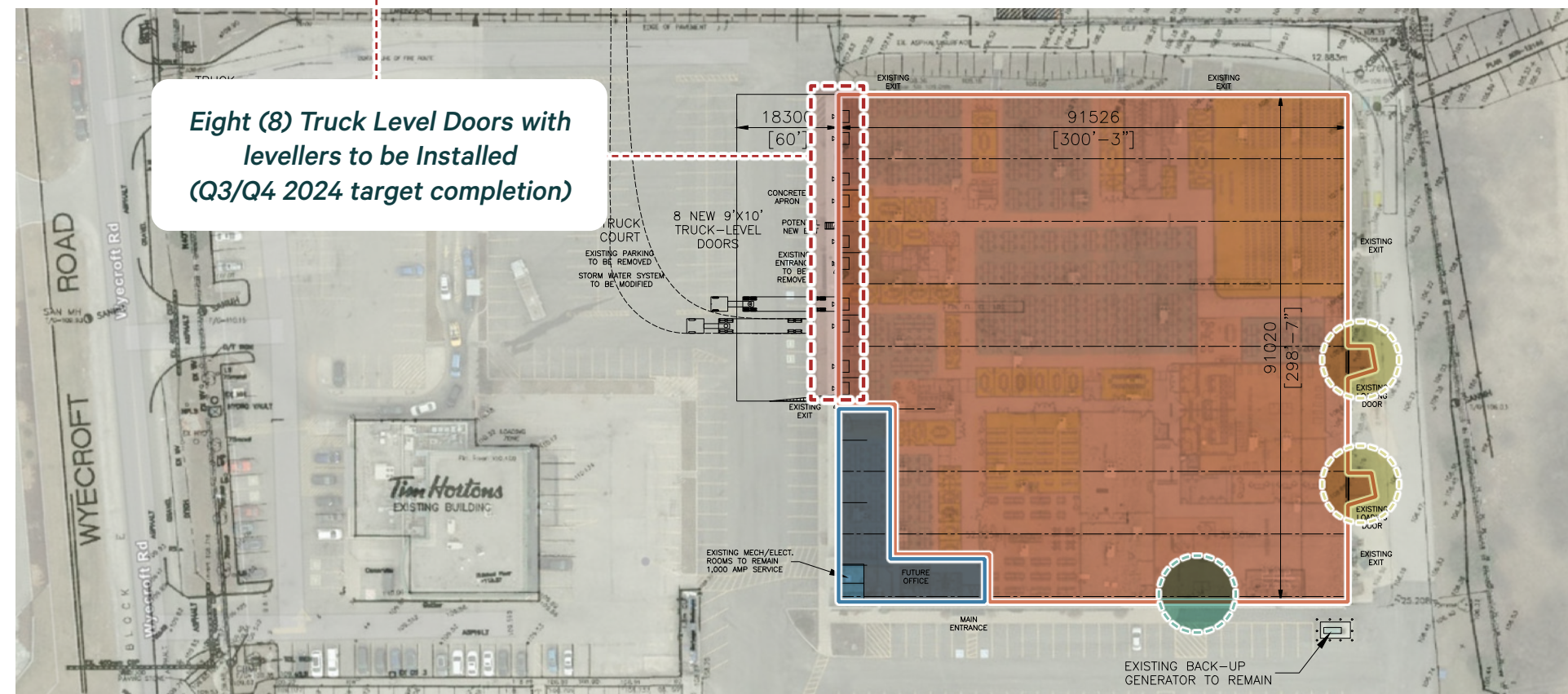
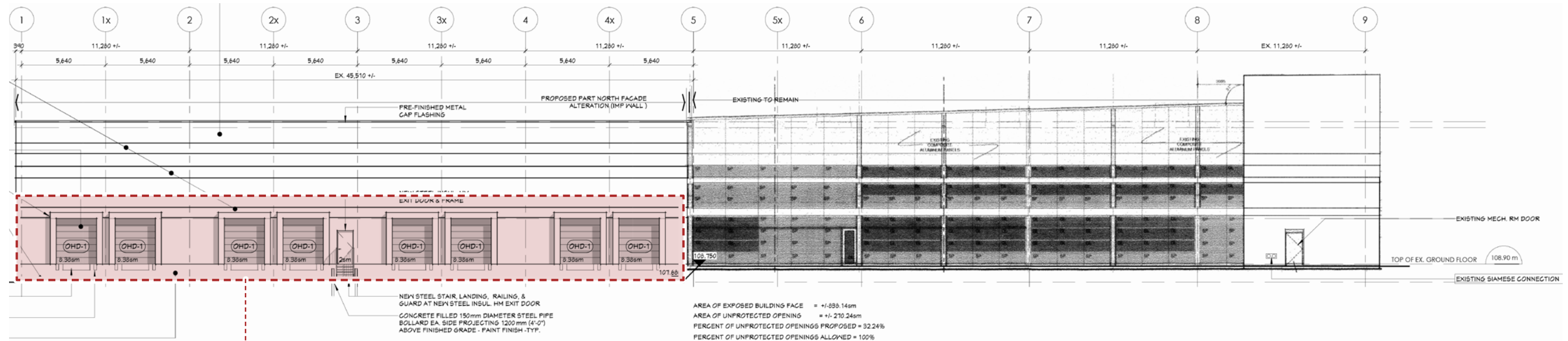


