

INDUSTRIAL SPACE

3268
3272
FOR LEASE

SOUTH SERVICE
ROAD WEST,
OAKVILLE | ON

BUILDING D & E



PLEASE
CONTACT

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 **BURLOAK**
BUSINESS PARK

MELROSE
INVESTMENTS INC.

CBRE

PROPERTY DETAILS

3268 SOUTH SERVICE
3272 ROAD WEST,
OAKVILLE | ON

3268
BUILDING D

3272
BUILDING E

	3268 SOUTH SERVICE RD BUILDING D	3272 SOUTH SERVICE RD BUILDING E
TOTAL SIZE	75,191 Sq. Ft.	87,705 Sq. Ft.
AVAILABLE UNITS	Unit D1: 18,340 Sq. Ft.	Unit E1: 21,478 Sq. Ft.
	Unit D2: 18,988 Sq. Ft.	Unit E2: 22,107 Sq. Ft.
	Unit D3: 18,988 Sq. Ft.	Unit E3: 22,107 Sq. Ft.
	Unit D4: 18,875 Sq. Ft.	Unit E4: 22,013 Sq. Ft.
CLEAR HEIGHT	Warehouse Area: 25' Ft. Office Area: 10' Ft.	
SHIPPING	1 Drive In Door: 14' x 16' 3 Truck-Level Doors: 8'6" x 9' (per unit)	
ZONING	E2 (Industrial Zoning Full Range of Manufacturing, Warehouse and Business Uses)	
ASKING RATE	\$17.25 Per Sq. Ft. Net	
TMI (2025)	\$5.50 Per Sq. Ft.	



PROPERTY HIGHLIGHTS



Office area to be built-to-suit | 5% included in the Offering



Minutes from Burloak Drive & Highway QEW interchange



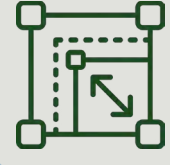
State-of-the-art Construction



Less than 30 minutes to Pearson International Airport and 45 minutes to the US border in Niagara Falls



Professionally owned and managed by Melrose Investments Inc.



