

760 PACIFIC ROAD

OAKVILLE | ON
INDUSTRIAL AND OFFICE UNITS AVAILABLE



OFFICE & INDUSTRIAL UNITS FOR LEASE

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AVAILABILITY OVERVIEW

INDUSTRIAL AND OFFICE UNITS AVAILABLE



Zoning
E2 SP:56



Possession
Immediate



T.M.I.
\$ 6.02 per Sq.
Ft.



Convenient
Parking



Power
60 Amps



Asking Rate
Contact Listing
Agents

| | UNIT 13 & 14 | UNIT 15 | UNIT 16 |
|-------------------|------------------|---------------|-----------------------------|
| Availability Type | Industrial Space | Office Space | |
| Total Area | 3,100 Sq. Ft. | 1,172 Sq. Ft. | 1,183 Sq. Ft. |
| Sprinklers | Yes | | |
| Clear Height | 18'9" | N/A | 18'9" in rear storage area" |
| Shipping | 1 Drive-In Door | None | |

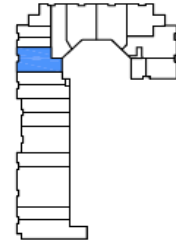
PROPERTY HIGHLIGHTS

- Highly desirable industrial and office units in the heart of Oakville.
- Nicely designed units with great natural light.
- Convenient parking directly in front of your unit.
- Ideally located in close proximity to amenities and major Highways.
- Zoning permits a wide variety of uses.

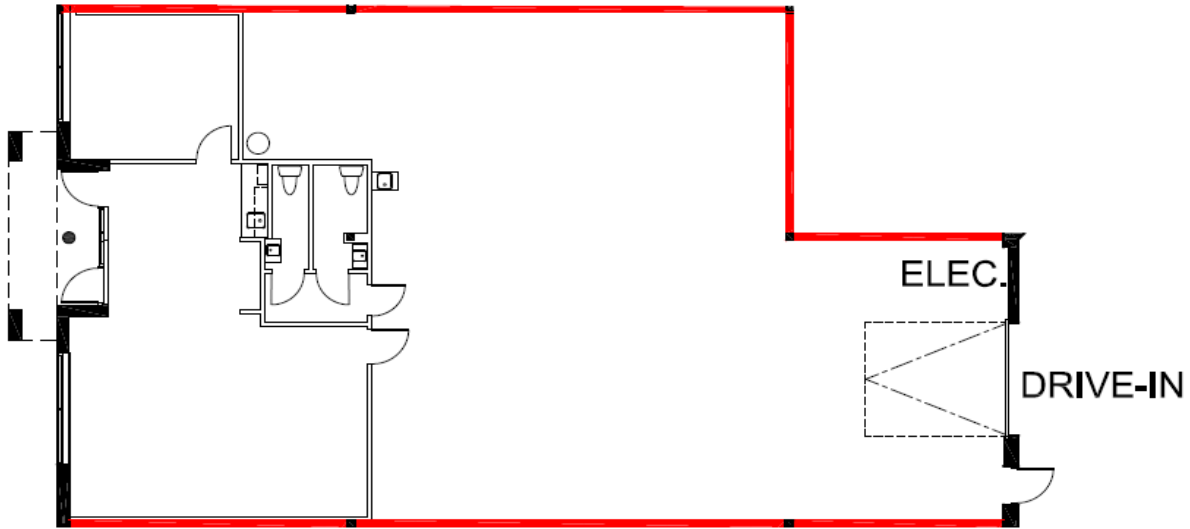
FLOOR PLAN

INDUSTRIAL AVAILABILITY

UNIT 13 & 14



KEY PLAN



AREA SUMMARY

| | RENTABLE AREA |
|-----------|---------------|
| OFFICE | 962 S.F. |
| WAREHOUSE | 2,138 S.F. |
| TOTAL | 3,100 S.F. |

ABOVE INFORMATION ESTABLISHED ACCORDING TO THE BOMA/SIOR INDUSTRIAL STANDARD ANSI / BOMA Z65.2 2012 - METHOD A

DEMISING WALL

0 5 10 30 FT.

