

2360 Bristol Circle, Oakville



Industrial Warehouse Space Q3 2025 Occupancy



Prestigious Winston
Business Park location



Walking distance to
various amenities



Excellent Access to
Highway 403, 407 & QEW

For Lease 31,000 SF

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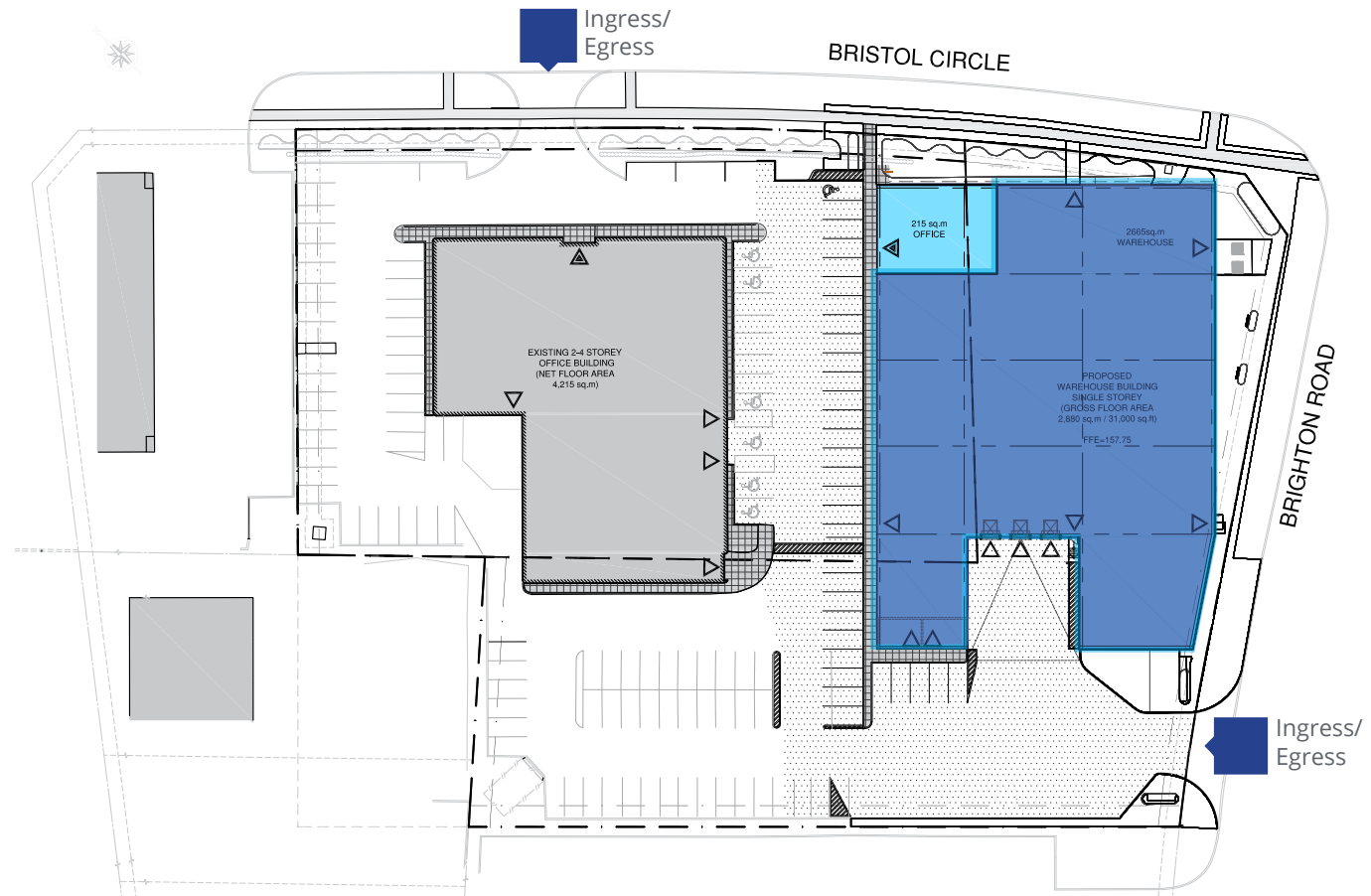
Property Overview