Various unit sizes and configurations possible - speak to Listing Agents



Located on the Oakville/Burlington border



Adjacent to numerous retail amenities and restaurants



Burloak Drive

QEW

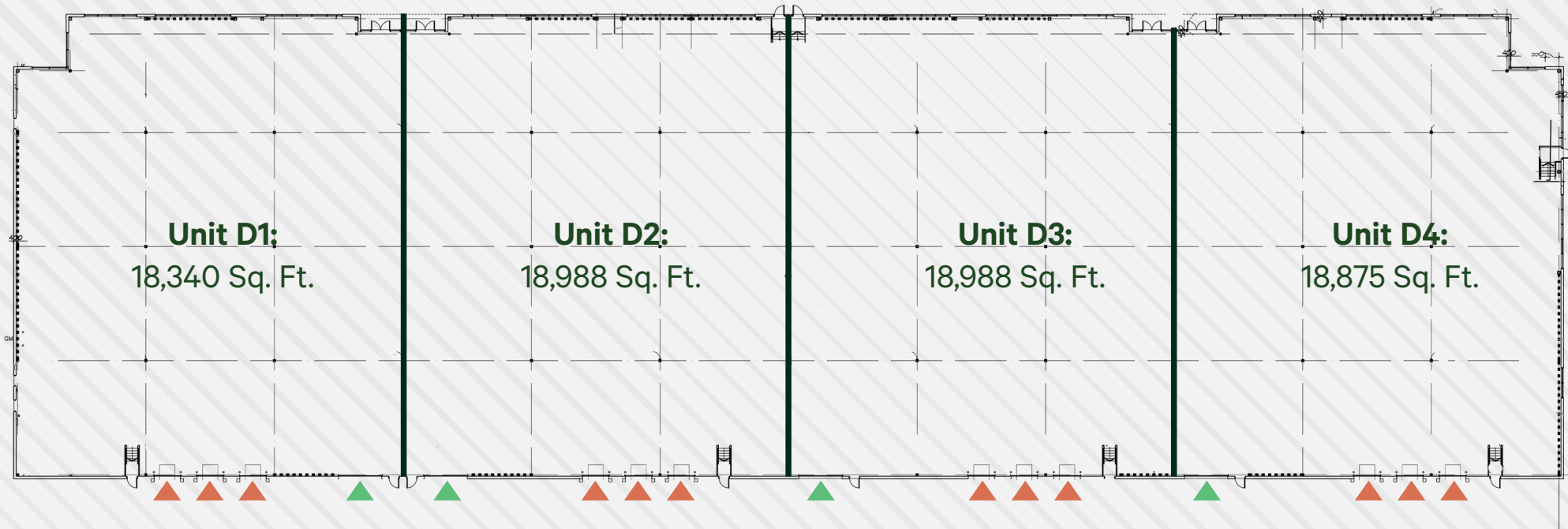
This way to the US Boarder Crossing

This way to the Airport

BUILDING FLOOR PLANS

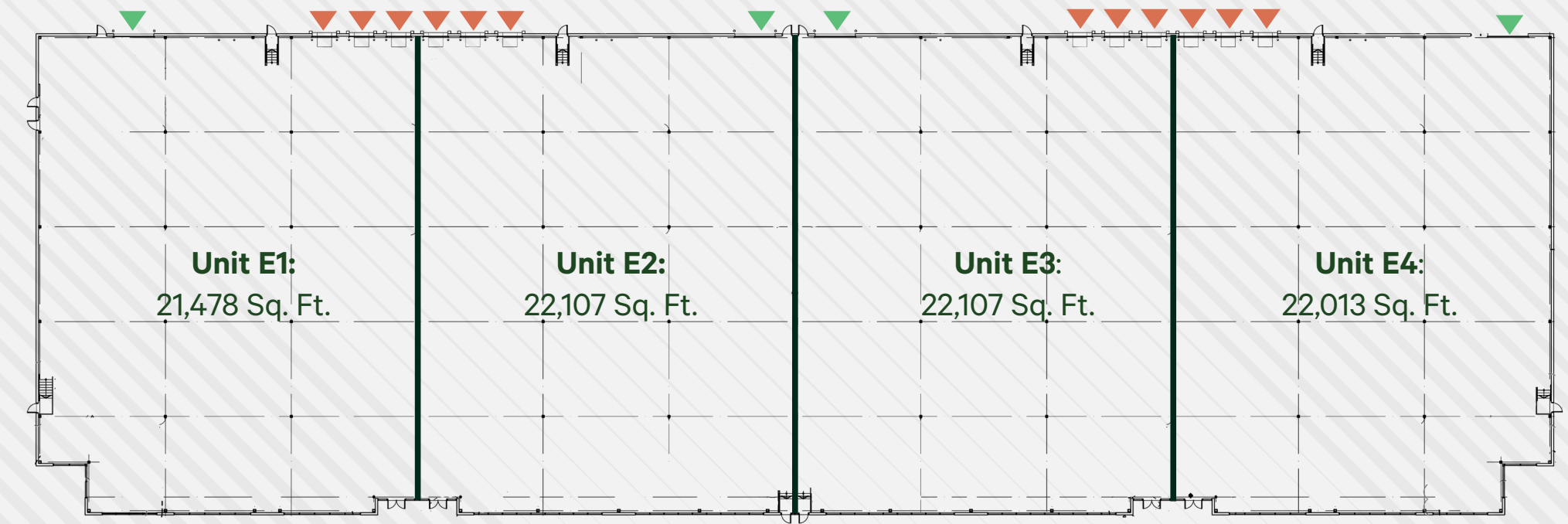
▲ TRUCK LEVEL DOORS
▲ DRIVE-IN DOORS

3268 SOUTH SERVICE ROAD WEST,
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3268 SOUTH SERVICE RD
BUILDING D



3272 SOUTH SERVICE RD
BUILDING E

TOTAL SIZE	87,705 Sq. Ft.
AVAILABLE UNITS	Unit E1: 21,478 Sq. Ft.
	Unit E2: 22,107 Sq. Ft.
	Unit E3: 22,107 Sq. Ft.
	Unit E4: 22,013 Sq. Ft.

Total Building Size: 75,191 Sq. Ft.

CLEAR HEIGHT:
Warehouse Area: 25' Ft.
Office Area: 10' Ft.

HVAC
Office Area: Rooftop Heat/Cool Package Equipment

Warehouse Area: Efficient Gas Fired Unit Heaters

SHIPPING (PER UNIT):
Truck-Level: 3 ▲
Drive-In: 1 ▲

STATE-OF-THE-ART COMMUNICATION
• Fibre Optic**
• Cable**
• High Speed Bell Lines**

INSULATION
• Heat Efficient Climate Controlled Environment
• Insulated Pre-cast Panels and Roof
• Minimum R-27 Roof Insulation

ZONING
• E2: Industrial zoning full range of manufacturing, warehousing and business use

Unit D1: 18,340 Sq. Ft. Unit D2: 18,988 Sq. Ft. Unit D3: 18,988 Sq. Ft. Unit D4: 18,875 Sq. Ft.