Landscaping - draught resistant/perennial landscaping



Proposed Shipping Upgrade

Modified North Elevation With New Doors

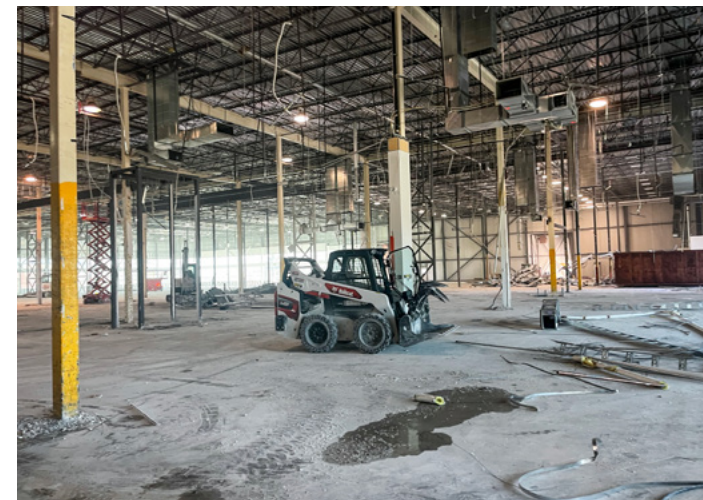
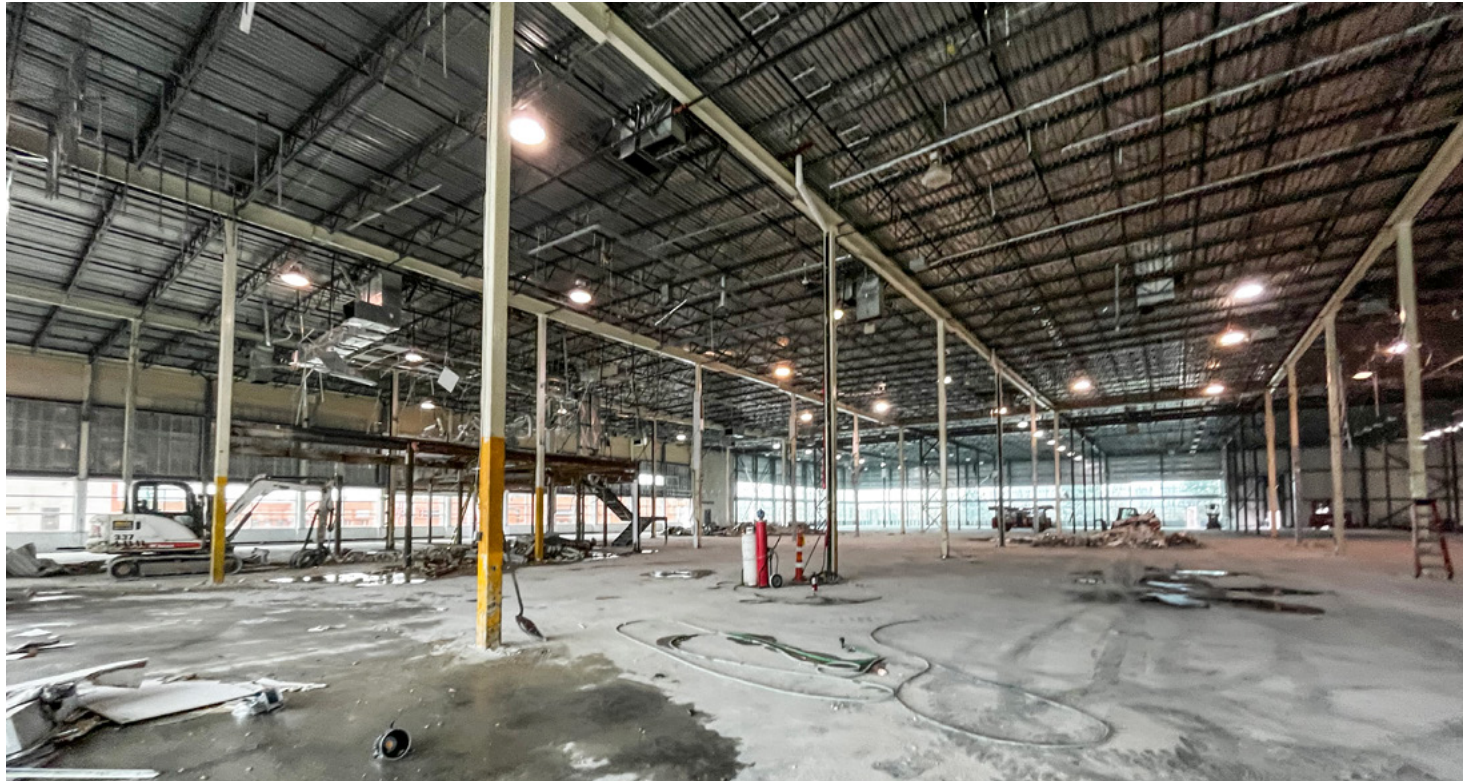


