

**MOVE-IN READY
INDUSTRIAL BUILDING
FOR LEASE**



2351

**UPPER MIDDLE
ROAD EAST**

OAKVILLE, ON



UPPER MIDDLE ROAD EAST

HIGHWAY QEW 150,000 CARS DAILY

 JLL | **FENGATE**



*Up to 121,692 sf
Immediate Possession*



*Premium QEW Exposure with
Exceptional Branding Opportunity*



*Building Upgrades Recently Done -
Including New Roof!*

MOVE-IN READY OPPORTUNITY TO GROW YOUR BUSINESS

The property features a brand-new modified bitumen roof and refreshed office space. Warehouse upgrades include resealed floors and white-painted walls. Located in the sought-after Winston Business Park, the space offers various office configurations and is professionally owned and managed. Nearby amenities include an adjacent entertainment complex.

BUILDING DETAILS

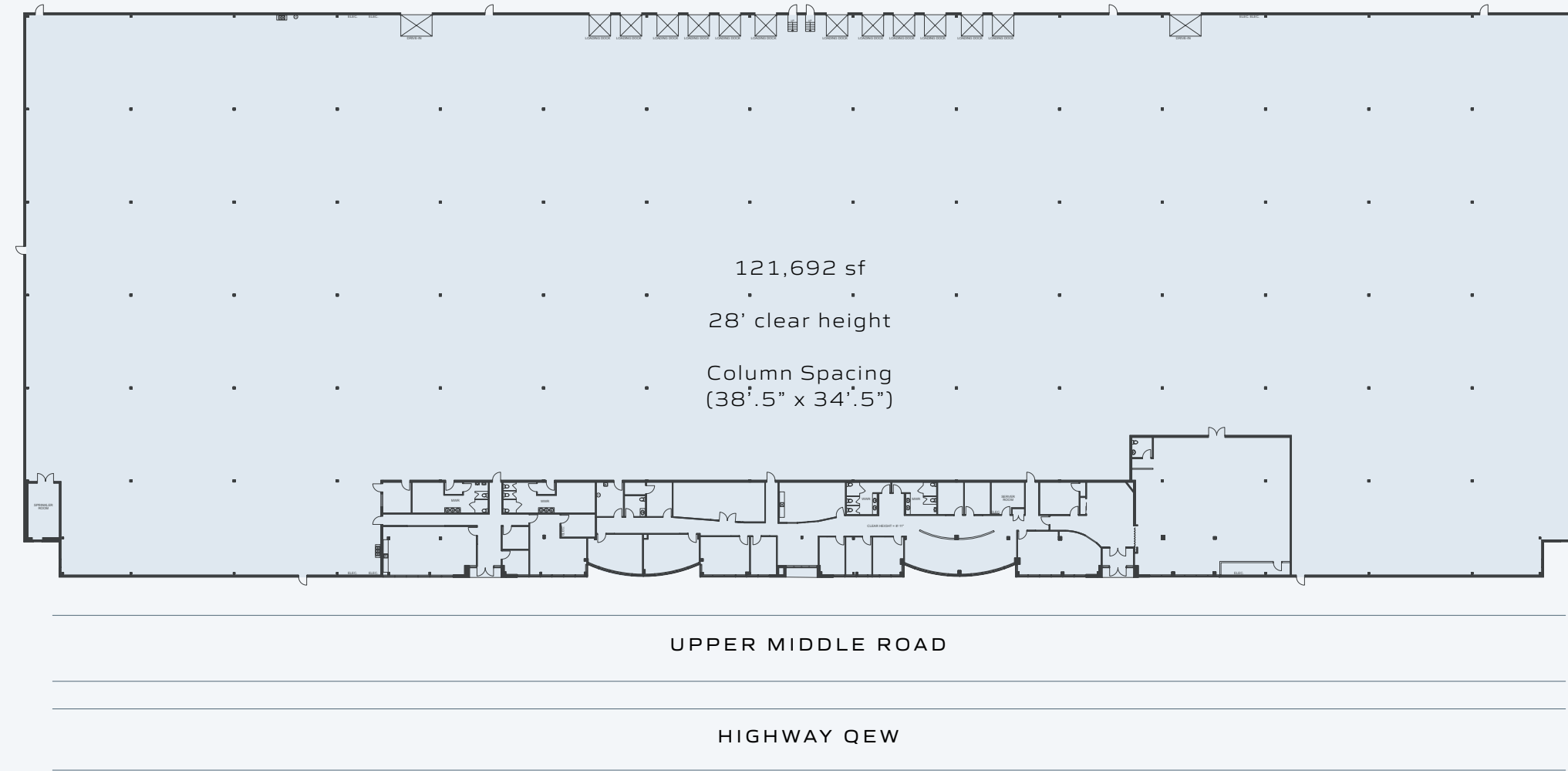
- BUILDING SIZE**
121,692 sf
- POWER**
1200 Amps / 600 Volts
- PARKING**
130 spots
- SPRINKLERS**
ESFR Sprinklers System
- OFFICE SPACE**
12,009 sf (10%)
- CLEAR HEIGHT**
28'
- TRUCK LEVEL DOORS**
12 (10'x8')
- DRIVE-IN DOORS**
2 (14'x12')

