

Rare Class "A" Industrial Building

Located at
Winston Business Park

2670
Plymouth Drive,
Oakville, ON

FOR LEASE

68,000 SF - 78,000 SF

COLIN ALVES, SIOR
Executive Vice President
Sales Representative
416 564 2500
colin.alves@colliers.com

GRAHAM MEADER
Executive Vice President
Sales Representative
416 578 8250
graham.meader@colliers.com





PROPERTY HIGHLIGHTS

- Rare freestand in prestigious Winston Business Park
- Join other recognizable corporate tenants
- Strong labour pool
- Upgraded T5 lighting
- High visibility on Plymouth Drive
- Bay size: 40' x 30'
- Immaculate high-end office finishes
- Ample power
- ESFR sprinklers

PROPERTY FEATURES



31' 8"
CLEAR HEIGHT



8 TL, 1 DI
SHIPPING



600A/600V
POWER



E2 SP:43
ZONING



\$10.95
ASKING RATE PSF NET



\$3.54
PSF (2020)



May 2021

POSSESSION



SUITS E-COMMERCE,
CORPORATE HEAD
OFFICE & FULFILLMENT
APPLICATIONS



FULLY SECURED
& GATED
SHIPPING COURT

FLOOR PLAN

Option 1 | Full Building

58,293 SF Warehouse

20,423 SF Office

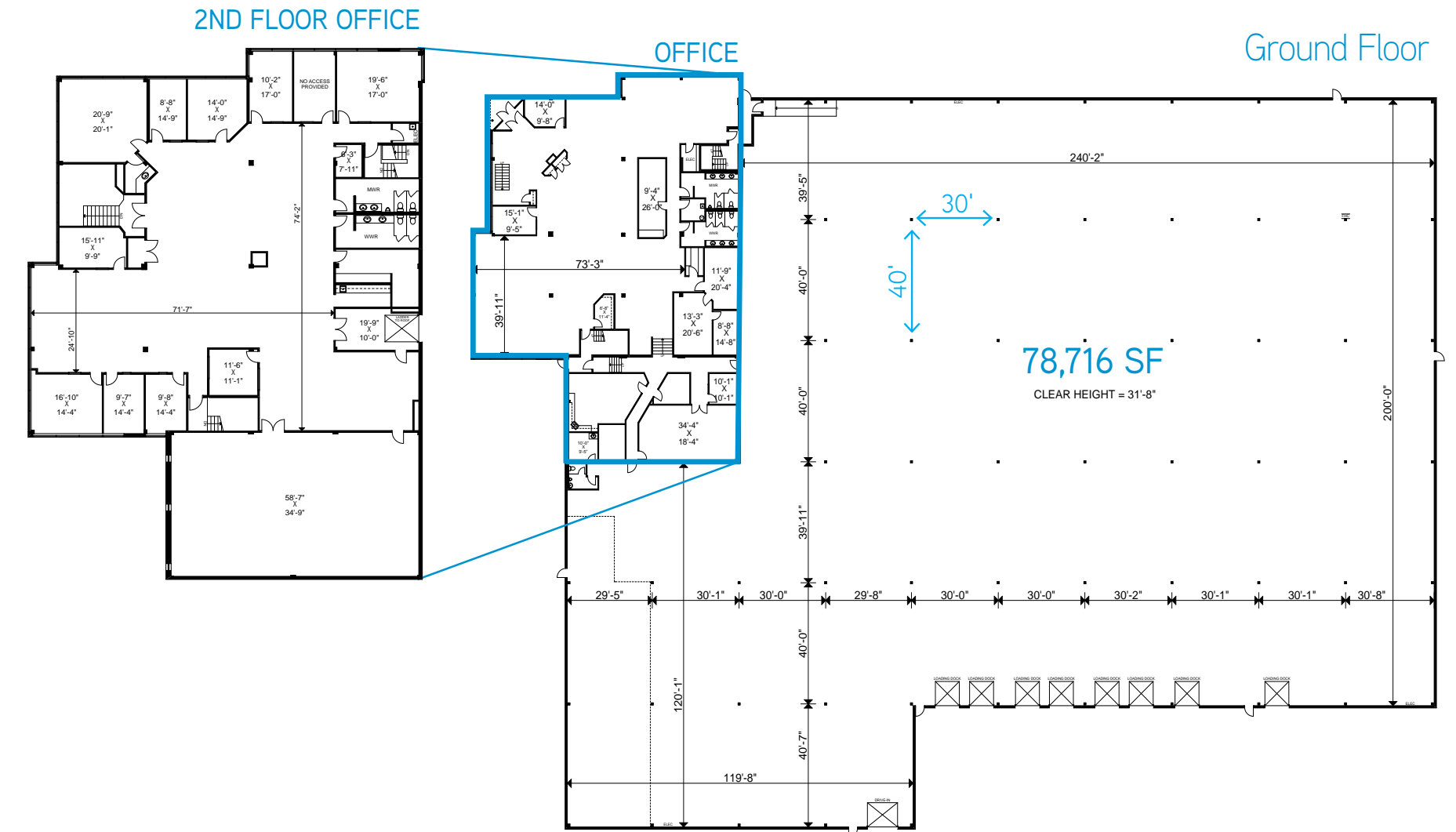
78,716 SF Total

Option 2 | Ground Floor Only

58,293 SF Warehouse

10,223 SF Office

68,516 SF Total



INTERIOR PHOTOS



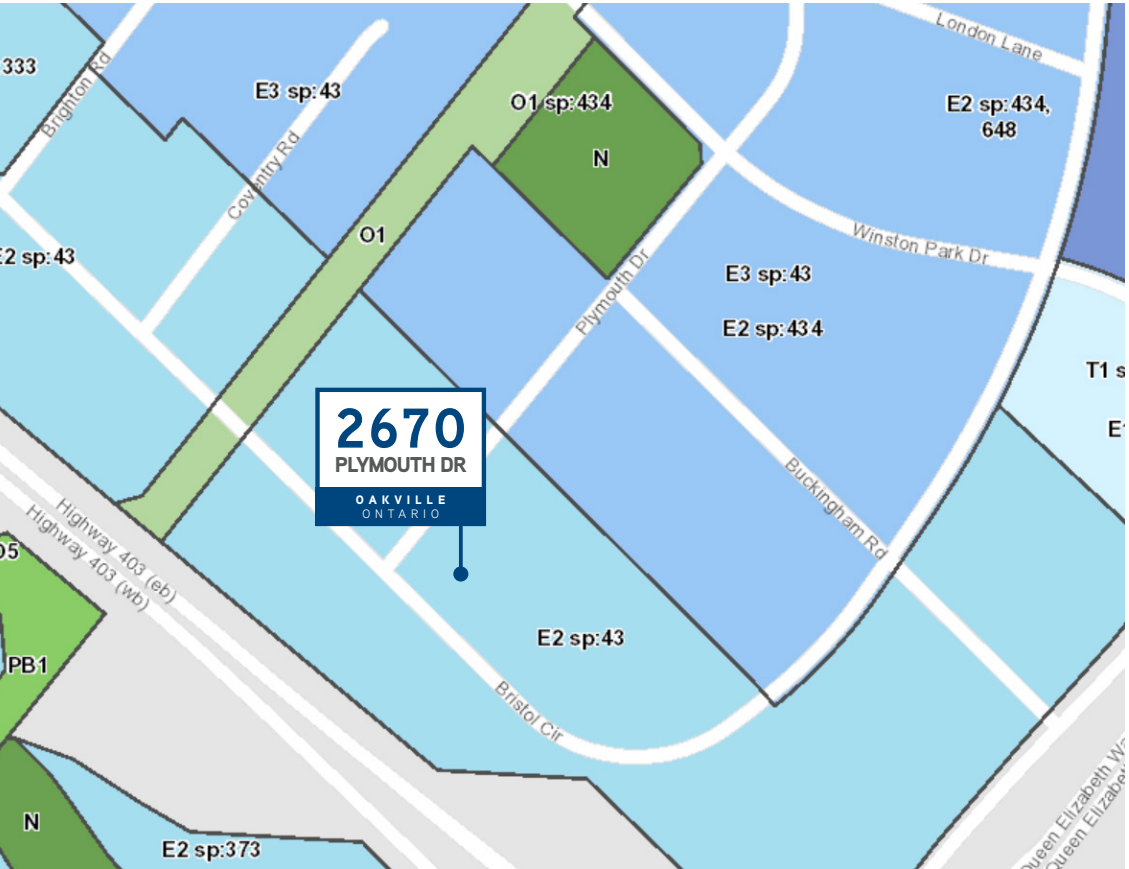
ZONING | E2 SP:43

SELECTED PERMITTED USES (Partial List):

- | | |
|-------------------------------------|------------------------------|
| 1. Business Office / Medical Office | 7. Outside Display and Sales |
| 2. Commercial School | 8. Outside Storage |
| 3. Commercial Self-Storage | 9. Restaurant |
| 4. Day Care | 10. Retail Store |
| 5. Hotel | 11. Warehousing |
| 6. Manufacturing | 12. Wholesaling |

Special Provision: 43

Special Provision 43 permits uses within E3 and regulates the minimum and maximum landscaping coverage required fronting