- All improvements (including Mezzanine 2) to be removed and space returned to 28' clear industrial space¹
¹Demo work in progress
- Two storey office area to remain
- Two (2) existing Truck Level Doors
- One (1) existing Drive-in Door

Exterior Photos



Demo In Progress



Enviably Talented Pool

Oakville is all about economic opportunity, growth and success, no matter what industry sector you represent.

3.5M GTHA Labour Force

1,819+ Professional and Financial Services Companies

293+ Advanced Manufacturing Companies

#2 in GTA for % of residents with bachelor-level or higher education

80% Post-Secondary attainment

TOP EMPLOYMENT INDUSTRIES

Knowledge-based jobs make up the core of Oakville's employment market. The town has both the highest share of knowledge-based and institutional jobs, and the highest number of jobs in the Professional, Scientific, and Technical Services in all of Halton Region.



PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES



FINANCE AND INSURANCE



RETAIL TRADE



HEALTHCARE AND SOCIAL ASSISTANCE



SOCIAL ASSISTANCE MANUFACTURING

216,076
TOTAL POPULATION

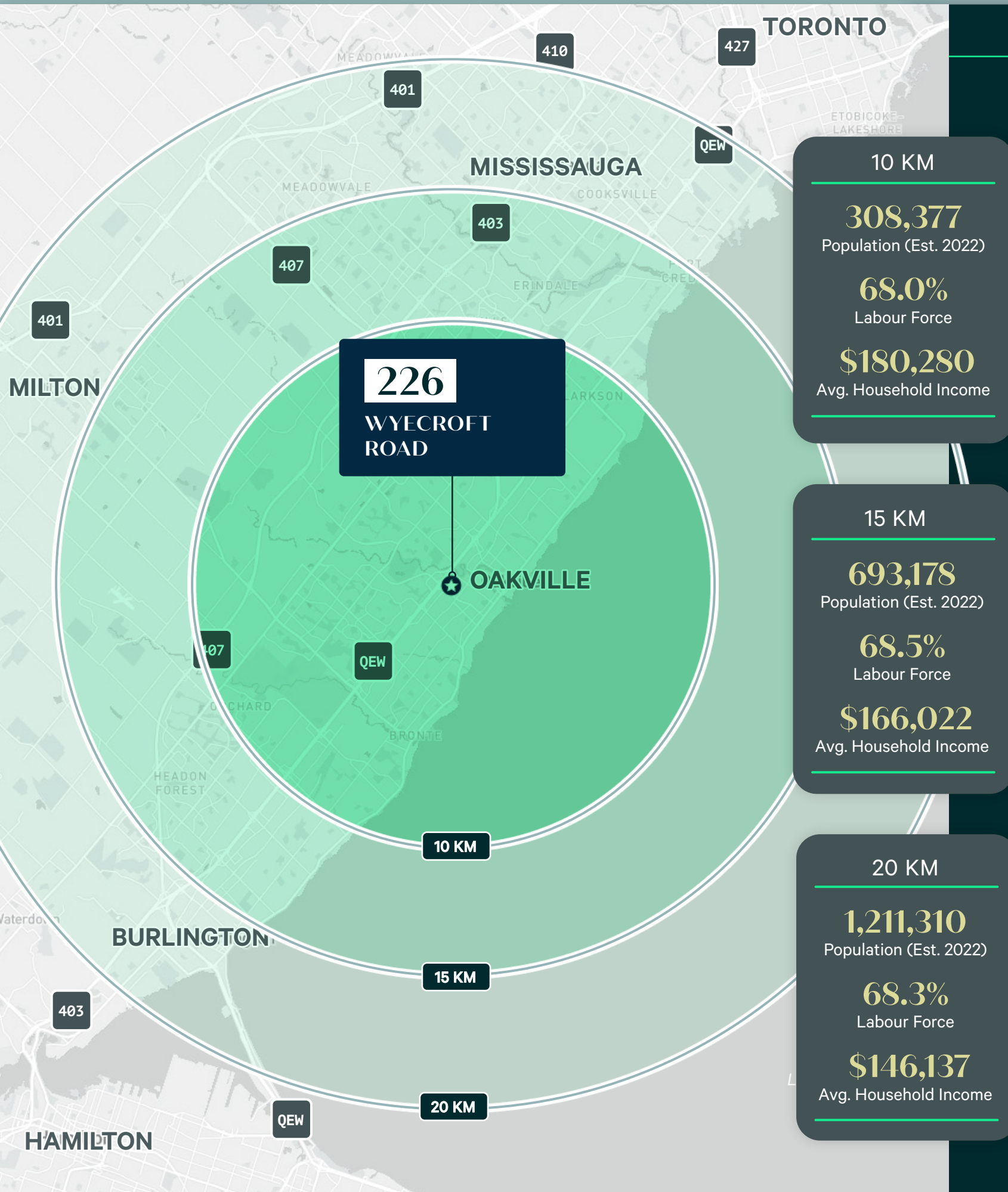
41 Yrs
YOUNG POPULATION

202,027
AVERAGE HOUSEHOLD INCOME

178,952
LABOUR FORCE

OAKVILLE IS HOME TO...

- » Many industry leaders including Ford Canada, PwC and Siemens