PRICING DETAILS AND AVAILABILITY

- ASKING NET RENT**
\$16.95 psf (Full Building)
\$17.50 psf (Demised Options)
- ADDITIONAL RENT**
\$4.59 psf
- MULTIPLE SIZE CONFIGURATIONS**
Unit A: 60,444 SF
Unit B: 61,135 SF
- POSSESSION**
Immediate



FLOOR PLAN



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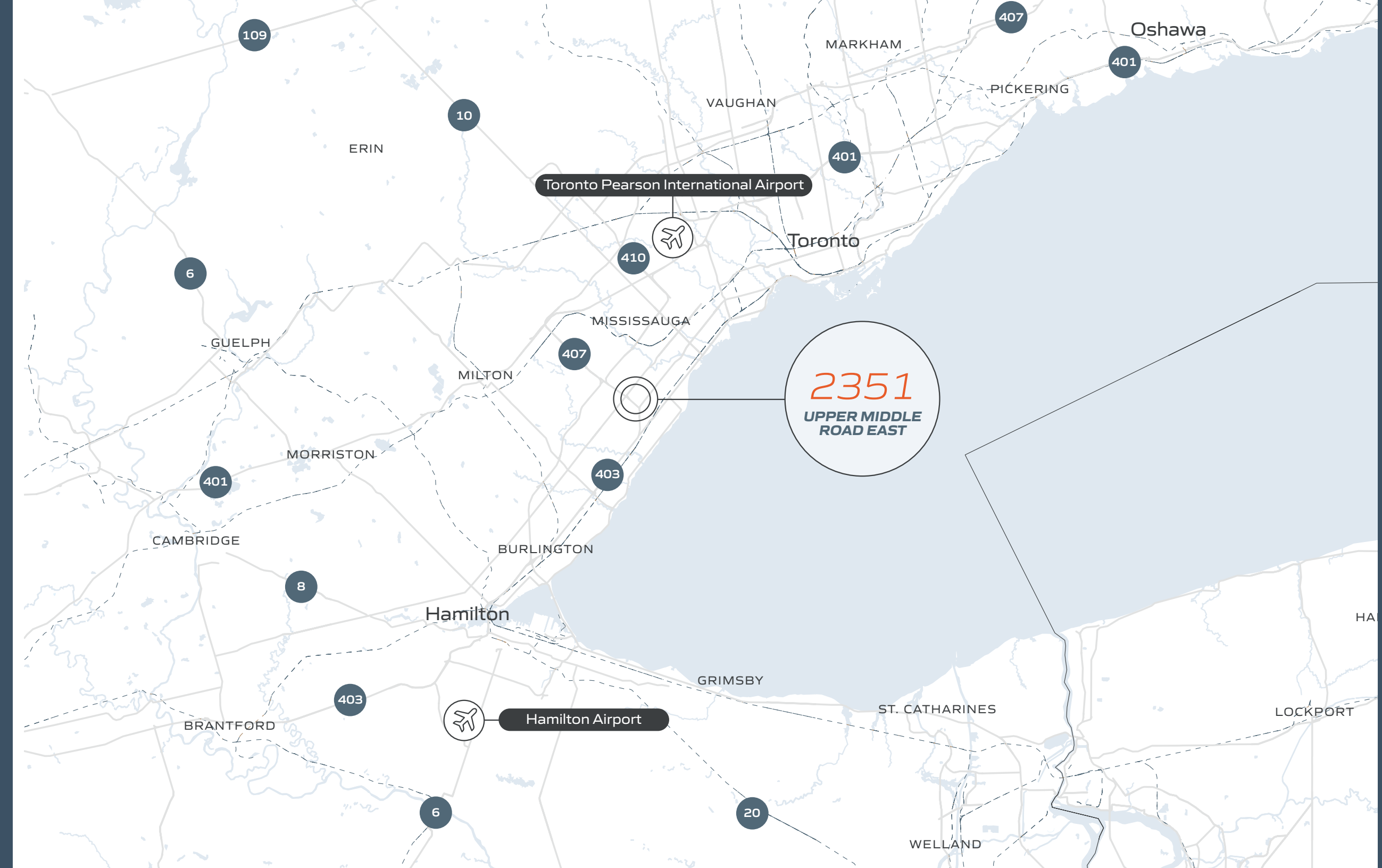
CONNECT TO QEW, 403, AND 407 WITH UNMATCHED EASE