Unit E1: 21,478 Sq. Ft. Unit E2: 22,107 Sq. Ft. Unit E3: 22,107 Sq. Ft. Unit E4: 22,013 Sq. Ft.

Total Building Size: 87,705 Sq. Ft.

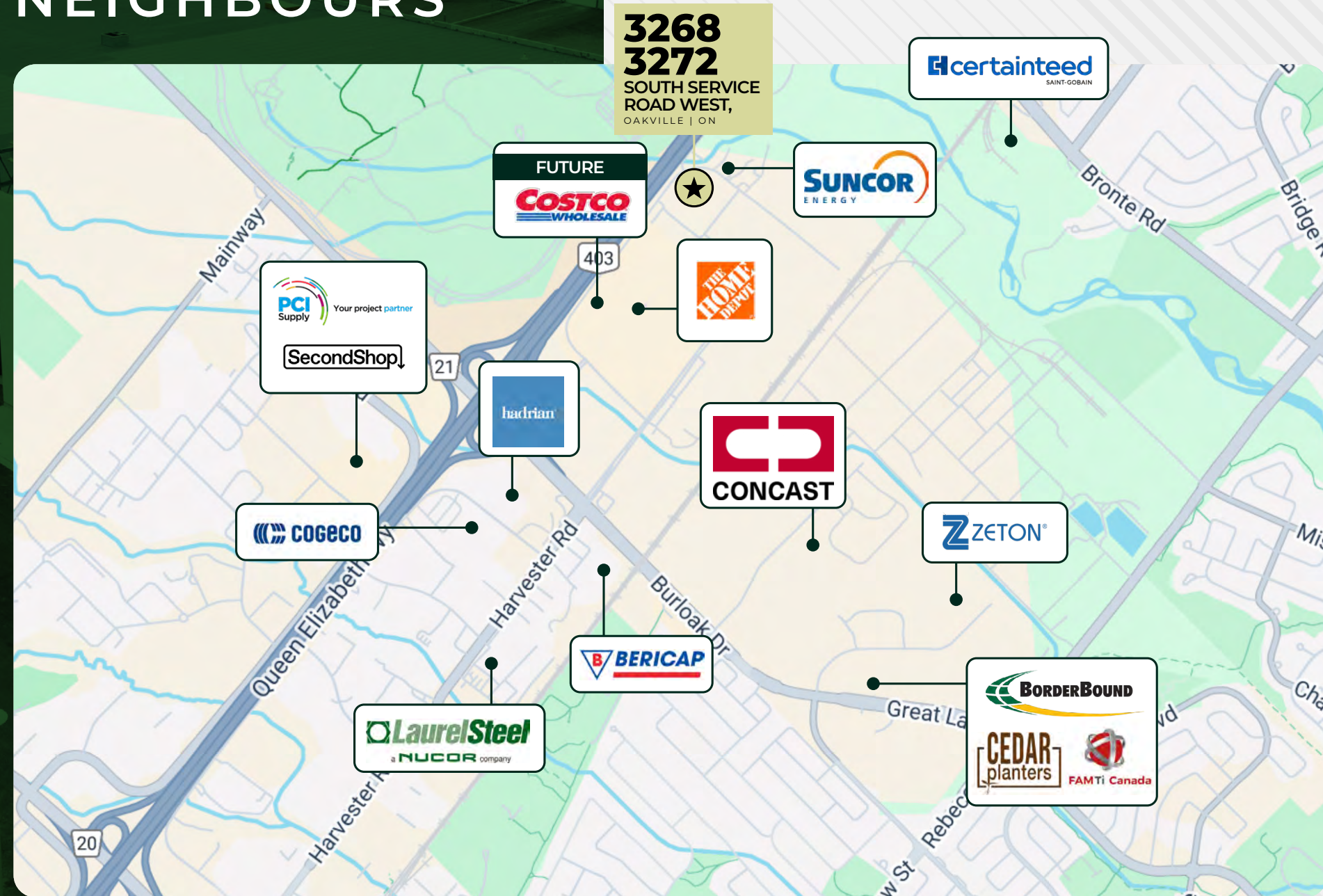
**Subject to availability

The Melrose Insurance

The Burloak Business Park TMI removes risk to the Tenant regarding any unforeseen costs related to large capital expenditures. This provides the Tenant with certainty, security, and peace of mind throughout their tenancy in the park.