- » A talented community of highly specialized professionals with the skills and experience to support knowledge-based industry growth
- » Sheridan College, one of the world's premier animation and design schools, providing applied arts and technical programs
- » Many of the best private schools in Canada



10 KM

308,377
Population (Est. 2022)

68.0%
Labour Force

\$180,280
Avg. Household Income

15 KM

693,178
Population (Est. 2022)

68.5%
Labour Force

\$166,022
Avg. Household Income

20 KM

1,211,310
Population (Est. 2022)

68.3%
Labour Force

\$146,137
Avg. Household Income

Quick Connections To Regional, National and International Markets

Located in the centre of Ontario's Greater Golden Horseshoe, Oakville provides companies with immediate access to national and international transportation networks.

HIGHWAY 403 2 MIN • 700 M	QEW 2 MIN • 700 M	HIGHWAY 407 10 MIN • 11.3 KM	HIGHWAY 401 14 MIN • 22.6 KM	MISSISSAUGA 16 MIN • 22.5 KM	BURLINGTON 14 MIN • 19 KM
DOWNTOWN TORONTO 28 MIN • 39.6 KM	BRAMPTON 34 MIN • 42.5 KM	HAMILTON 20 MIN • 30 KM	NIAGARA 55 MIN • 91.2 KM	BUFFALO 1 HR 10 MIN • 121 KM	DETROIT 3 HR 20 MIN • 354 KM
NEW YORK 7 HR • 719 KM	TORONTO PEARSON INT'L AIRPORT 22 MIN • 35 KM	CN INTERMODAL BRAMPTON 24 MIN • 40.6 KM	CP INTERMODAL VAUGHAN 35 MIN • 50 KM		