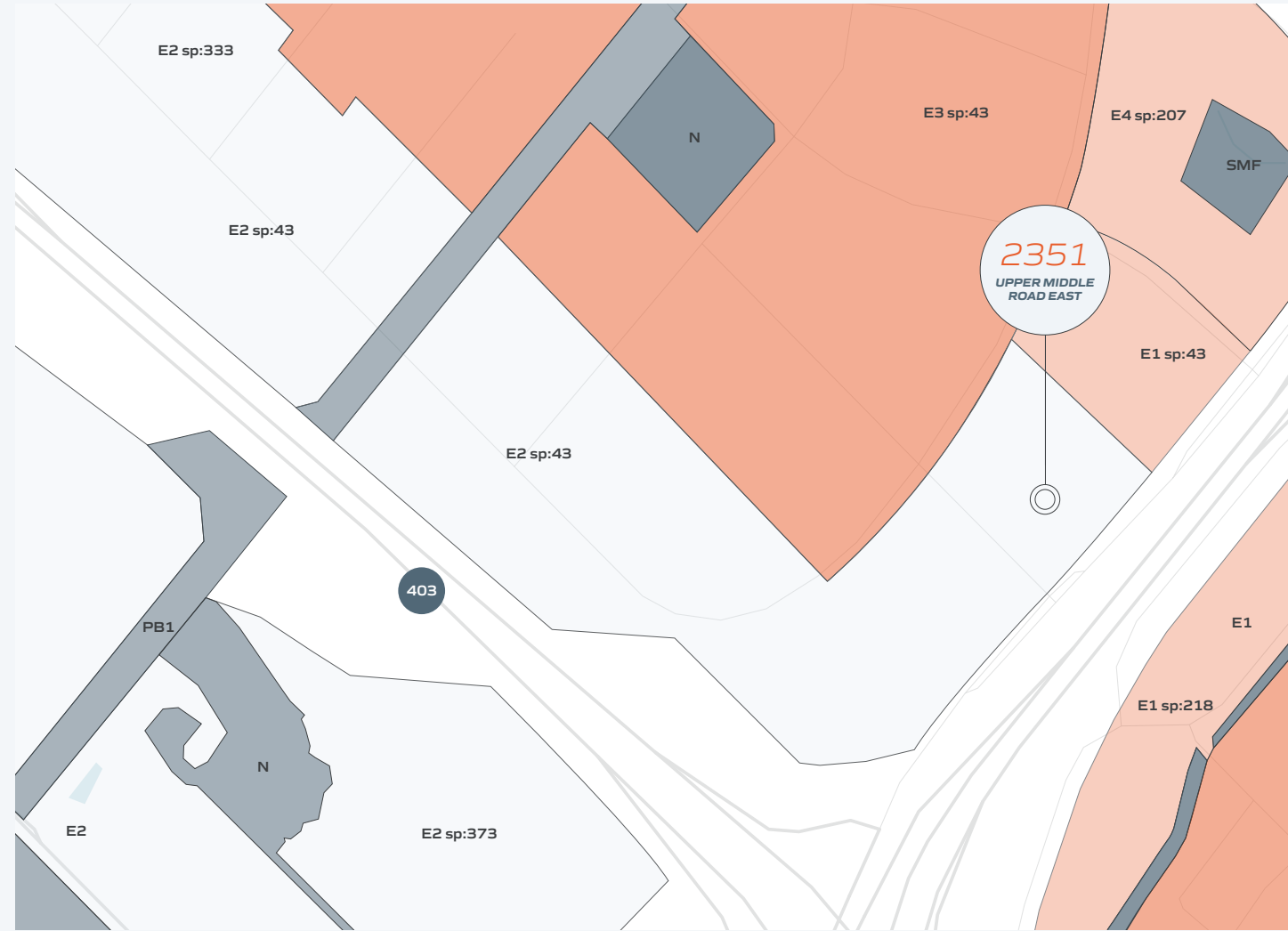
Located in the highly desirable Winston Business Park, the building offers exceptional connectivity in Oakville's industrial sector. The property provides easy access to major highways including the QEW, 403, and 407, making it an ideal location for businesses requiring strong transportation links.