Address:	2360 Bristol Circle
Building Size:	31,000 SF
Office Area:	2,314 SF
Shipping:	3 TL
Clear Height:	32'
Average Bay Size:	40' x 55'

Lighting:	LED
Sprinklers:	ESFR
Zoning:	Business Employment – Special Provision 428 (E2 Sp:428)
Occupancy:	Q3 2025

 **Asking Rate:**
Please Contact Listing Agents

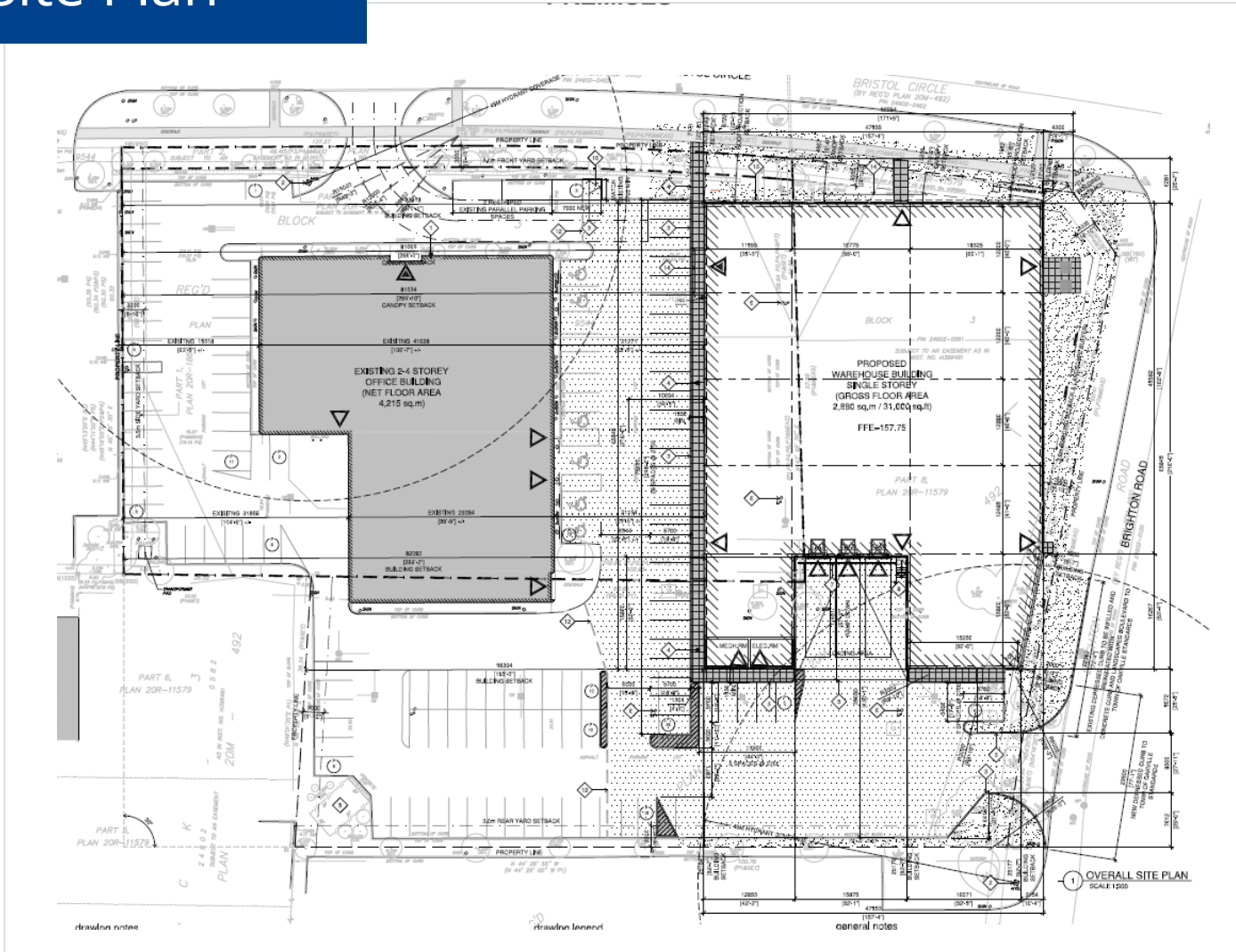
Site Plan



 Office Area (not finalized)
Opportunity for tenant to customize building

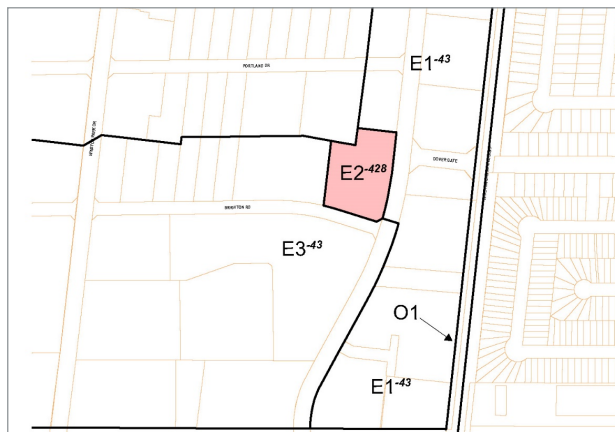
 Warehouse Area

Site Plan



Zoning

Business Employment –
Special Provision 428 (E2 Sp:428)



Permitted Uses:

- Outside display and sales area
- Business office
- Commercial school (PL140317)
- Contractors establishment
- Manufacturing
- Public works yard
- Retail store, accessory and showroom
- Warehousing
- Wholesaling



[Click here to view all uses](#)

Ideal space for R&D, small assembly, light manufacturing, distribution, e-commerce etc.,

Travel Times & Distances



Highway Connectivity

QEW	1.5 KM 4 Mins	HWY 401	16.7 KM 14 Mins
HWY 403	2 KM 5 Mins	HWY 427	16.5 KM 22 Mins
HWY 407	5.4 KM 8 Mins	HWY 410	18.6 KM 22 Mins

