

539,000 SF FOR LEASE

Best-in-class Industrial Development

PHASE II | OAKVILLE, ON
469-549 Great Lakes Boulevard



AVISON
YOUNG

PROUDLY MANAGED BY

FENGATE

LOCATION. EFFICIENCY. VERSATILITY.

With greater demand for efficient industrial space, Oak West Corporate Centre Phase II was designed to meet the diverse requirements of Halton's innovative and growing industrial sector. OWCC Phase II builds on the success of the first phase and is set to deliver 539,000 square feet of next-generation industrial space across four buildings. Featuring a range of bay sizes, clear heights, and shipping options, these upcoming spaces will suit the needs of the most exacting tenants.

OWCC Phase II is situated on the south side of the Queen Elizabeth Way (QEW) at the Oakville-Burlington border, with prime access to major highways, intermodal rail, and airports. Future tenants will also benefit from the development's proximity to nearby amenities (including RioCan Centre), public transportation, and several green spaces.



BOMA BEST
SUSTAINABLE · BASELINE



State-of-the-art construction with ESFR sprinklers, LED lighting, heavy power and 60 ft. marshalling bays



Trailer parking available



Office areas to be built-to-suit



Zoning: E2 sp:355 (Business Employment)



Immediate possession



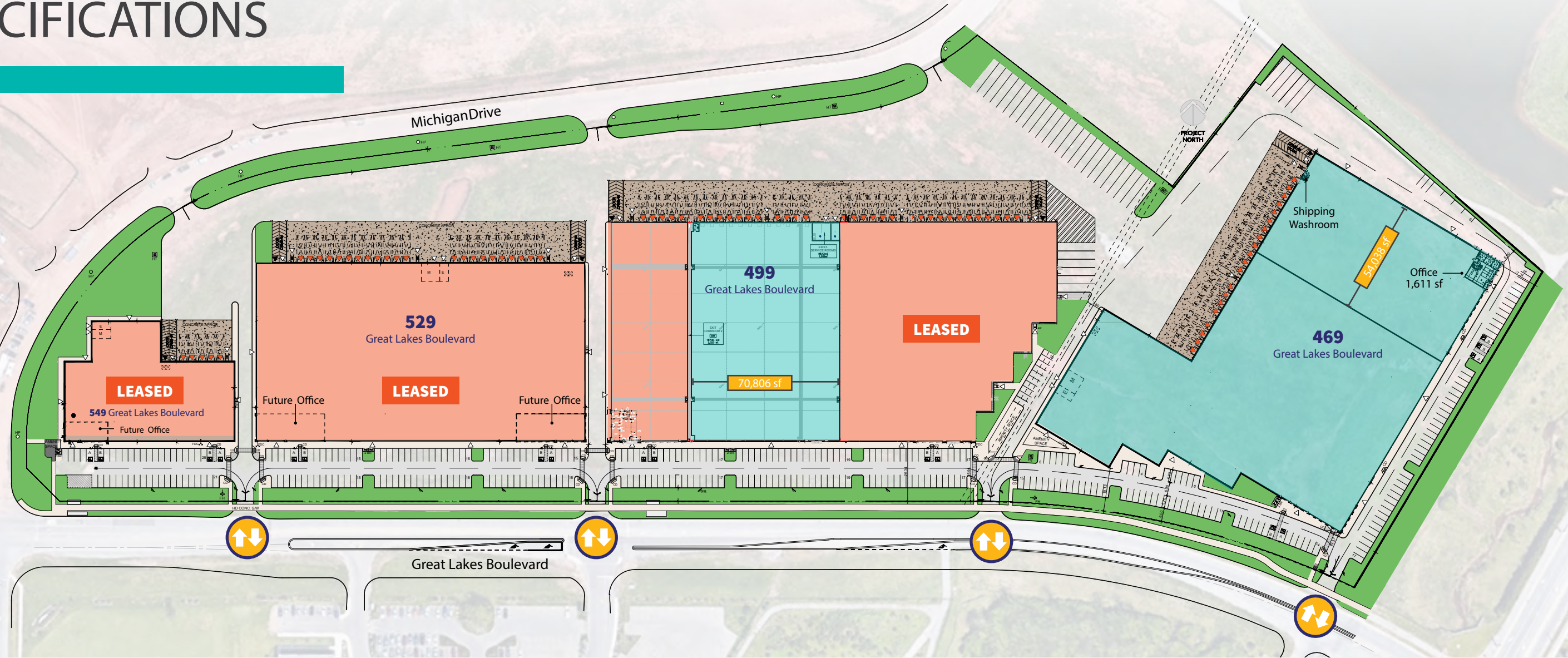
Divisible options



READY FOR IMMEDIATE OCCUPANCY



SITE PLAN + SPECIFICATIONS



	LEASED	LEASED		
	549 Great Lakes Boulevard	529 Great Lakes Boulevard	499 Great Lakes Boulevard	469 Great Lakes Boulevard
Building area	35,654 sf	126,833 sf	197,422 sf	179,062 sf
Available area	0 sf	0 sf	70,806 sf remaining	179,062 sf
Divisible options	N/A	N/A	N/A	From 54,038 sf
Office Area	3%	5%	5%	5%
Clear Height	26'	36'	36'	36'
Shipping	5 TL, 1 DI	22 TL, 2 DI	11 TL remaining	18 TL, 2 DI
Trailer Stalls	N/A	N/A	21 remaining	5
Parking Stalls	46	92	116	121
Bay Sizes	27' X 54' 39' X 59' 60' X 54' (varies)	40' X 56' 43' X 40' (varies)	43' X 56' 43' X 36'	40' X 56'



Contact listing team for asking rate

Additional Rent \$3.34 psf * (2026 est.)

*excludes management fee

AMENITIES + TRANSIT

Well located with convenient access to multiple transit options
