

2360 CORNWALL ROAD

OAKVILLE, ON

INDUSTRIAL UNITS FOR LEASE

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



FOR MORE INFORMATION, PLEASE CONTACT:

Justin H. Bates*
Senior Vice President
+1 905 315 3698
justin.bates@cbre.com

Collin Matthews*
Vice President
+1 416 798 6207
collin.matthews@cbre.com

*Sales Representative

2360 CORNWALL ROAD | OAKVILLE, ON

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	200 A, 600 V (TBC)	600 A, 600 V	800 A, 1200 V (TBC)
ASKING RATE	Contact Listing Team	Contact Listing Team	\$16.95 Per Sq. Ft.



POSSESSION
IMMEDIATE



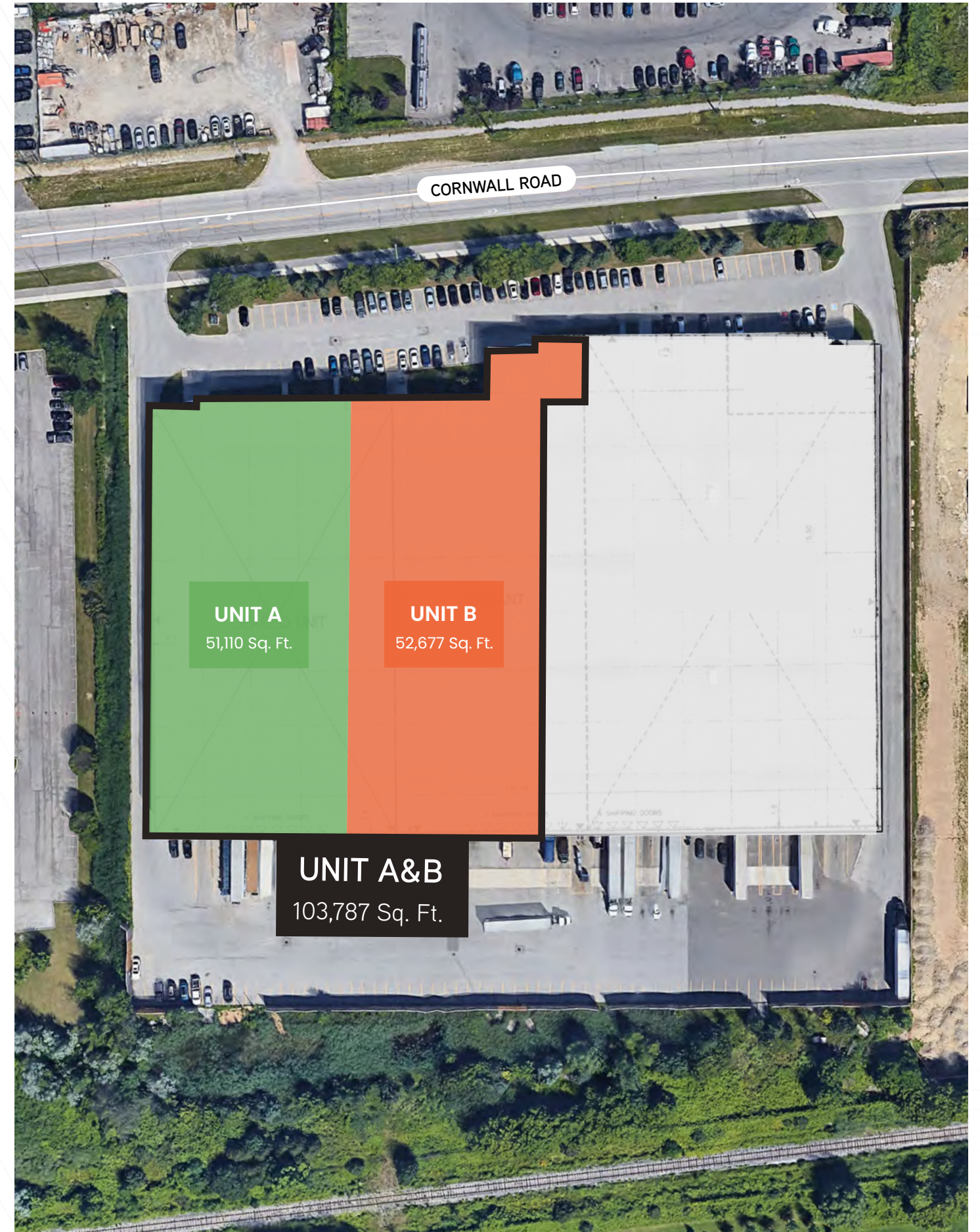
TMI (2025)
\$4.18



CLEAR HEIGHT
28'



ESFR
SPRINKLERS



PROPERTY PHOTOS



UNIT A



TOTAL AREA 51,110 Sq. Ft.