January 31, 2023

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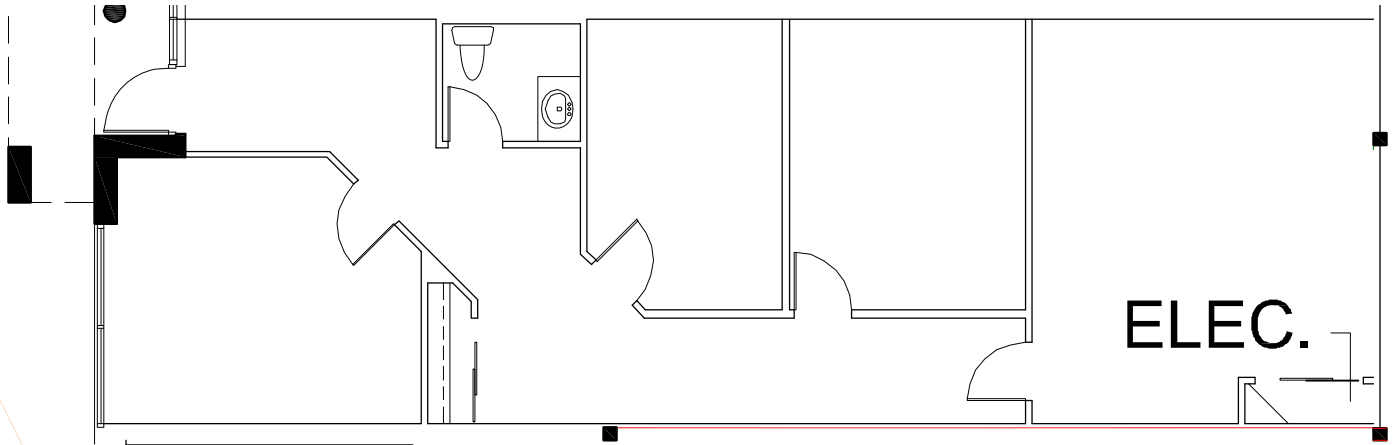
760 Pacific Rd
Oakville, ON
13-14 - Vacancies