- A** Roof & Asphalt Warranty - Major Repairs and Replacement
- B** Roof & Asphalt Regular Maintenance Program
- C** HVAC Major Component and Replacement Warranty
- D** HVAC Preventative Maintenance Contract

HIGH PROFILE NEIGHBOURS



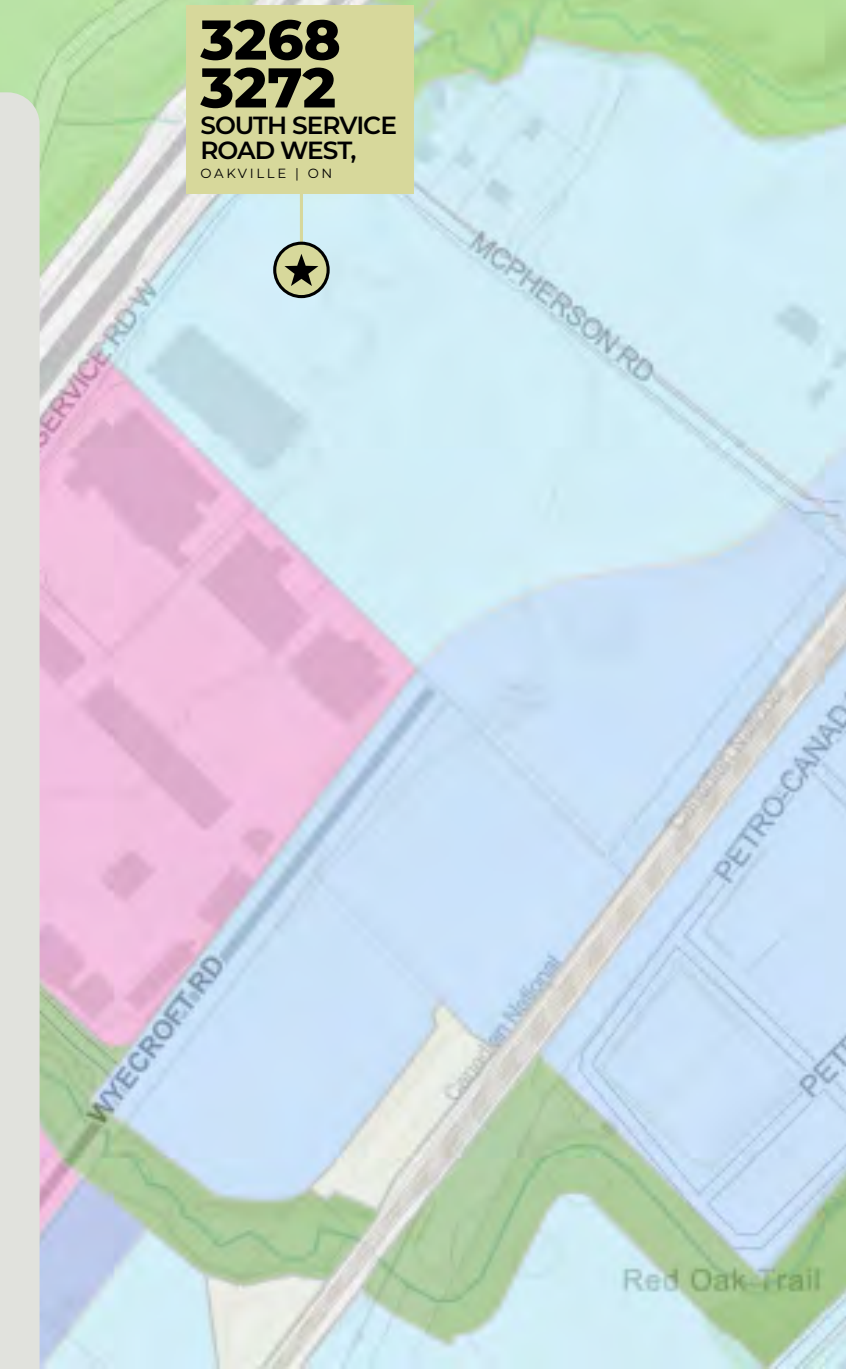
PROPERTY ZONING

E2

PERMITTED USES

- » Art gallery
- » Business office
- » Commercial school
- » Commercial self-storage
- » Conservation use
- » Contractors establishment
- » Day care
- » Drive-through facility
- » Dry cleaning/laundry establishment
- » Emergency service facility
- » Financial institution
- » Food bank
- » Food production
- » Hotel
- » Manufacturing
- » Medical office
- » Outside display and sales area
- » Outside storage
- » Park, public
- » Parking area, heavy vehicle
- » Place of worship
- » Public hall
- » Public works yard
- » Rental establishment
- » Repair shop
- » Restaurant
- » Retail store, accessory and showroom