OFFICE AREA 2%

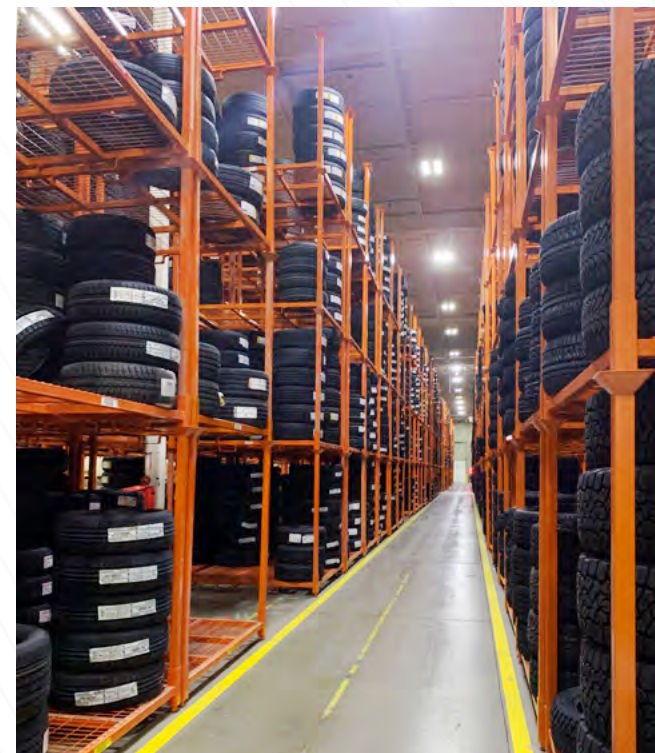
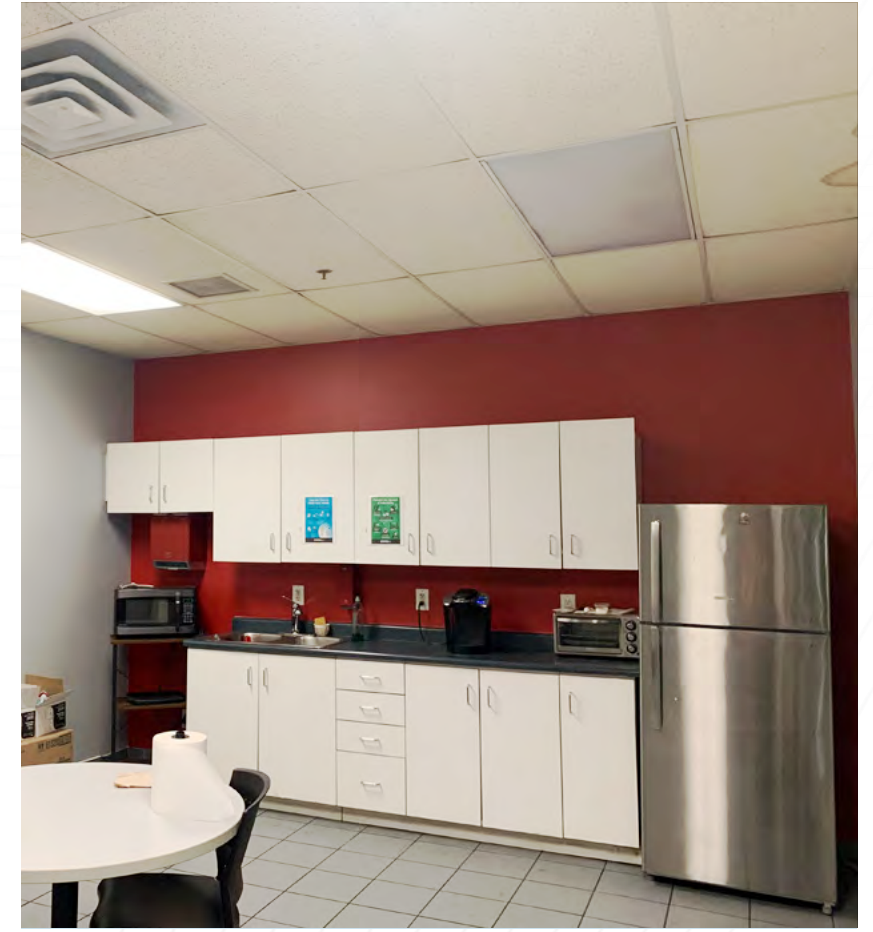