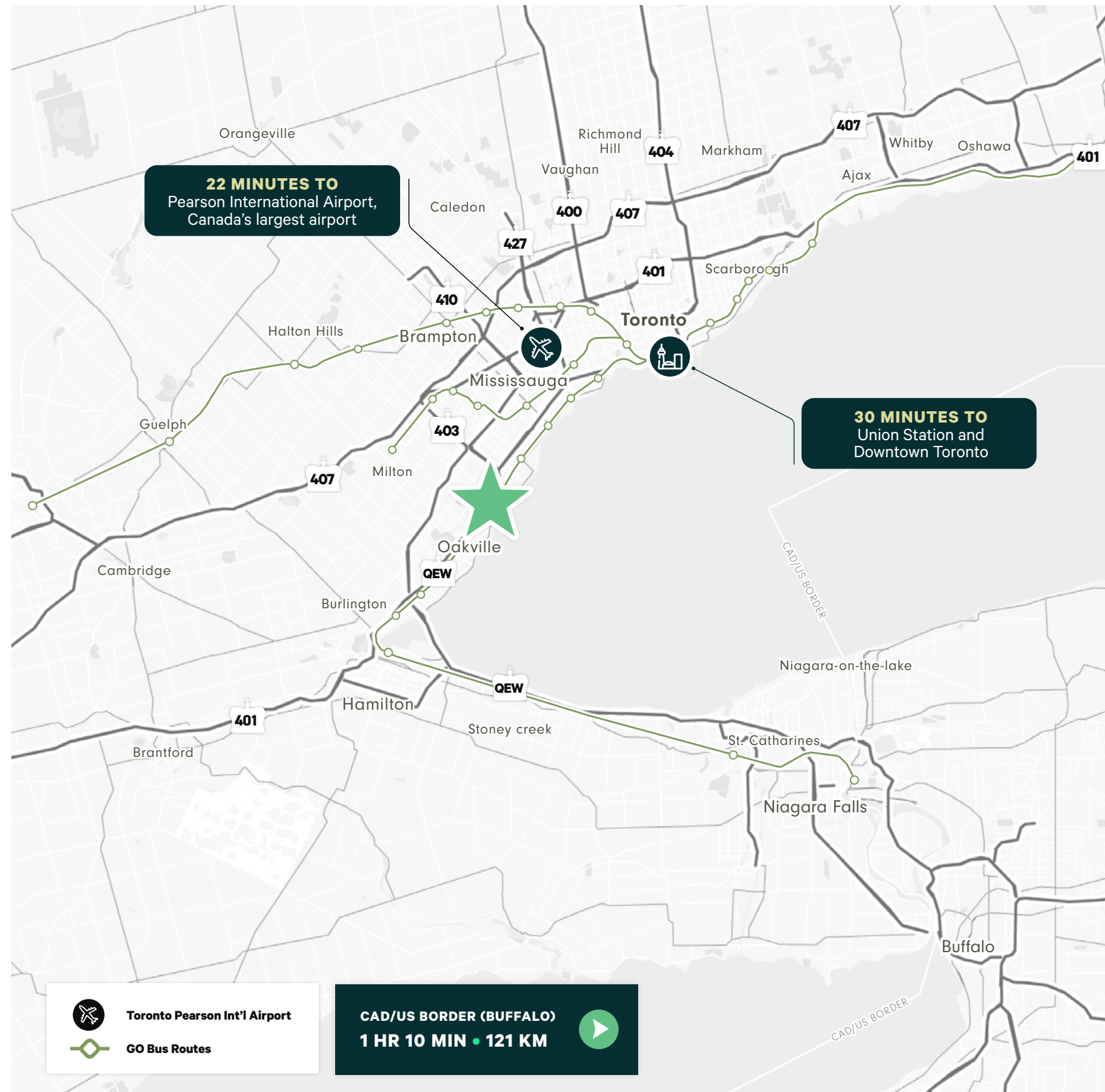
FOR READY ACCESS TO DOMESTIC OR GLOBAL MARKETS, OAKVILLE IS THE IDEAL LOCATION

QEW connects Oakville to Toronto and the US border. 400-series highways (401, 403 and 407) connect Oakville to GTA and both southern and eastern Ontario

Oakville provides easy access to three 400-series highways, intermodal rail facilities, two international airports and two shipping ports.

A short one-hour to 90 minute drive from Oakville will take you to one of two U.S. border crossings at Niagara Falls and Buffalo, New York. Several major US cities — including New York, Chicago, Boston and Washington DC — are within a 90-minute flight or a one-day drive

- » Oakville's location provides access to a labour pool of 3.5 million people in the GTA and Hamilton area
- » All day GO Train service and local transportation options provide commuting options for employees
- » 2 major shipping ports within 40 kilometers
- » Convenient intermodal rail access



Canada's Best Place to Grow & Live

From a thriving knowledge economy to an unparalleled lifestyle, Oakville is the place to start or grow your business and ranked the Best Place to Live in Canada.

MAJOR AMENITIES





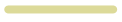

 **25** Shopping Places

 **20** Restaurants & Cafés

 **4** Banks

 **4** Gas Stations

OAKVILLE TRANSIT ROUTE

-  **Route #18**
Glen Abbey South
-  **Route #4**
Speers-Cornwall
-  **Route #17**
Kerr
-  **Route #28**
Glen Abbey North
-  **Route #15**
Bridge
-  **Route #10**
West Industrial



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