- » School, private
- » Sports facility
- » Stormwater management facility
- » Taxi dispatch
- » Training facility
- » Veterinary clinic
- » Warehousing
- » Wholesaling

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LOCAL AMENITIES AND TRANSIT

WYECROFT BRIDGE EXTENSION COMING SOON!

3268 SOUTH SERVICE ROAD WEST, 3272
OAKVILLE | ON

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ENHANCING CONNECTIVITY



DEMOGRAPHICS

Radius	Population (Est. 2024)	Median Age	Labour Force
5KM	131,574	42.9	109,389
10KM	360,953	42.1	301,290
15KM	548,684	40.5	451,860



TRANSIT 14A Lakeshore West 14 Lakeshore West 10 West Industrial 13 Westoaks Trail 81 North Service

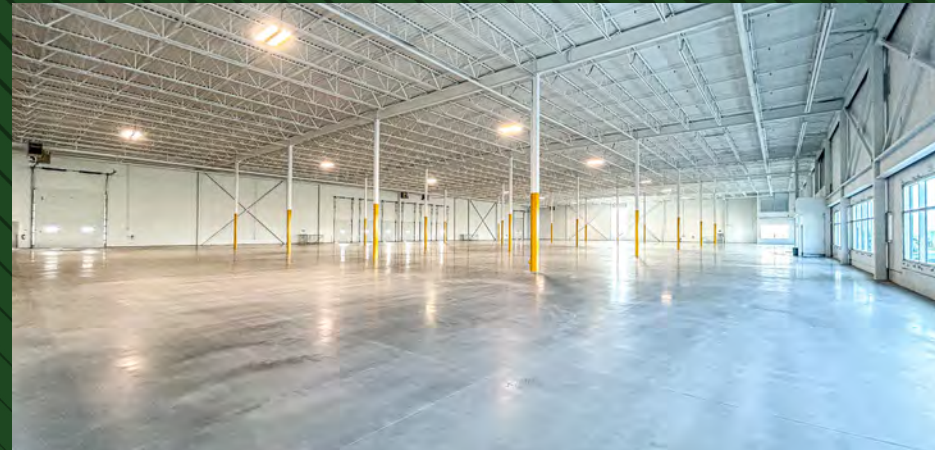
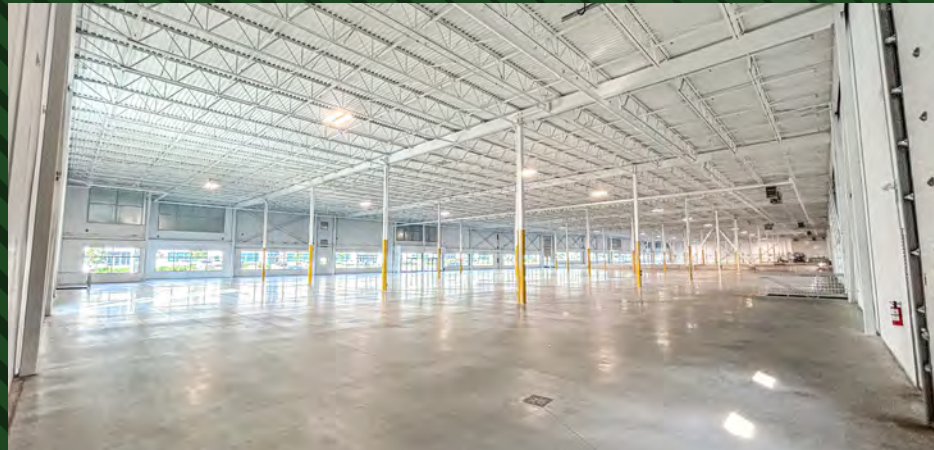
PROPERTY PHOTOS - EXTERIOR

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PROPERTY PHOTOS - INTERIOR

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