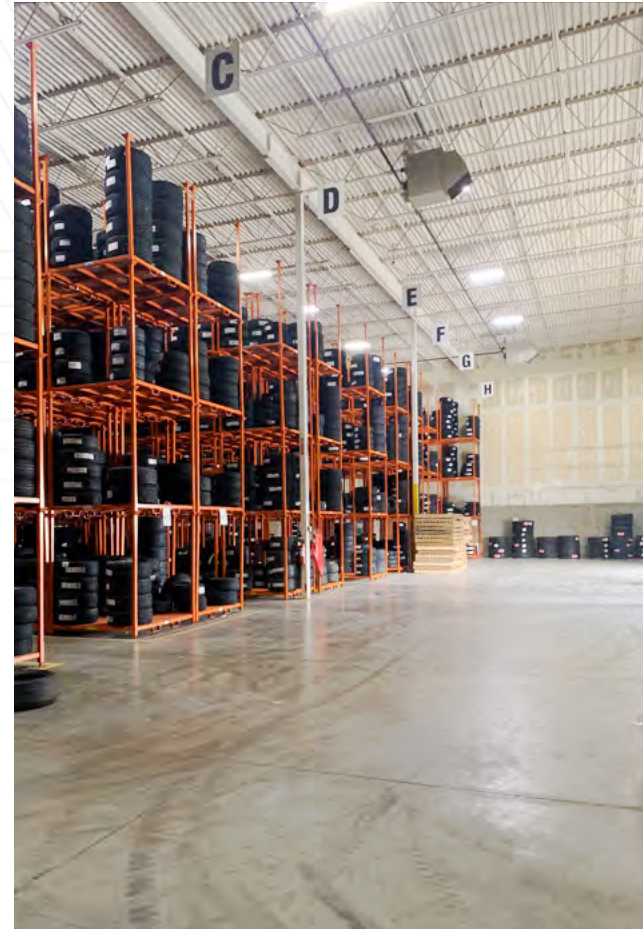
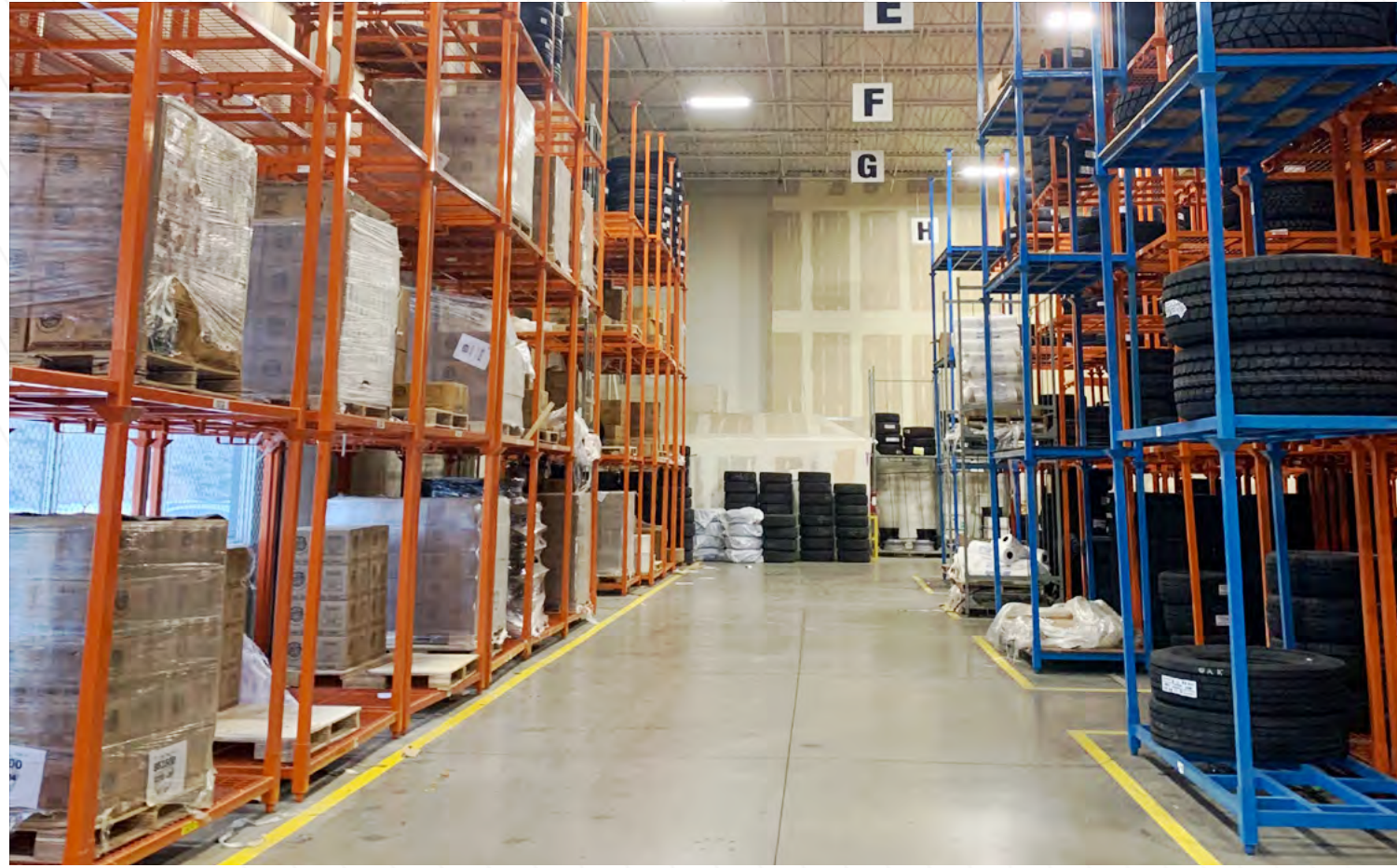
SHIPPING 7 TL, 1 DI
(All Power Levellers)