Drive Times

Pearson International Airport:
35 Min | 28.2 KM

Oakville GO: 13 Min | 8.8 KM

Cooksville GO: 17 Min | 9.5 KM

CPKC Milton Yard: 16 Min | 18.8 KM

CN Rail Brampton: 25 Min | 35.7 KM

Toronto: 1 Hour | 32.3 KM

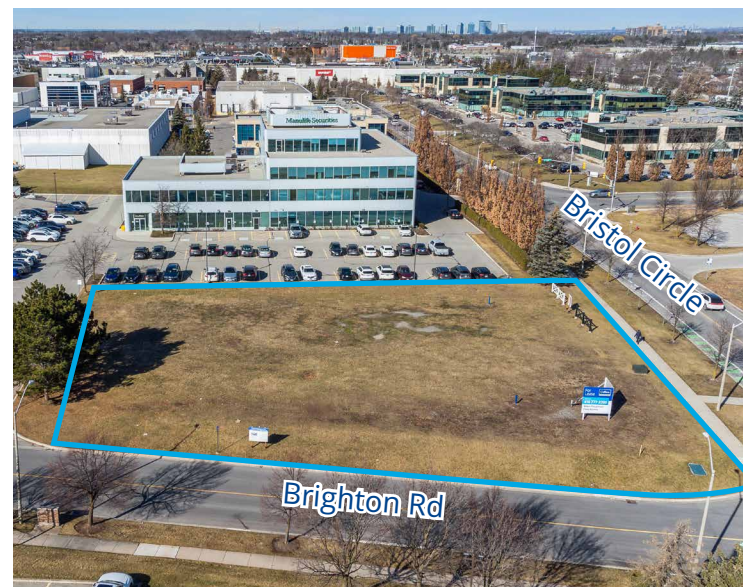
Labour Pool

Within 5 Minute Drive: 19,940 people

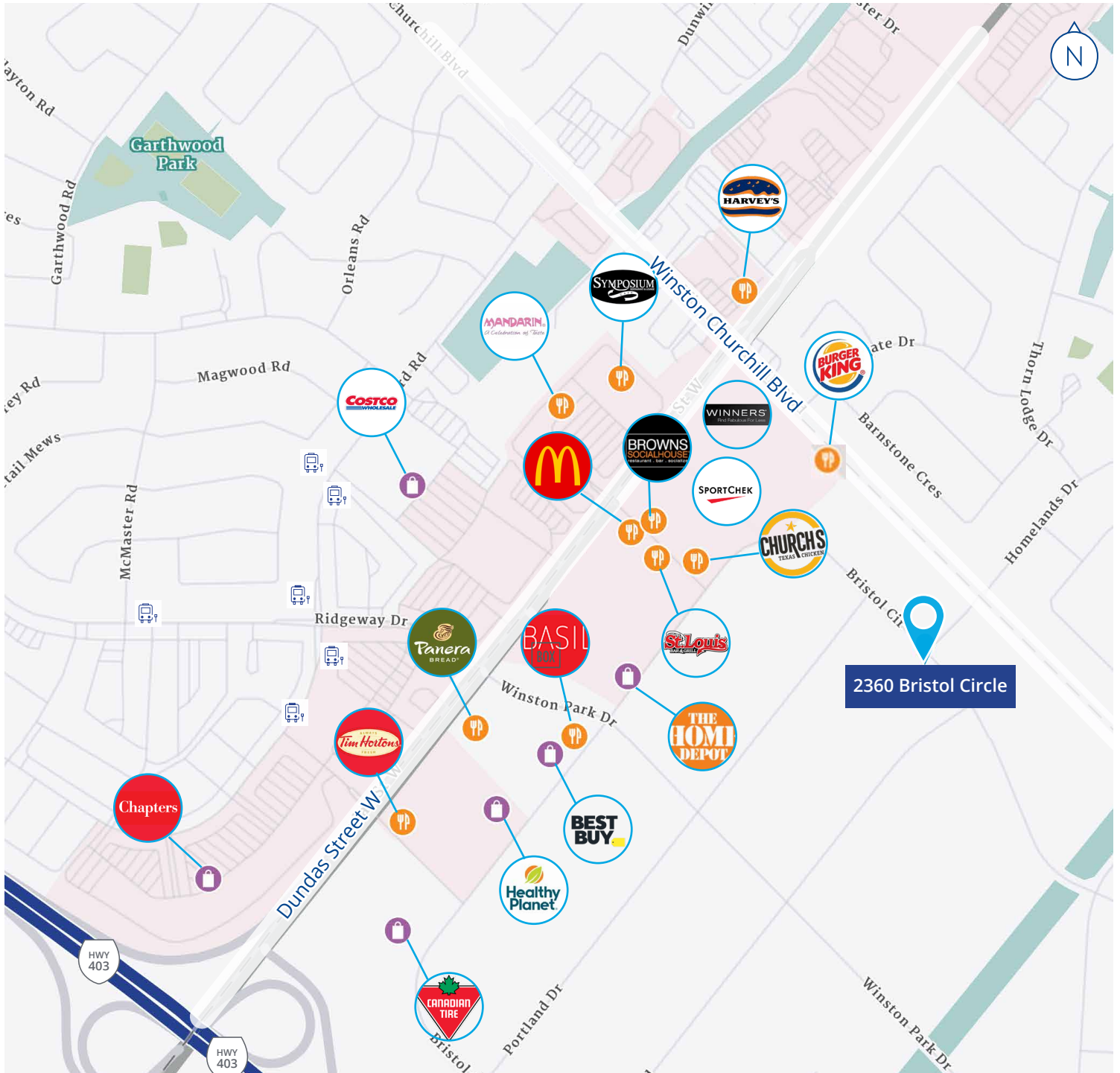
Within 10 Minute Drive: 118,215 people

Within 15 Minute Drive: 343,896 people

*Times Taken From Google Maps Drive Times



Neighbourhood & Amenities



Within 5KM Drive



77
Restaurants
& Cafes



176
Retail
Amenities



12
Gas
Stations



14
Banks

Corporate Neighbours



2360 Bristol Circle

Project Team



Kaneff Group is an established real estate developer, builder, and property manager within the GTA and Golden Horseshoe. With over 70 years in the real estate market, Kaneff is an experienced, customer-centric group that is dedicated to exceptional quality and service. Kaneff build high and low-rise homes, develop, build, and manage commercial plazas and office centres, and manage its own public golf courses in Ontario. Kaneff is deeply dedicated to philanthropy and being an integral part of the development of our communities. kaneff.com



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