



FOR SUBLEASE

20,090 SF Mid-Bay Industrial Building with QEW Exposure

1054 South Service Road, Oakville



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Property Overview



1054 South Service Road, Oakville, ON | For Sublease

\$9.96 Net PSF
Lease Rate

\$1.72
TMI (2025)



Clear Height:	14'3"
Zoning:	E2 SP3
Shipping:	1 Truck-level
Building Size:	Warehouse 15,822 SF Office/Retail 4,268 SF Total 20,090 SF
Possession:	May 1, 2026
Key Features:	<ul style="list-style-type: none">• Prime South Service Road location with QEW exposure and access• 211,900 vehicles passing daily on Highway QEW• E2 SP3 Zoning allows for a wide range of uses• Well designed showroom space• Freestanding building






Nearby Amenities

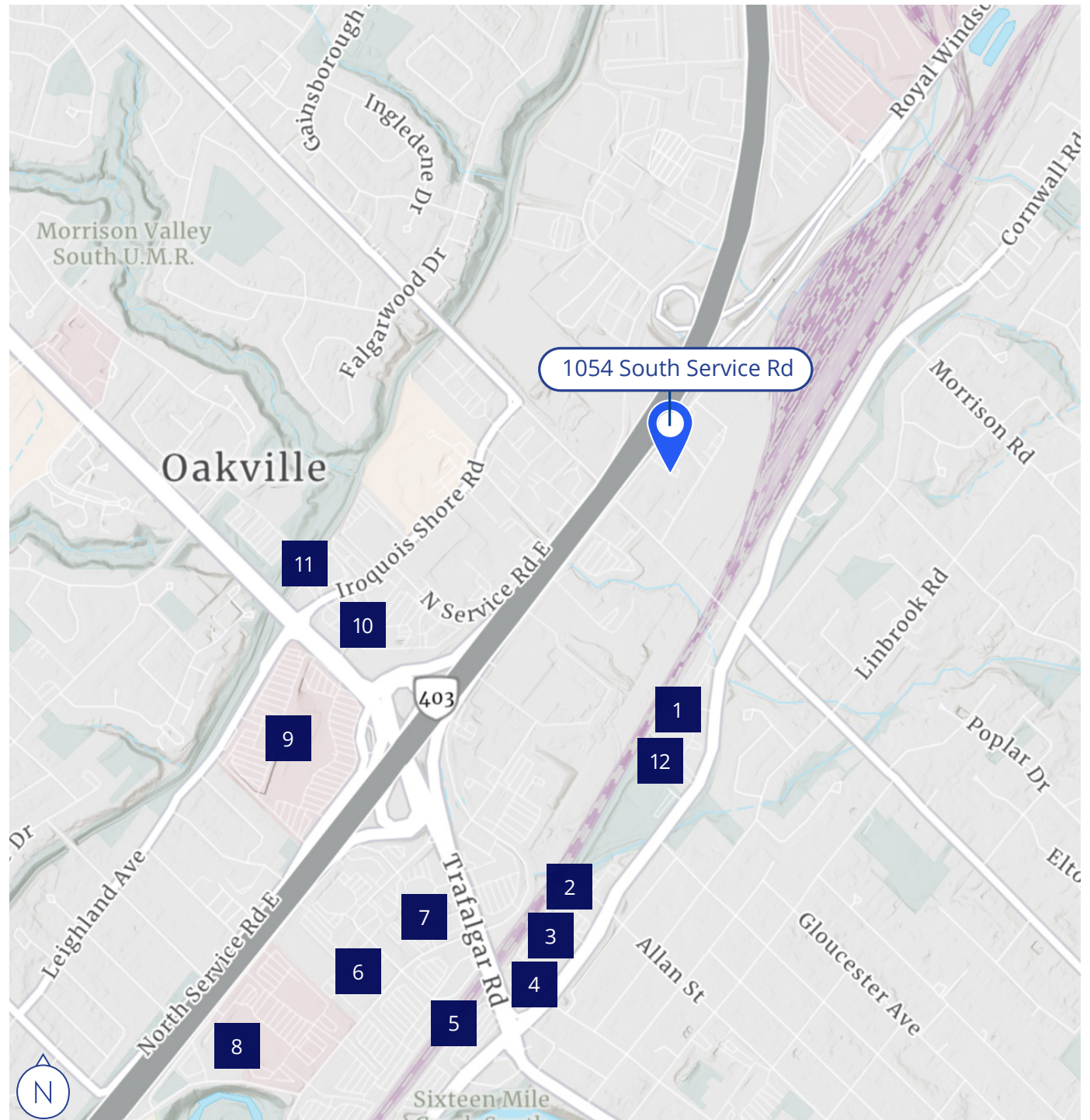
 1054 South Service Road

- | | |