CLEAR HEIGHT 28'

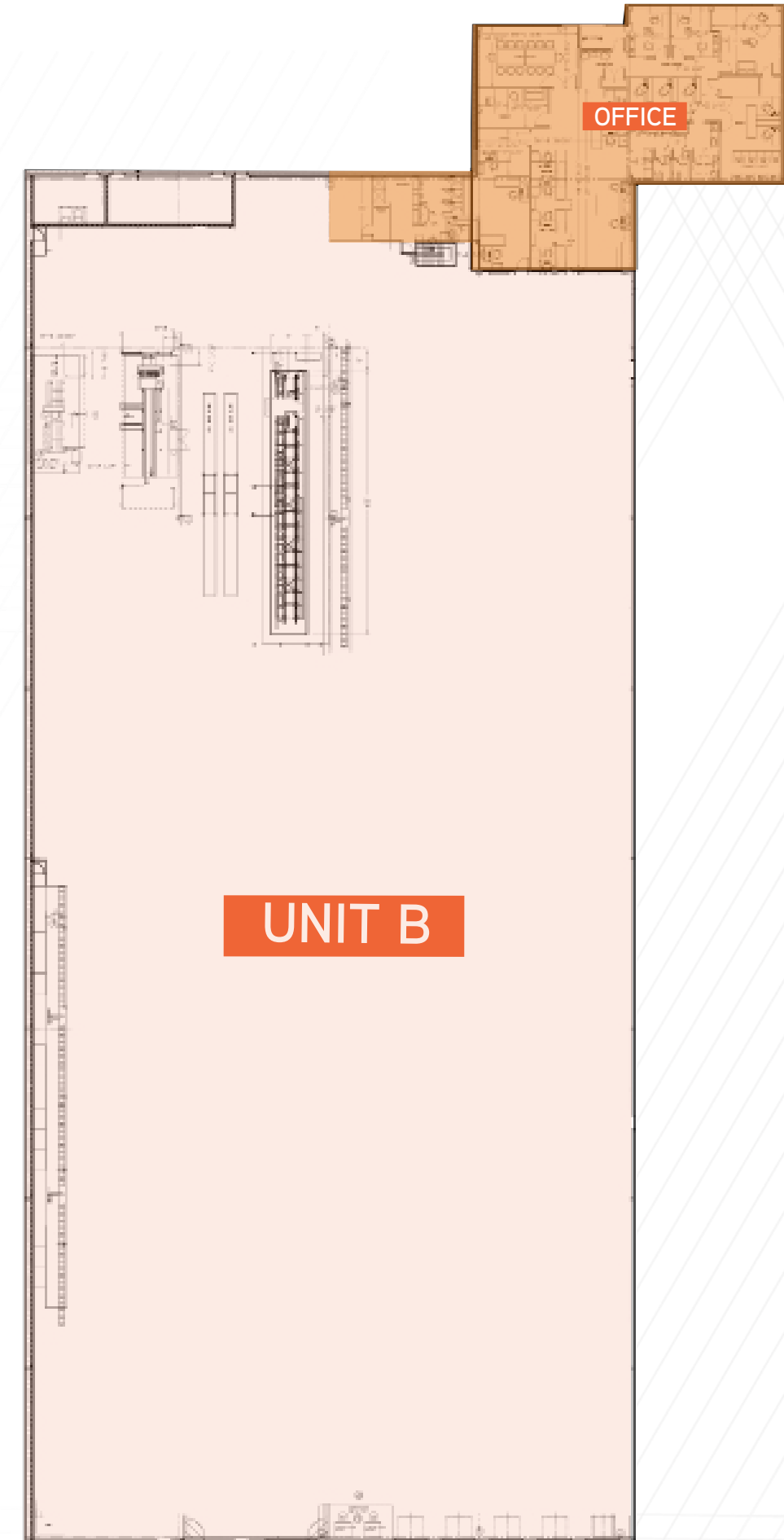
TMI (2025) \$4.18

ASKING RATE Contact Listing Team

UNIT A



UNIT B



TOTAL AREA	52,677 Sq. Ft.
OFFICE AREA	12%
SHIPPING	5 TL, 1 DI
CLEAR HEIGHT	28'
TMI (2025)	\$4.18