Drive times to:

3 mins QEW/Burloak Interchange	12 mins 407/Appleby Interchange	8 mins Appleby GO Station	52 mins Lewiston-Queenston Bridge
9 mins Bronte GO Station	26 mins Toronto Pearson Airport	27 mins Hamilton Airport	17 mins CN Milton Logistics Hub (COMING SOON!)

Surrounding area contains superior amenities
Amenity counts within 5 km:

130 Restaurants	174 Retail	11 Hotels
22 Fitness Centres	39 Gas Stations	30 Banks

Proximity to green space and walking trails
Distance to:

950 m Sherwood Forest Park	1 km Creek Path Woods	950 m Nautical Park
2.7 km Village Woods Park	3.5 km Bronte Creek Provincial Park	3.6 km Bronte Beach



Legend

- GO RAIL TRANSIT ROUTE
- HIGHWAY INTERCHANGE

SUPERIOR INDUSTRIAL HUB



+3.5 MILLION

Labour pool in the GTA and Hamilton area

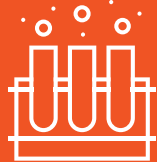
80%

Oakville's population with a post-secondary education



26.7%

Oakville's population with a bachelor's degree or higher in a STEM related field

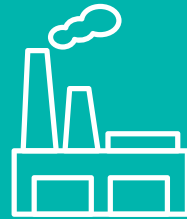


Logistics & Transportation

Easy access to all major thoroughfares; highways, rail, airports, and shipping ports

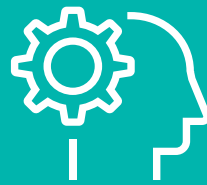


GROWING ADVANCED MANUFACTURING SECTOR



32,074

Halton Region's workforce in advanced manufacturing



9,105

Trained and experienced workers in Oakville's advanced manufacturing sector

Major manufacturing sub-sectors:



Automotive



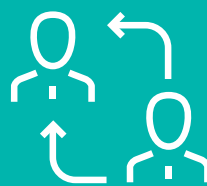
Aerospace



Nuclear



Clean Tech



297

advanced manufacturing businesses in addition to over **2,000** businesses that support the manufacturing sector

INNOVATIVE LIFE SCIENCES COMMUNITY



OAKVILLE

is situated in the **heart of a life sciences** corridor stretching 80 kms and surrounded by Canada's leading research and training hospitals

9,766

Trained and experienced workers in Oakville's life sciences sector



385

Business within the life sciences sector



16

World-class universities and colleges within one hour



ABOUT THE DEVELOPER AND PROPERTY MANAGER

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 Asset Management, 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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