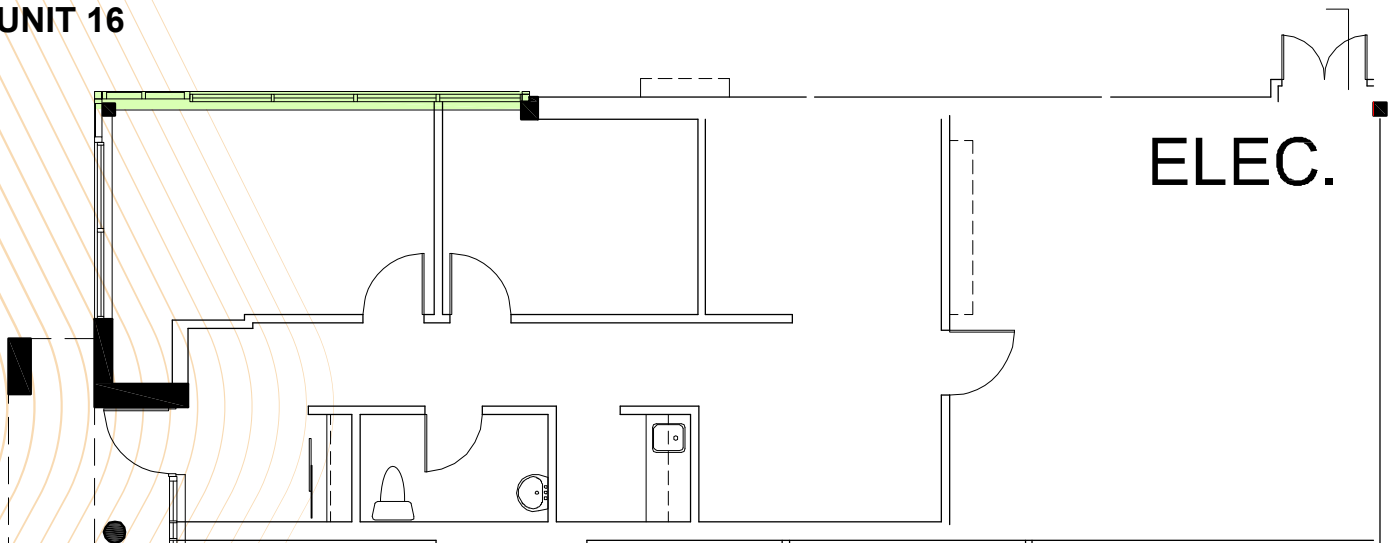
FLOOR PLANS

OFFICE AVAILABILITIES

UNIT 15



UNIT 16

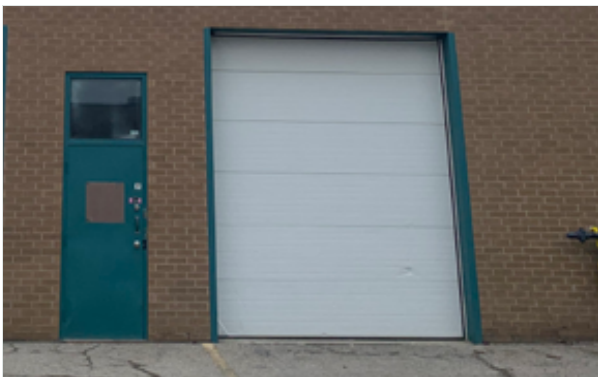


PHOTOS - UNIT 13 & 14

OFFICE PHOTOS



WAREHOUSE PHOTOS



PHOTOS - UNIT 15

EXTERIOR PHOTOS



INTERIOR PHOTOS

INTERIOR PHOTOS COMING SOON

PHOTOS - UNIT 16

EXTERIOR PHOTOS





INTERIOR PHOTOS



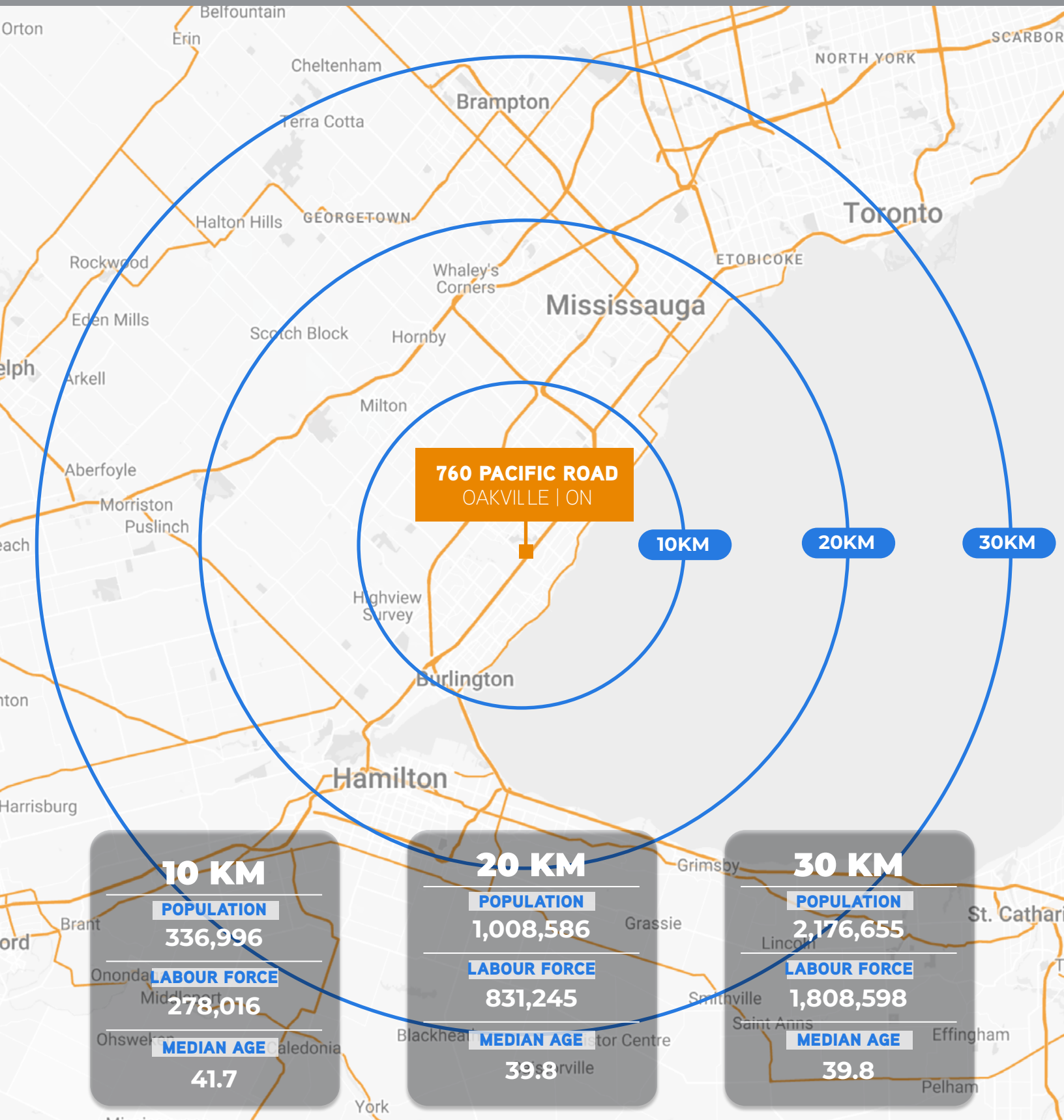
AMENITIES & TRANSIT



OAKVILLE BUS ROUTES:

- | | | | | |
|---|---|---|--|--|
|  BRONTE GO STATION |  3 THIRD LINE |  4 SPEERS-CORNWALL |  6 UPPER MIDDLE |  10 WEST INDUSTRIAL |
|  13 WESTOAK TRAILS |  18 GLEN ABBEY SOUTH |  28 GLEN ABBEY NORTH |  33 PALERMO |  34 PINE GLEN |

DEMOGRAPHICS



OUR TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

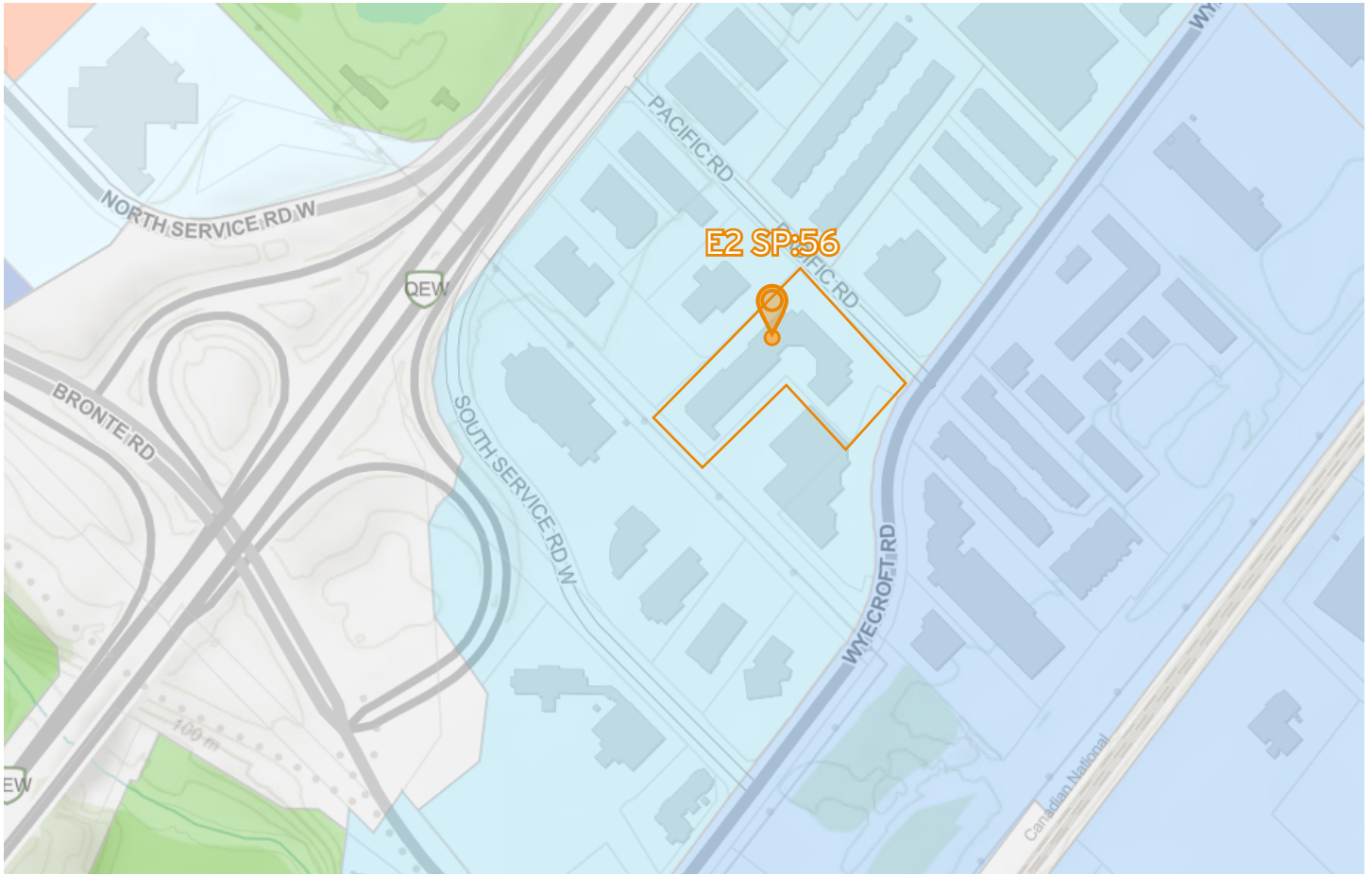
CBRE

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



PROPERTY ZONING



PERMITTED USES

EMPLOYMENT ZONE; BUSINESS EMPLOYMENT

- 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
- Place of worship
- Public hall
- Rental establishment
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, private
- Sports facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehouse
- Wholesaling

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FOR MORE INFORMATION, PLEASE CONTACT

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