ASKING RATE	Contact Listing Team

UNIT B

UNIT B



DEMOGRAPHICS

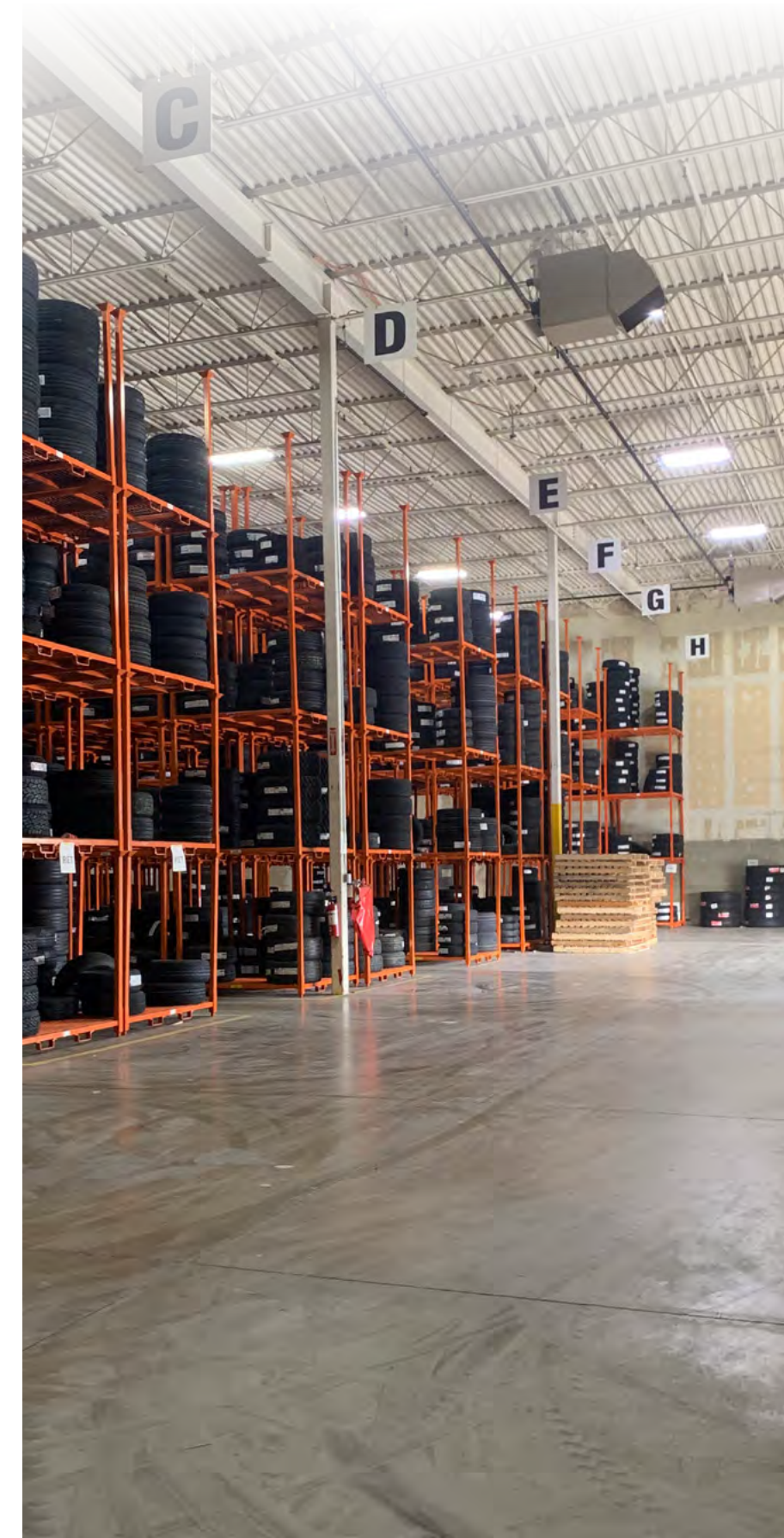
10	POPULATION	418,219	20	POPULATION	1,480,794	30	POPULATION	3,451,744
KM	LABOUR FORCE	63.3%	KM	LABOUR FORCE	65.1%	KM	LABOUR FORCE	65.7%



