



**For Lease**

# Freestanding building located in the heart of a desirable business park

**1200 South Service Rd W, Oakville, ON**

Clean and well-maintained industrial unit with excellent highway exposure to the QEW.

Accelerating success.

Asking:

**\$17.95**  
PSF



Quick access  
to Hwy 1



Dock & Truck  
Level Loading

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# Property Overview

<b>Civic Address</b>	1200 South Service Rd W
<b>Location</b>	Oakville, ON
<b>Zoning</b>	E2
<b>Site Area</b>	4,494 SF
<b>Warehouse Area</b>	75%
<b>Office Area</b>	25%
<b>Ceiling Height</b>	16'
<b>Back-Up Generator</b>	Included
<b>Loading</b>	1 (8' x 8') truck level doors 3 dock doors
<b>Sprinklers</b>	Information
<b>Parking</b>	Surface
<b>Available</b>	Immediate
<b>Term</b>	60-120 months
<b>TMI</b>	\$6.95 PSF
<b>Net Rent</b>	\$17.95 PSF

Spacious layout ideal for warehousing, light manufacturing, or distribution.

Direct QEW access delivers high visibility and fast regional connections, while nearby amenities support convenience. Positioned in Oakville's thriving industrial corridor, it places your business among established logistics and manufacturing hubs.



**TransCanada Highway Access**



**Expandable Floorplan**



**Ample Parking**



**Newly Upgraded HVAC System**



**One Truck Level Door**



**Three Dock Doors**

# Drive Times



TransCanada Highway  
1 minute



Airport  
25 minutes



Bronte GO  
4 minutes

- 1 Oakville Town Centre**  
2 minutes

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- 2 Oakville Trafalgar Memorial Hospital**  
11 minutes

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- 3 Real Canadian Super Store**  
16 min

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- 4 Oakville Place**  
8 minutes

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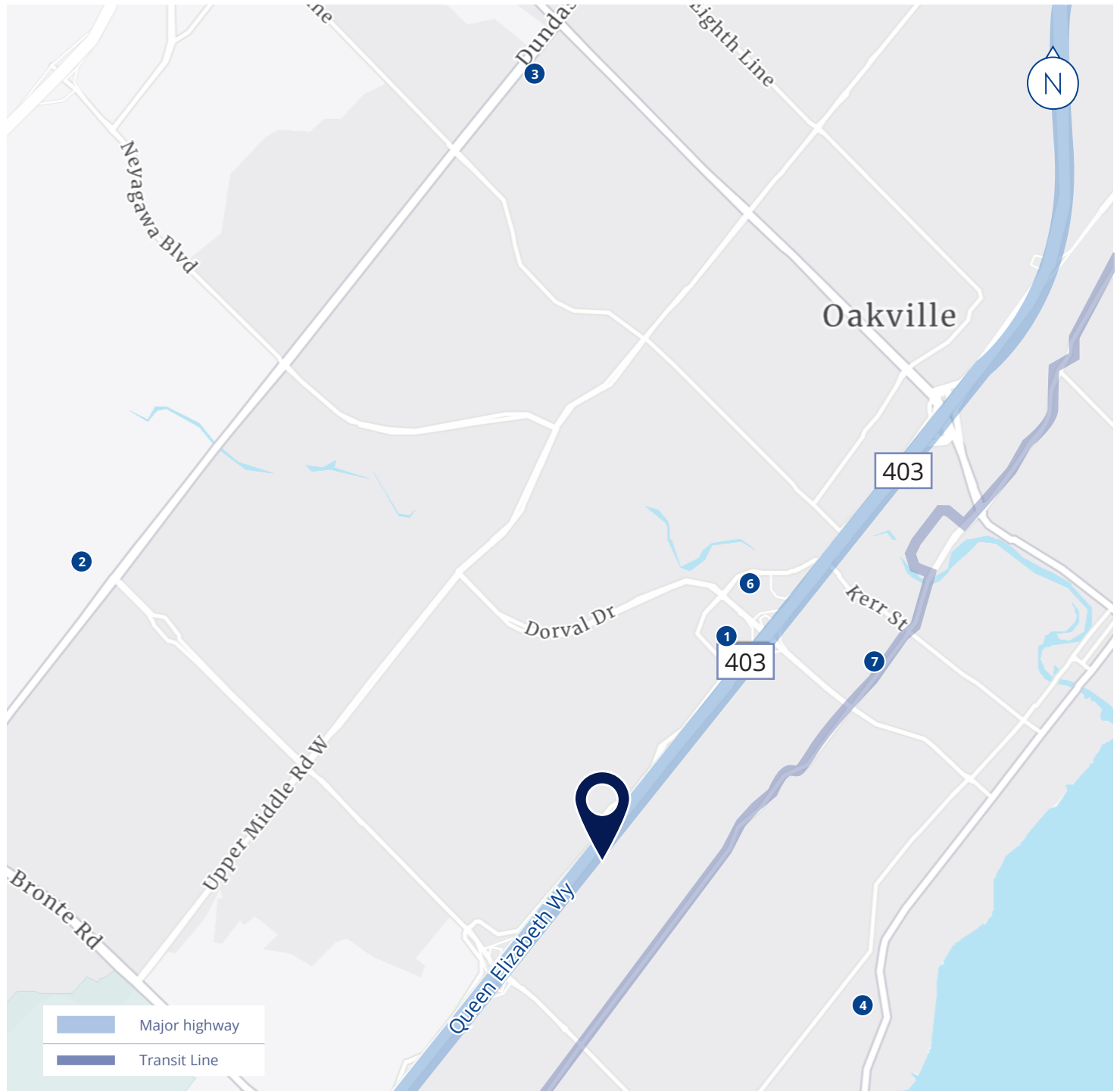
- 5 YMCA of Oakville**  
7 minutes

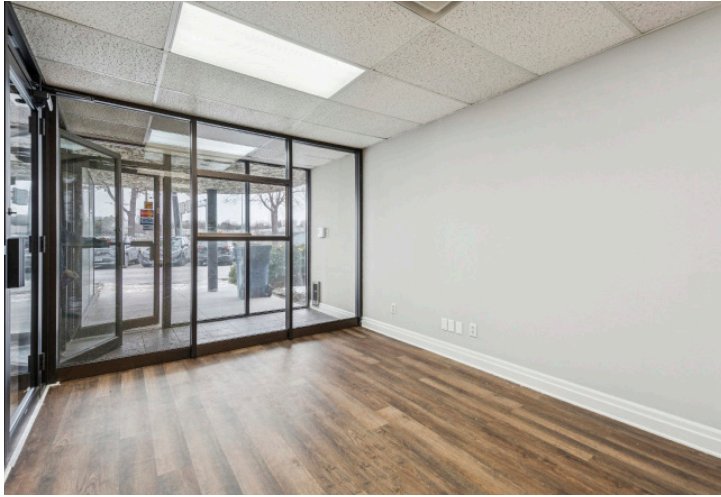
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- 6 RBC**  
2 minutes

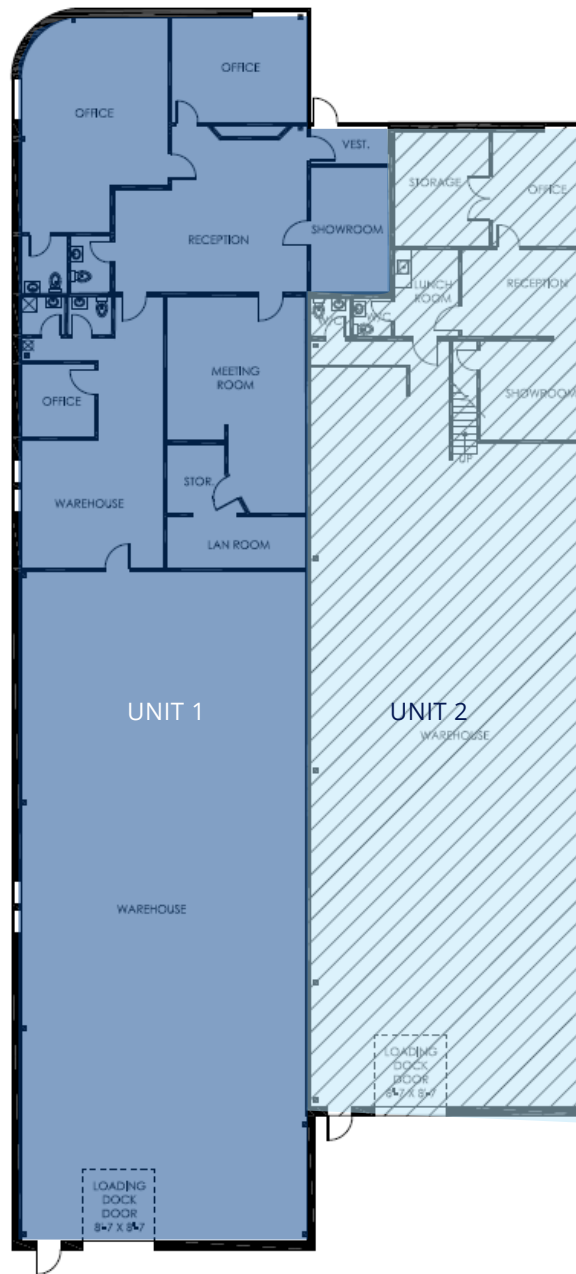
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- 7 Pharmasave**  
6 minutes





# Floor Plan



## Highlights

- Expandable building to suit larger needs
- Back-up generator & make-up air system included
- 36 ft wide layout, 16 ft clear height, 3 dock doors, truck-level door, mezzanine, and fibre internet
- Flexible E2 SP3 zoning for diverse industrial or distribution uses
- Ample surface parking for staff and visitors
- Recent upgrades: new roof, HVAC, and repaved lot/driveways

4,494  
square feet  
available



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