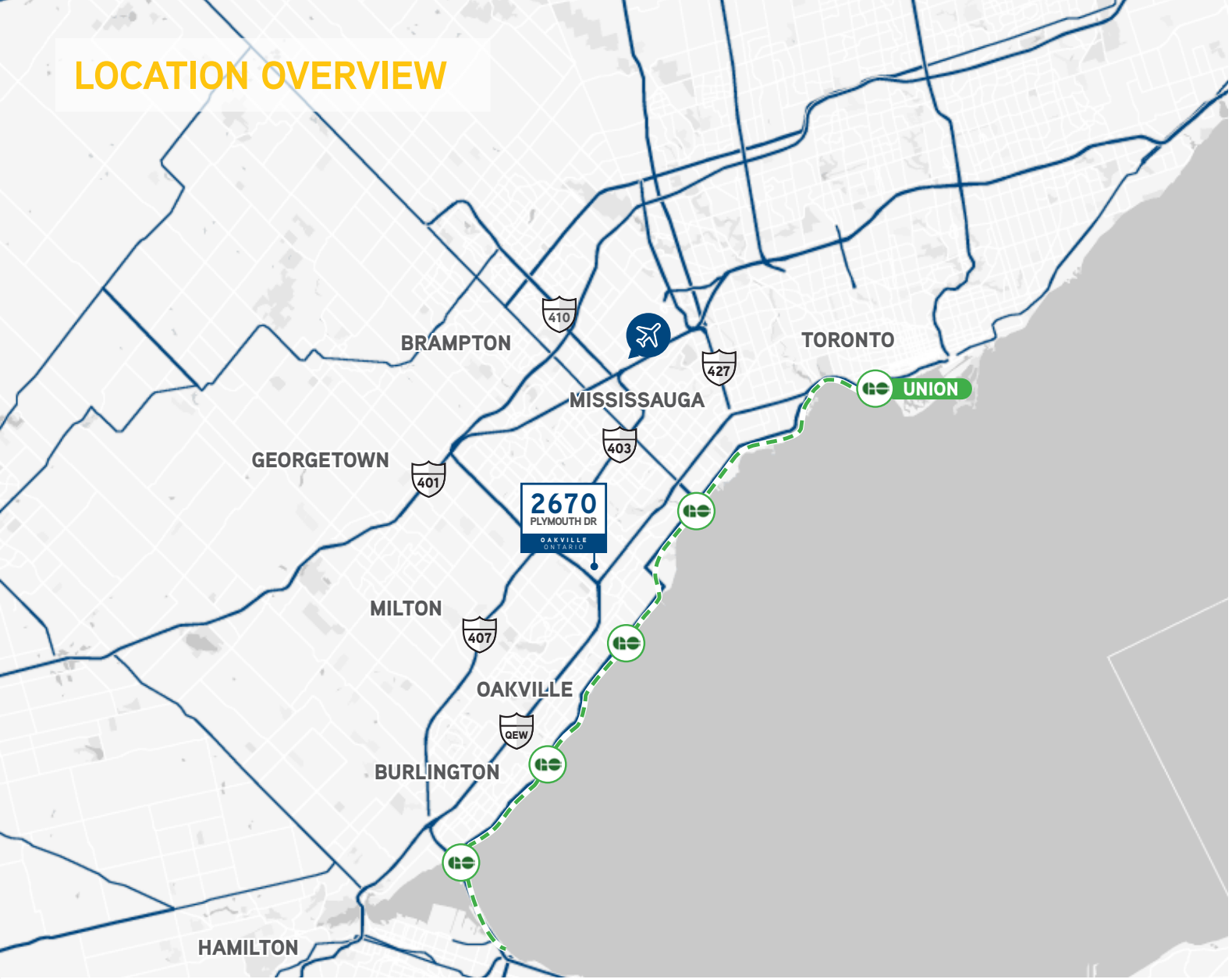
FULL ZONING BYLAW:
oakville.ca/assets/2011%20planning/2014-014-part10-employment.pdf

WINSTON BUSINESS PARK



PRIME LOCATION | SURROUNDED BY GOOD COMPANY & EXCELLENT AMENITIES

LOCATION OVERVIEW



CENTRALLY
LOCATED
AND ACCESSIBLE
FROM MULTIPLE
GTA SUBMARKETS

DRIVE TIMES

Highway 403	2 Minutes
Highway 407	3 Minutes
Highway 401	12 Minutes
Highway 427	13 Minutes
QEW	14 Minutes
Pearson Airport	18 Minutes
Milton	20 Minutes
Hamilton	28 Minutes
Toronto	32 Minutes
Union Station	40 Minutes



Colliers International
401 The West Mall #800
Toronto, ON | M9C 5J5
+1 416 777 2200
collierscanada.com

COLIN ALVES*, SIOR
Executive Vice President
Sales Representative
416 564 2500
colin.alves@colliers.com

GRAHAM MEADER*
Executive Vice President
Sales Representative
416 578 8250
graham.meador@colliers.com

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