ZONING - E2 SP:3

PERMITTED USES

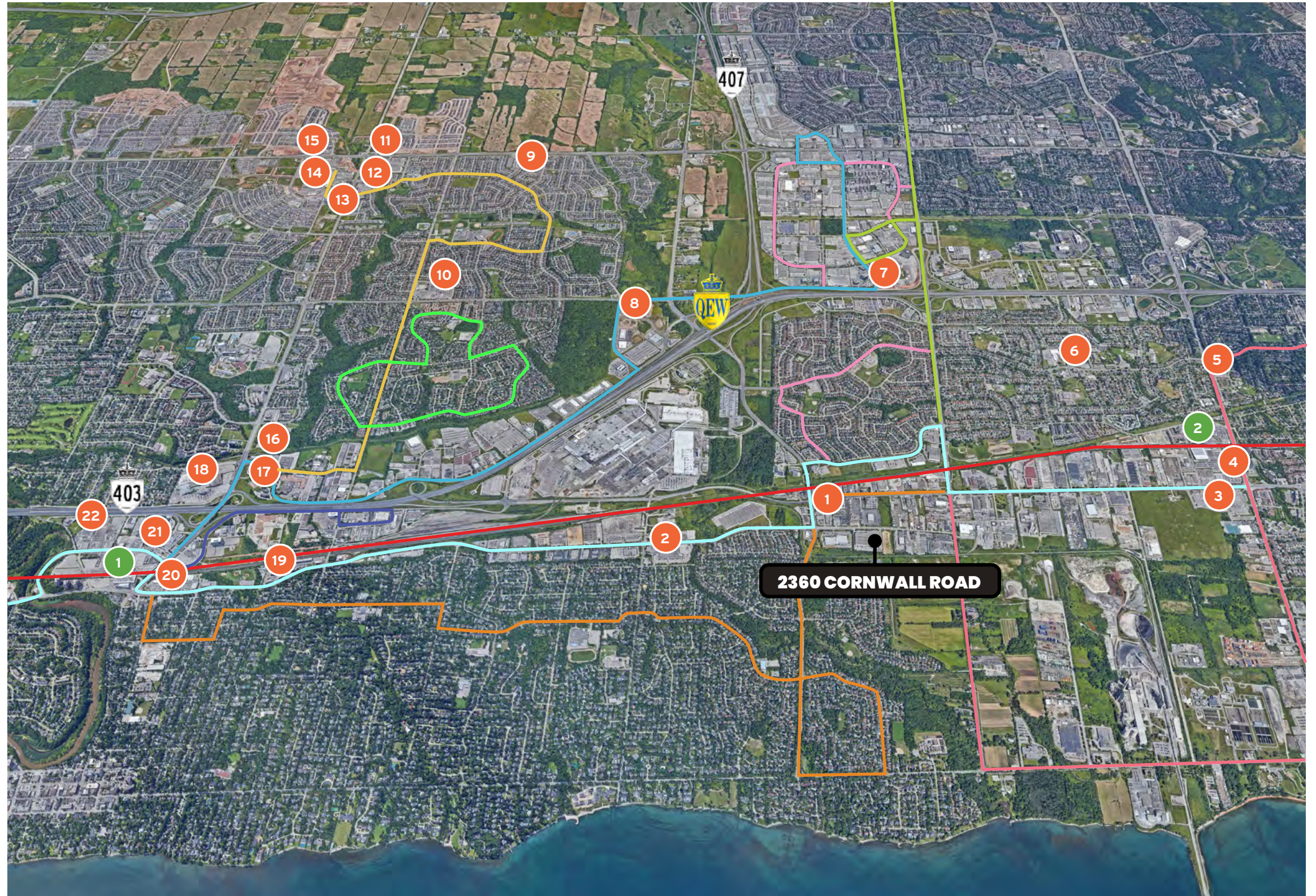
- Adult entertainment establishment
- Art gallery
- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning/laundry establishment
- Emergency service facility
- Financial institution
- Food Bank
- 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. TIM HORTONS
WENDY'S
RONA
2. HOME HARDWARE
CIBC BANK
BMO BANK
TIM HORTONS
SUBWAY
SOBEYS
REXALL
TD BANK
3. METRO
SHOPPERS DRUG MART
MARK'S
LCBO
KFC
PET VALU
STARBUCKS
CANADIAN TIRE
4. HARVEY'S
TIM HORTONS
TD BANK
5. TIM HORTONS
PETRO-CANADA
DOLLARAMA
REXALL
6. THE BEER STORE
FOOD BASICS
DAIRY QUEEN
7. BOSTON
EAST SIDE MARIO'S
BOSTON PIZZA
SUBWAY
WENDY'S
8. FARM BOY
SUBWAY
STARBUCKS
SCOTIABANK
9. SHOPPERS DRUG MART
TD BANK
STARBUCKS
10. METRO
SWISS CHALET
LCBO
SHOPPERS DRUG MART
SUBWAY
11. CANADIAN TIRE
LONGO'S
STARBUCKS
BMO BANK
A&W
12. WINNERS & HOME SENSE
13. TIM HORTONS
TD BANK
14. WALMART
MCDONALD'S
THE BEER STORE
LITTLE CAESARS
PET VALU
CIBC BANK
LCBO
REAL CANADIAN SUPER-STORE
TIM HORTONS
DAIRY QUEEN
15. REAL CANADIAN SUPER-STORE