DRIVE TIME

-  HIGHWAY 403
2 minutes
-  HIGHWAY QEW
3 minutes
-  HIGHWAY 407
6 minutes
-  TORONTO PEARSON INTERNATIONAL AIRPORT
23 minutes
-  DOWNTOWN TORONTO
37 minutes





Zoning Overview

Commercial/Retail uses

- Business office (limited to 25% of net floor area)
- Drive-through facility
- Dry cleaning depot
- Financial institution
- Restaurant
- Retail store
- Service commercial establishment

Service uses

- Art gallery
- Commercial school
- Day care
- Emergency service facility
- Motor vehicle body shop
- Motor vehicle washing facility
- Veterinary clinic

Industrial/Employment uses

- Contractors establishment
- Manufacturing (only if legally existed before bylaw)
- Repair shop (only if legally existed before bylaw)
- Warehousing (only if legally existed before bylaw)
- Wholesaling
- Transportation terminal

Community/Institutional uses

- Community centre
- Conservation use
- Place of worship
- Public hall
- Sports facility (limited to 1,000 sq m within 100 m of residential)

Storage/Utility uses

- Bulk storage facility
- Commercial self-storage
- Food bank
- Outside storage (accessory use only)
- Parking area for heavy vehicles (accessory use only)
- Public works yard
- Rental establishment
- Stormwater management facility
- Taxi dispatch
- Training facility



Amenities Map

1 Churchill Crossing Shopping Mall 5 min drive

- | | |
|--------------------|-------------------------|
| • Costco Wholesale | • TD Canada Trust |
| • Bank of Montreal | • Jack Astor's |
| • LCBO | • CIBC |
| • Longo's | • Montana's BBQ & Bar |
| • Milestones | • Chapters |
| • Home Depot | • Lone Star Texas Grill |
| • Best Buy | • Canadian Tire |

2 Oakville Entertainment Centrum 2 min drive

- | | |
|--------------------|---------------------|
| • Boston Pizza | • Hilton |
| • Cineplex | • Bâton Rouge |
| • Trattoria Timone | • Tim Hortons |
| • Petro-Canada | • 3 Brewers |
| • Child Ventures | • East Side Mario's |
| • iFly Toronto | • Café Demetre |

3 Clarkson Crossing Shopping Mall 9 min drive

- | | |
|------------------|-------------------|
| • RBC Royal Bank | • Starbucks |
| • Scotiabank | • Metro |
| • LCBO | • Fionn MacCool's |

4 Oakwoods Centre Shopping Mall 4 min drive

- | | |
|--------------|--------------------|
| • Farmboy | • Scotiabank |
| • Starbucks | • Subway |
| • barBurrito | • Qwench juice bar |



Driving Times

7 min
Sheridan
College Trafalgar
Campus

8 min
Oakville GO
Station

9 min
University
of Toronto
Mississauga
Campus

11 min
Trillium Health
Partners,
Mississauga
Hospital

17 min
Toronto Pearson
International
Airport

18 min
Toronto Pearson
International
Airport

28 min
Downtown
Toronto



THE TEAM

FENGATE

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.



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FOR MORE INFORMATION, PLEASE CONTACT:



LYNDSAY HOPPS, SIOR

Senior Vice President, Sales Representative
+1 416 882 9968 | Lyndsay.Hopps@jll.com



DANIEL SMITH, SIOR

Senior Vice President, Sales Representative
+1 647 627 3172 | Dan.Smith@jll.com



CELESTE RATTRAY

Senior Transaction Manager, Sales Representative
+1 416 460 1691 | Celeste.Rattray@jll.com

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