|----|------------------------|
| 1 | Harper's Landing |
| 2 | Starbucks |
| 3 | Whole Foods Market |
| 4 | Beertown Public House |
| 5 | Oakville GO Station |
| 6 | McDonald's |
| 7 | Esso |
| 8 | The Home Depot |
| 9 | Oakville Place |
| 10 | Petro-Canada |
| 11 | TD Canada Trust Branch |
| 12 | Longo's |

 Pearson International Airport
25 minutes

 Highway 401
20 minutes

 US Border
60 minutes



Zoning

E2 SP3

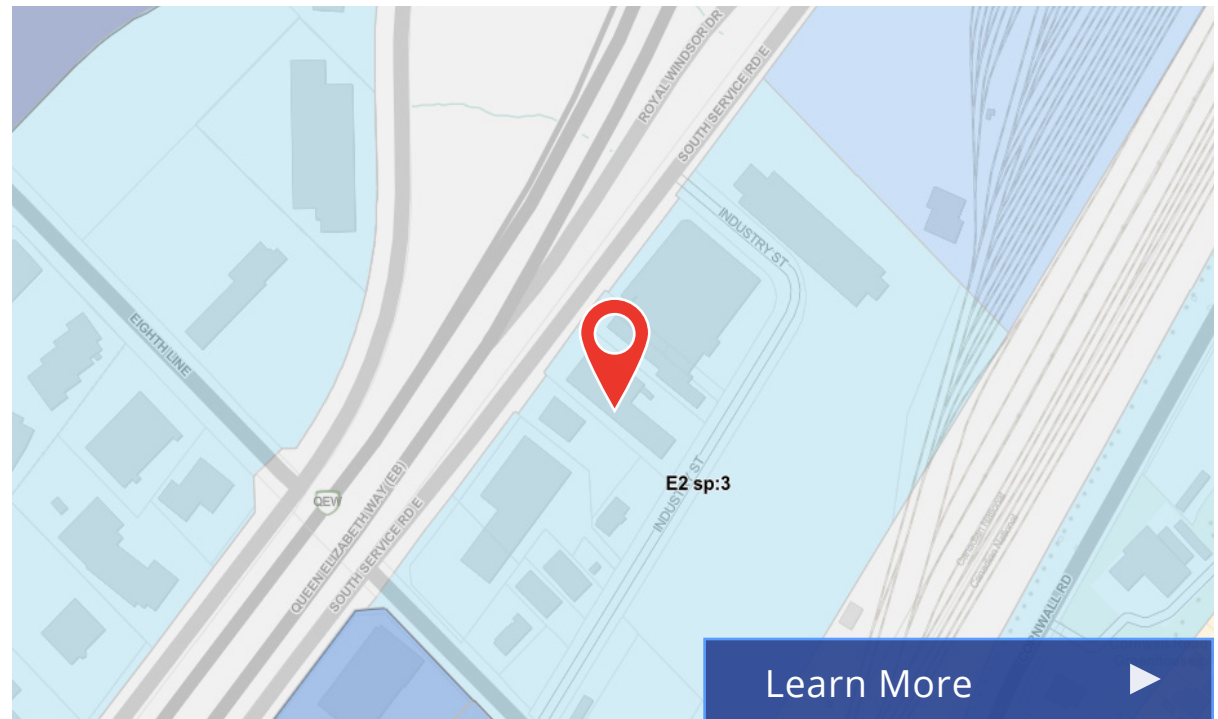
Permitted Uses

- 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
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic

- Warehousing
- Wholesaling

Special Provisions

- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle rental facility
- Motor vehicle repair facility
- Motor vehicle washing facility





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