16. MCDONALD'S
TD BANK
17. TIM HORTONS
18. HUDSON'S BAY
FOOT LOCKERS
H&M
GOODLIFE FITNESS
19. LONGO'S
STARBUCKS
BMO BANK
20. WHOLE FOODS
LCBO
STARBUCKS
SHOPPERS DRUG MART
RBC BANK
21. MCDONALD'S
SWISS CHALET
22. THE HOME DEPOT
TIM HORTONS
DOLLARAMA



OAKVILLE TRANSIT

- LAKESHORE WEST GO TRAIN LINE
- ROUTE 26 - FALGARWOOD
- ROUTE 121 - SOUTHEAST INDUSTRIAL
- ROUTE 20 - NORTHRIDGE
- ROUTE 120 - EAST INDUSTRIAL
- ROUTE 11 - LINBROOK
- ROUTE 4 - SPEERS CORNWALL
- ROUTE 12 - WINSTON PARK

MISSISSAUGA TRANSIT

- ROUTE 14 - LORNE PARK
- ROUTE 45 - WINSTON CHURCHILL

GO TRANSIT

1. OAKVILLE GO
2. CLARKSON GO

2360 CORNWALL ROAD

OAKVILLE, ON

INDUSTRIAL UNITS FOR LEASE

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



FOR MORE INFORMATION, PLEASE CONTACT:

Justin H. Bates*
Senior Vice President
+1 905 315 3698
justin.bates@cbre.com

Collin Matthews*
Vice President
+1 416 798 6207
collin.matthews@cbre.com

*Sales Representative

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

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth