

2360 CORNWALL ROAD

OAKVILLE, ON

INDUSTRIAL UNITS FOR LEASE

MULTIPLE SIZE VARIATIONS AVAILABLE FROM 51,110 SQ. FT. – 103,787 SQ. FT.

NEW TENANT INCENTIVE! Landlord offering a \$5.00 per Sq. Ft. tenant improvement allowance PLUS five months free rent on a five year deal!



FOR MORE INFORMATION, PLEASE CONTACT:

Justin H. Bates*

Senior Vice President

+1 905 315 3698

justin.bates@cbre.com

Colin Matthews*

Vice President









+1 416 798 6207

colin.matthews@cbre.com

*Sales Representative

CBRE

PROPERTY SPECIFICATIONS

	UNIT A	UNIT B	UNIT A+B
 TOTAL AREA	51,110 Sq. Ft.	52,677 Sq. Ft.	103,787 Sq. Ft.
 OFFICE AREA	±2%	±12%	±7%
 SHIPPING	7 TL Doors, 1 DI Door (All Power Levellers)	5 TL Doors, 1 DI Door	12 TL Doors, 2 DI Doors
 POWER	800 A, 600 V	600 A, 600 V	1,400 A, 600V
 POSSESSION	Immediate	Immediate	Immediate
 ASKING RATE	\$16.95 Per Sq. Ft.	\$16.95 Per Sq. Ft.	\$16.25 Per Sq. Ft.
 TENANT IMPROVEMENT ALLOWANCE	\$250,00/\$5.00 Per Sq. Ft.	\$250,000/\$5.00 Per Sq. Ft.	\$500,000/\$5.00 Per Sq. Ft.
 FREE RENT OFFERING	FIVE MONTHS!		



TMI (2026)

\$4.27 Per Sq. Ft.



CLEAR HEIGHT

28'8"



ESFR

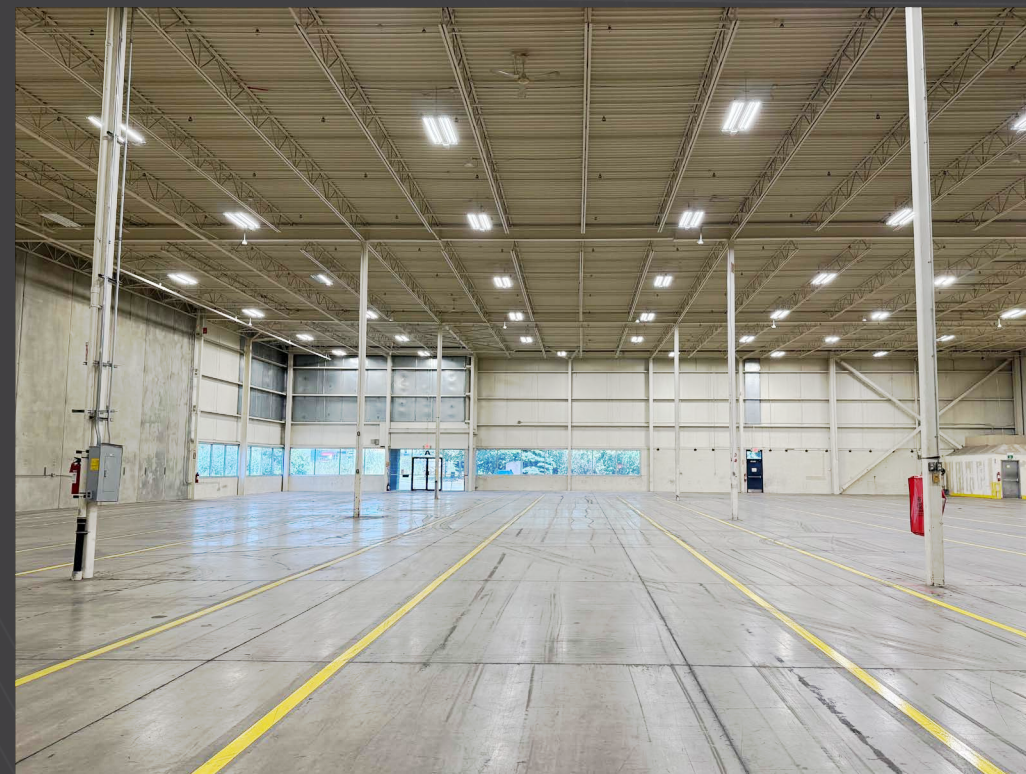
SPRINKLERS









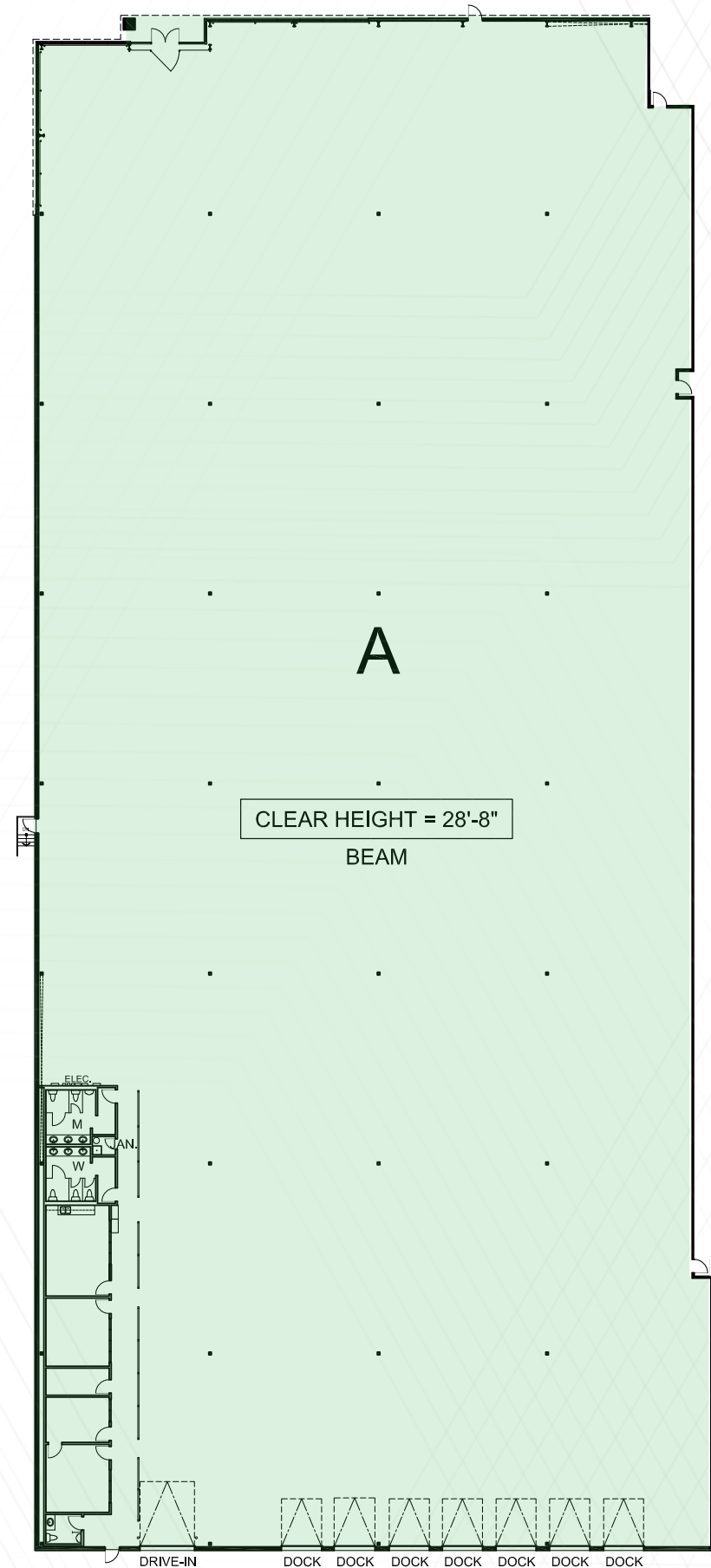
PROPERTY PHOTOS



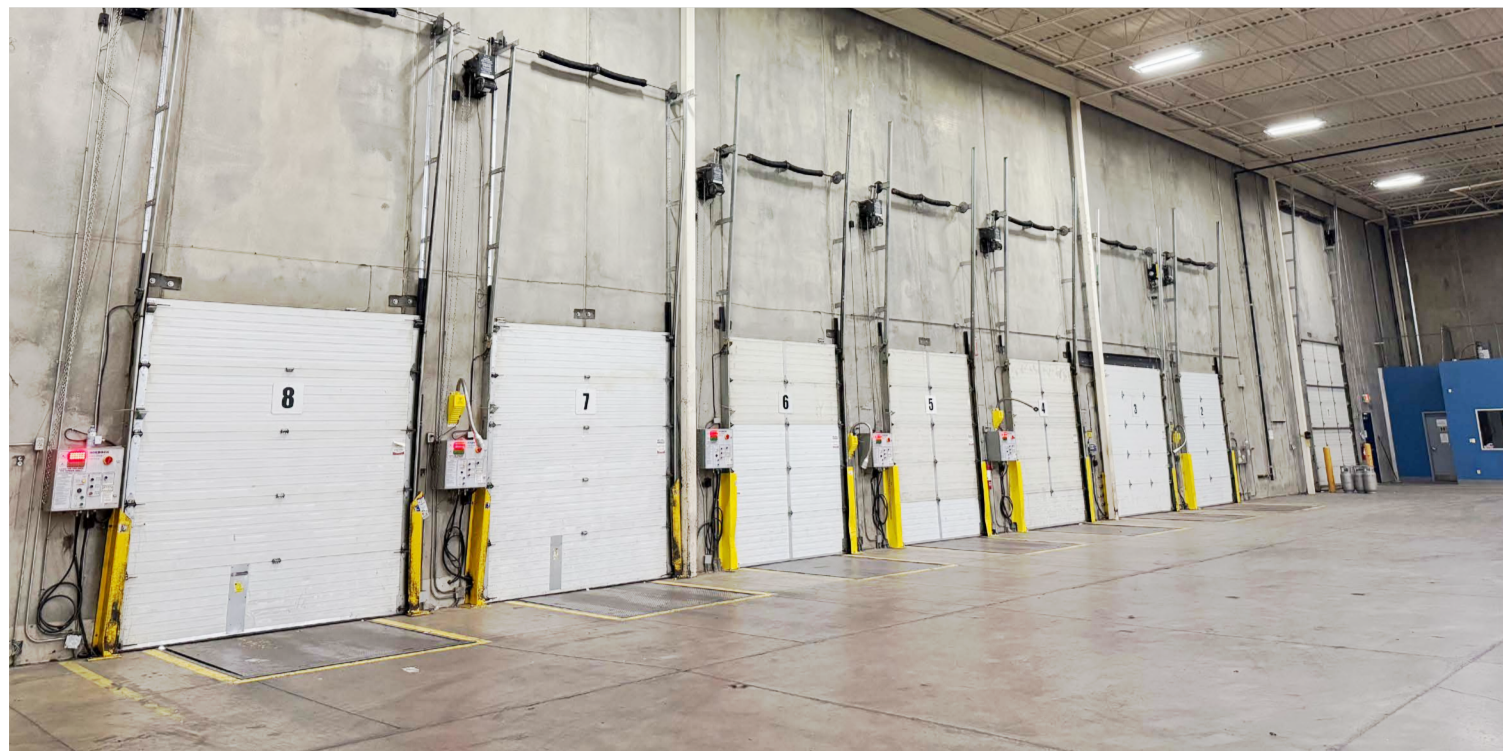
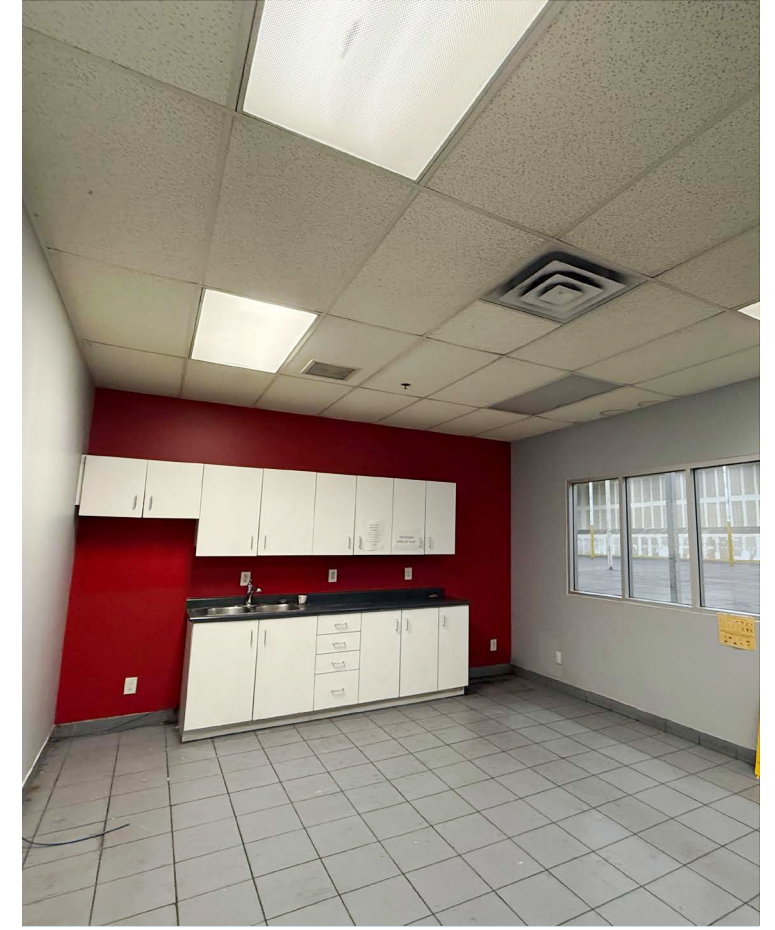
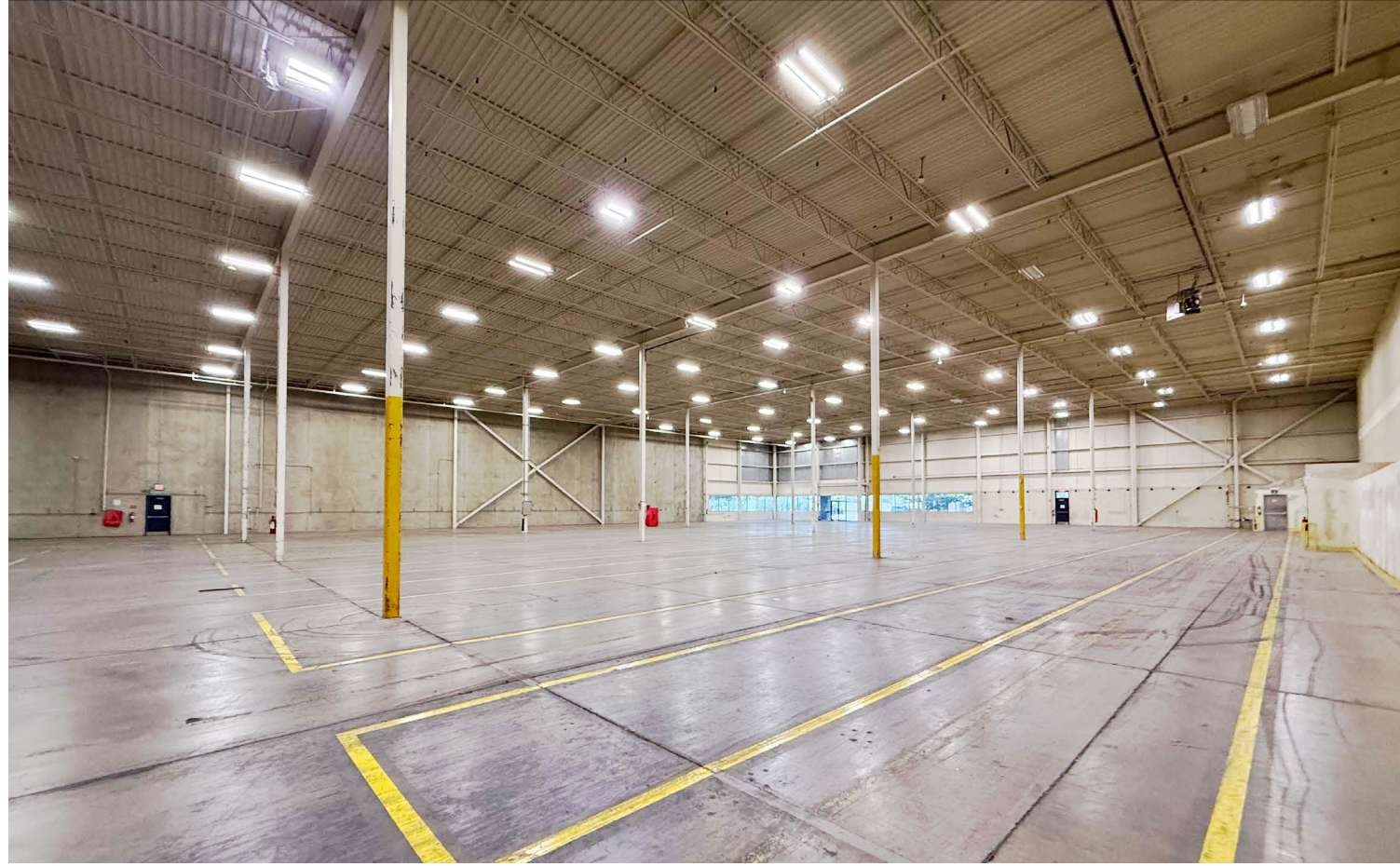
UNIT A



	TOTAL AREA	51,110 Sq. Ft.
	OFFICE AREA	2%
	SHIPPING	7 TL, 1 DI (All Power Levellers)
	CLEAR HEIGHT	28'8"
	TMI (2026)	\$4.27 Per Sq. Ft.
	ASKING RATE	\$16.95 Per Sq. Ft.



UNIT A



UNIT B



TOTAL AREA 52,677 Sq. Ft.



OFFICE AREA 12%



SHIPPING 5 TL, 1 DI



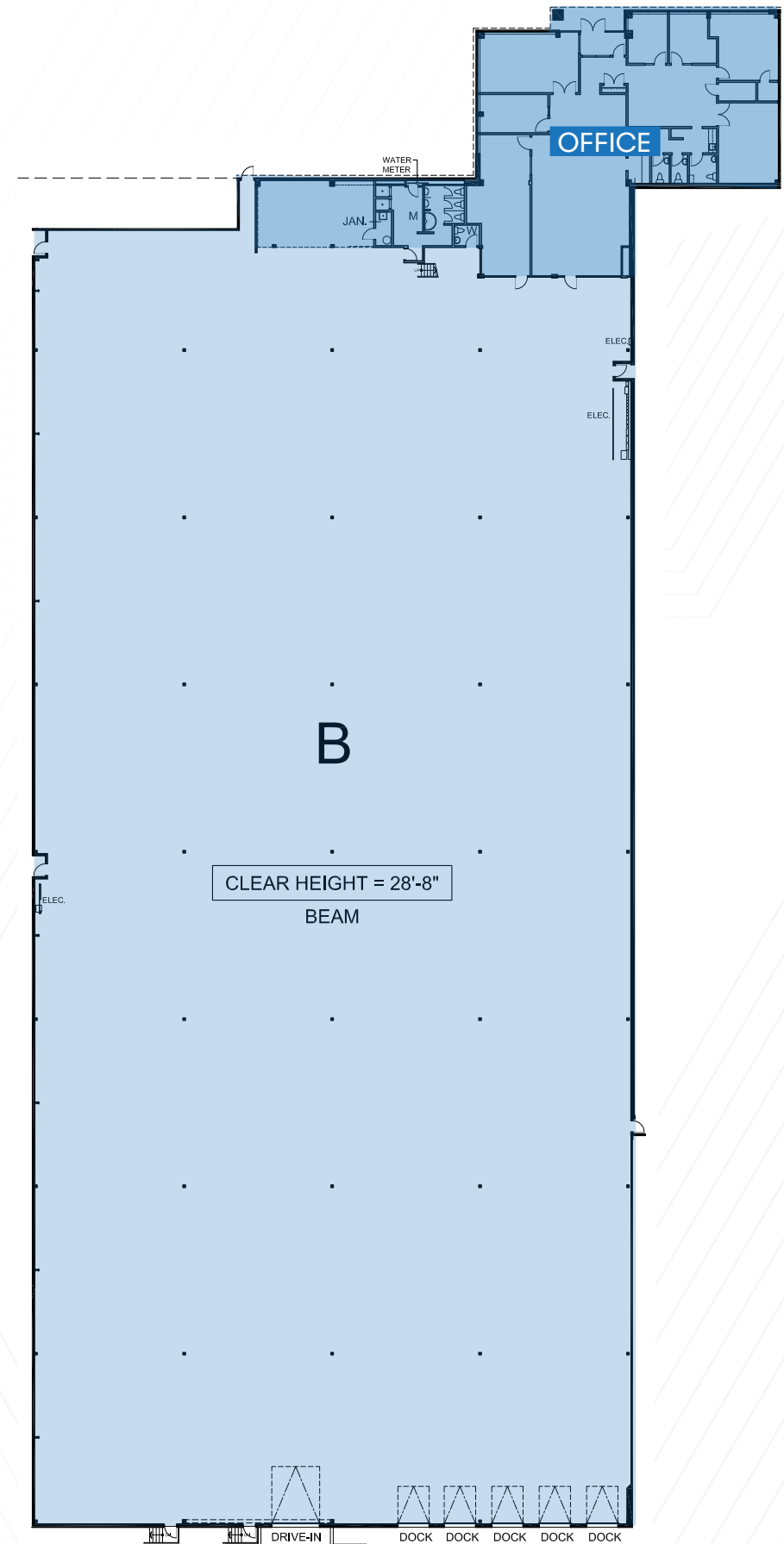
CLEAR HEIGHT 28'8"



TMI (2026) \$4.27 Per Sq. Ft.

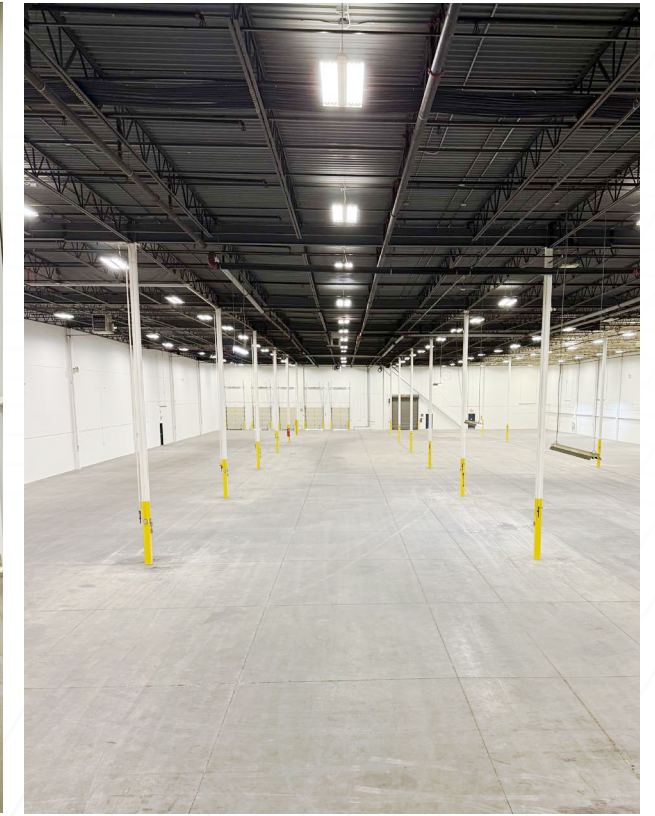
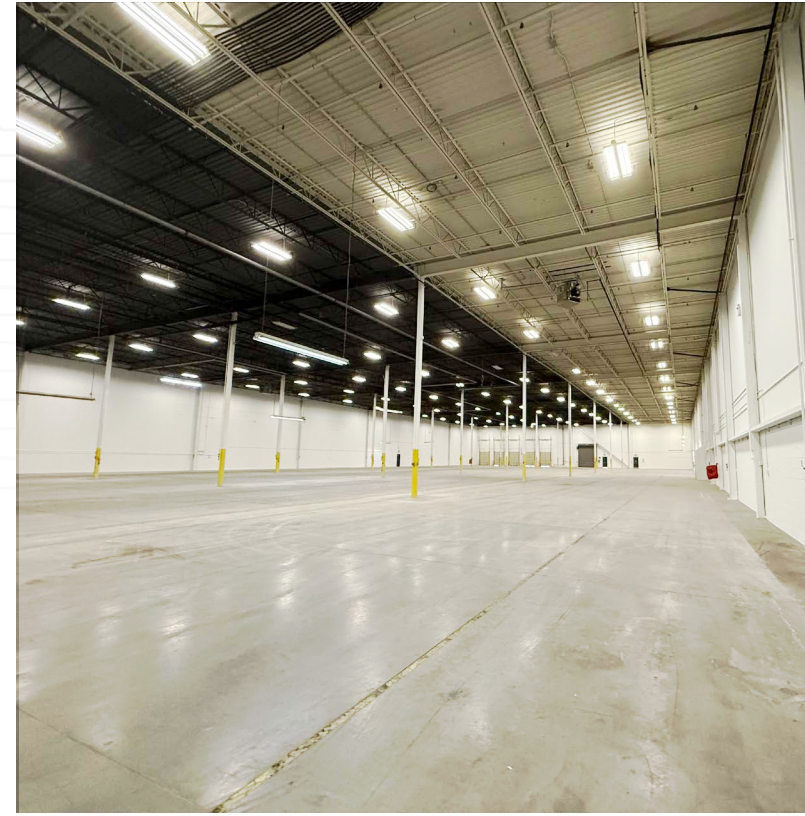
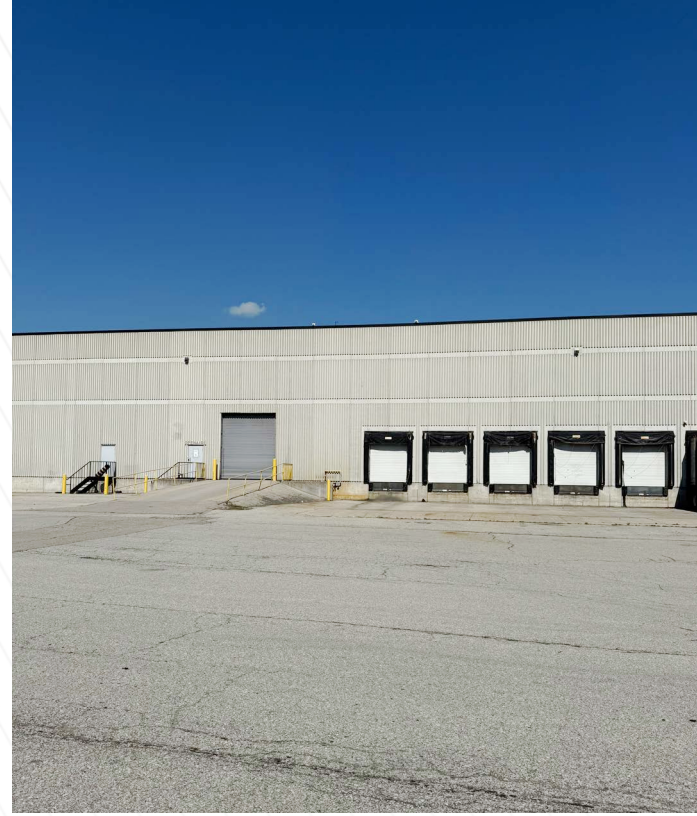
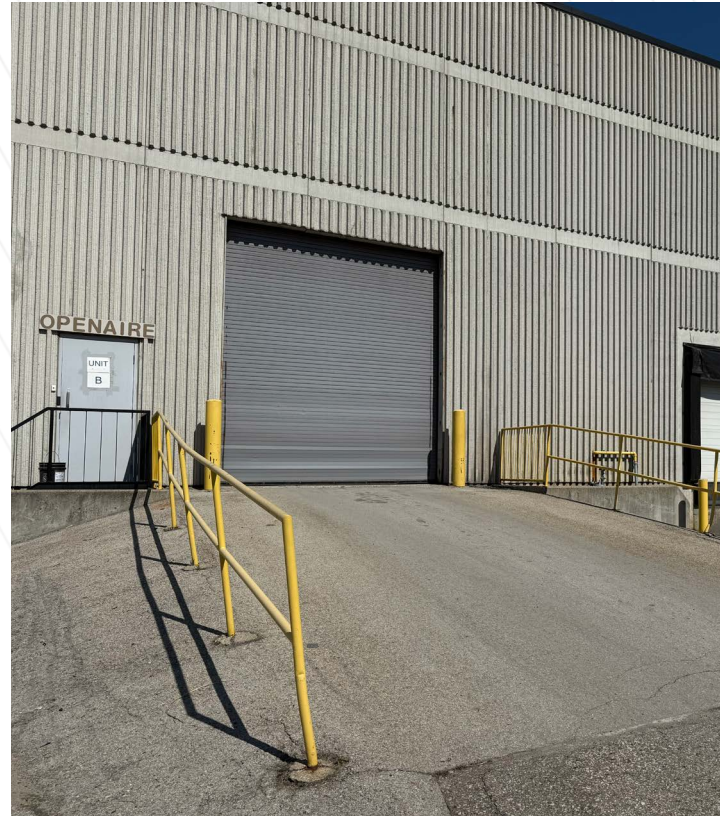


ASKING RATE \$16.95 Per Sq. Ft.



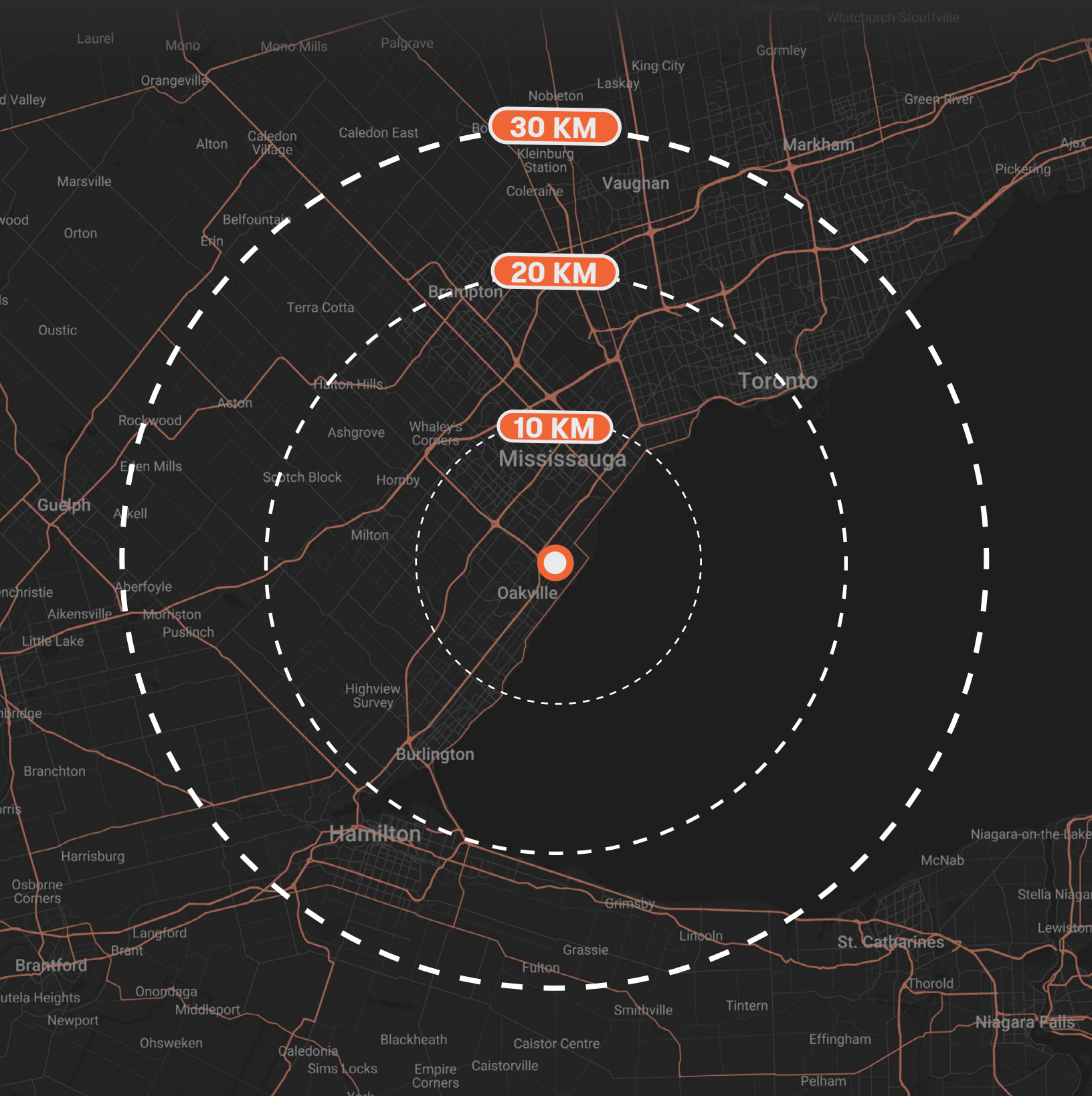
2360 CORNWALL ROAD | OAKVILLE, ON

UNIT B



DEMOGRAPHICS

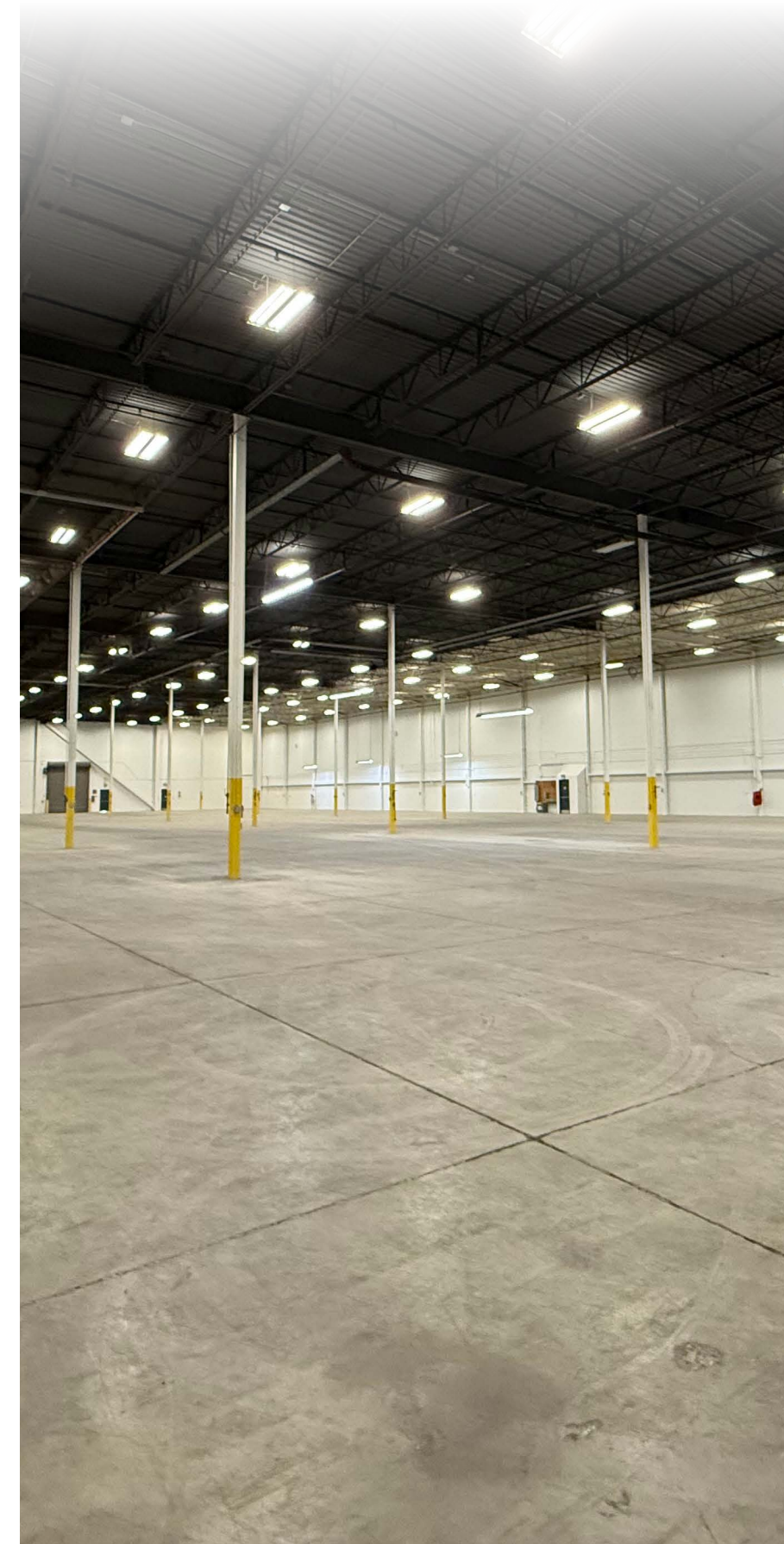
10	POPULATION	418,219	20	POPULATION	1,480,794	30	POPULATION	3,451,744
KM	LABOUR FORCE	63.3%	KM	LABOUR FORCE	65.1%	KM	LABOUR FORCE	65.7%



ZONING - E2 SP:3

PERMITTED USES

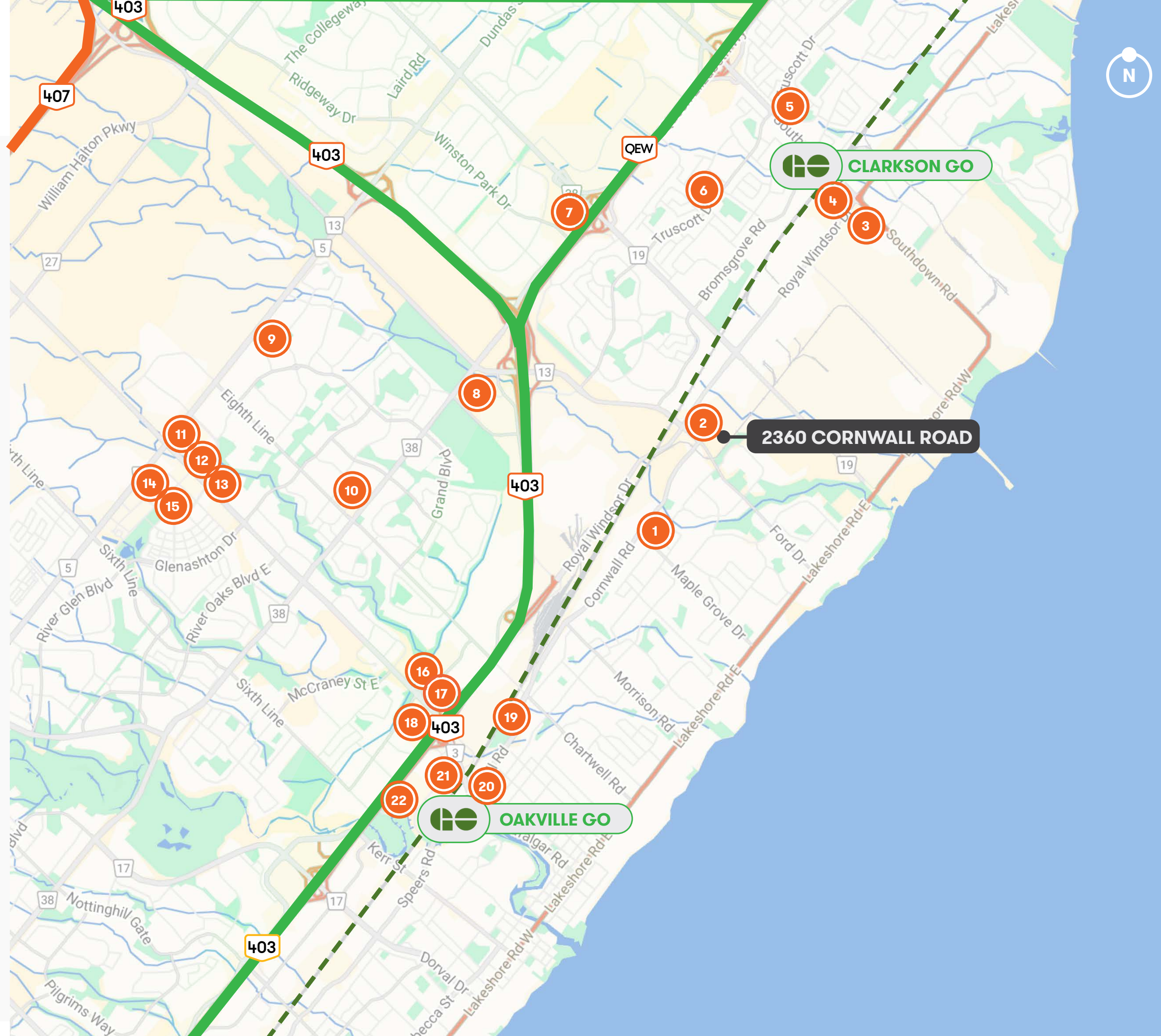
- Adult entertainment establishment
- Art gallery
- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning/laundry establishment
- Emergency service facility
- Financial institution
- Food Bank
- 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
- Storm water management facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehousing
- Wholesaling



AMENITIES MAP

MAJOR RETAILERS

- | | |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. HOME HARDWARE
CIBC BANK
BMO BANK
TIM HORTONS
SUBWAY
SOBEYS
REXALL
TD BANK | LONGO'S
STARBUCKS
BMO BANK
A&W |
| 2. TIM HORTONS
WENDY'S
RONA | 12. WINNERS & HOME SENSE |
| 3. METRO
SHOPPERS DRUG MART
MARK'S
LCBO
KFC
PET VALU
STARBUCKS
CANADIAN TIRE | 13. TIM HORTONS
TD BANK |
| 4. HARVEY'S
TIM HORTONS
TD BANK | 14. REAL CANADIAN SUPER-
STORE |
| 5. TIM HORTONS
PETRO-CANADA
DOLLARAMA
REXALL | 15. WALMART
MCDONALD'S
THE BEER STORE
LITTLE CAESARS
PET VALU
CIBC BANK
LCBO
REAL CANADIAN SUPER-
STORE
TIM HORTONS
DAIRY QUEEN |
| 6. THE BEER STORE
FOOD BASICS
DAIRY QUEEN | 16. MCDONALD'S
TD BANK |
| 7. EAST SIDE MARIO'S
BOSTON PIZZA
SUBWAY
WENDY'S | 17. TIM HORTONS |
| 8. FARM BOY
SUBWAY
STARBUCKS
SCOTIABANK | 18. HUDSON'S BAY
FOOT LOCKER
H&M
GOODLIFE FITNESS |
| 9. SHOPPERS DRUG MART
TD BANK
STARBUCKS | 19. LONGO'S
STARBUCKS
BMO BANK |
| 10. METRO
SWISS CHALET
LCBO
SHOPPERS DRUG MART
SUBWAY | 20. WHOLE FOODS
LCBO
STARBUCKS
SHOPPERS DRUG MART
RBC BANK |
| 11. CANADIAN TIRE | 21. MCDONALD'S
SWISS CHALET |
| | 22. THE HOME DEPOT
TIM HORTONS
DOLLARAMA |



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CBRE Limited, Real Estate Brokerage | Toronto West | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

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