

# SPEERS BRONTE

BUSINESS PARK

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2510 & 2520 Speers Road, Oakville



New Class A Multi-Tenant  
Industrial Units For Lease

**Lennard:**

# SPEERS BRONTE

## BUSINESS PARK

2510 & 2520 Speers Road, Oakville

With quick access to public transportation, close proximity to the QEW & Highway 403, and numerous local amenities, these two new state-of-the-art “Class A” multi-tenant industrial buildings, located at Speers & Bronte Roads, are ready for occupancy in Q2 2025.

Set in a prime industrial complex in the Oakville market, the Speers Bronte Business Park is home to five first-class industrial buildings.

These two newly constructed buildings in the complex will boast contemporary office finishes and functional clear heights, designed to meet the highest standards of modern industrial use.

### HIGHLY ACCESSIBLE

Close to Oakville's GO Transit station and quick access to public transit, enabling seamless transportation options for employees and clients.

### AN ABUNDANCE OF AMENITIES

Nearby retail centers, restaurants, hotels, and banking services ensure convenience for businesses and their employees.

### VARIOUS CONFIGURATIONS

Unit sizes ranging from 2,067 SF—30,809 SF. Various configurations available.

### EXPANDING COMMERCIAL SECTOR

Oakville continues to see growth in its commercial real estate sector, making it a promising location for long-term investment.





# BUILDING PROFILES

## 2510 SPEERS ROAD

|                     |  |
|---------------------|--|
| Total Building Size | <b>30,809 SF</b>                             |
| Unit Sizes          | <b>4,779 SF</b>                              |
| Office Build Out    | <b>Up to 25%</b>                             |
| Shipping            | <b>1 Truck Level, 3 Drive-In (12W x 14H)</b> |
| Clear Height        | <b>27'</b>                                   |
| Parking Stalls      | <b>33 Stalls + Shared Adjacent Parking</b>   |
| Net Asking Rent     | <b>\$21.00</b>                               |
| TMI                 | <b>\$5.72</b>                                |



## 2520 SPEERS ROAD

|                     |  |
|---------------------|--|
| Total Building Size | <b>9,304 SF</b>                            |
| Unit Sizes          | <b>2,145 SF – 4,290 SF</b>                 |
| Office Build Out    | <b>Up to 50%</b>                           |
| Shipping            | <b>2 Drive-In (12W x 14H)</b>              |
| Clear Height        | <b>17'–25'</b>                             |
| Parking Stalls      | <b>12 Stalls + Shared Adjacent Parking</b> |
| Net Asking Rent     | <b>\$21.00</b>                             |
| TMI                 | <b>\$5.72</b>                              |

# ZONING

## E1 - BUSINESS EMPLOYMENT

- Art galleries
- Business offices
- Commercial schools
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning depot
- Emergency service facility
- Financial Institutional
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Park, public
- Place of worship
- Public hall
- Repair shop
- Restaurant
- Retail store
- Retail store, accessory and showroom
- School, private
- Service commercial establishment
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Warehousing

[Oakville Zoning By-law 2014-014]

For more information, please visit the [Town of Oakville Zoning By Law](#)



# SITE PLAN



2510

LEASED  
UNIT  
1

LEASED  
UNIT  
2

LEASED  
UNIT  
3

UNIT  
4

LEASED  
UNIT  
5

LEASED  
UNIT  
6

2520

LEASED  
UNIT  
4

UNIT  
3

UNIT  
2

LEASED  
UNIT  
1

# 2510 SPEERS ROAD

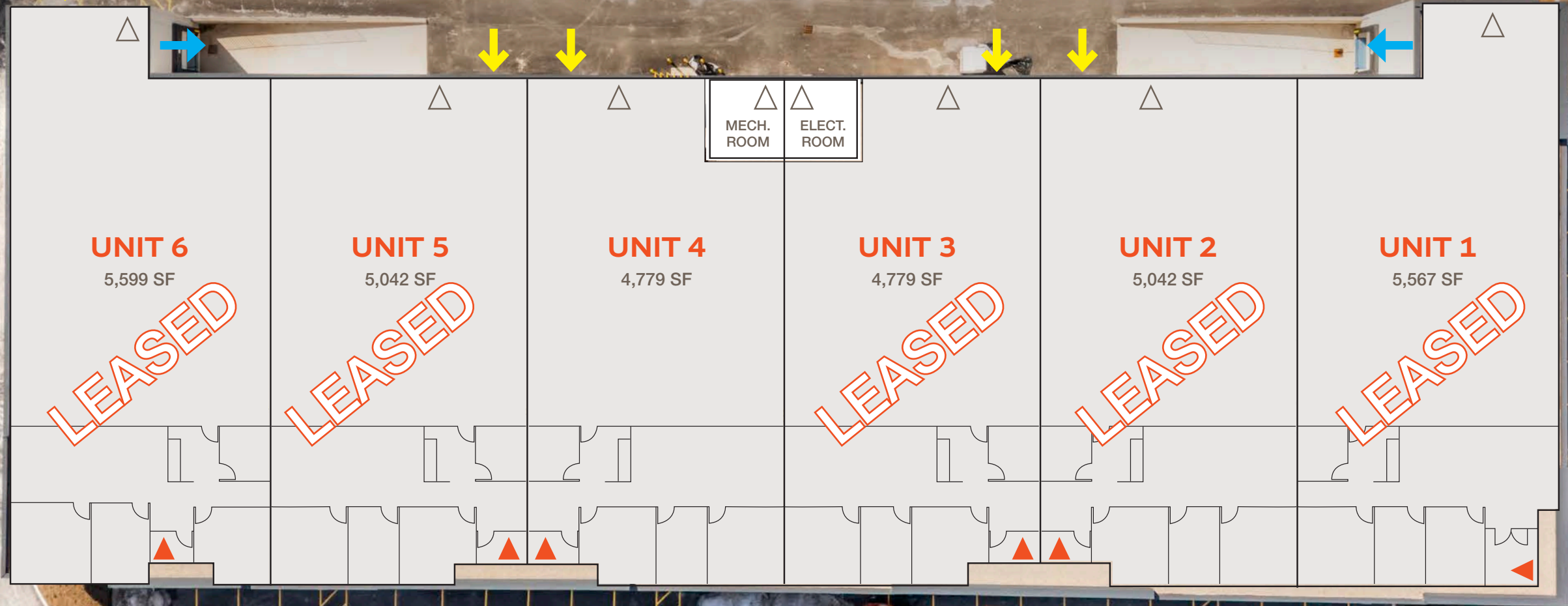


| UNIT | RENTABLE AREA (SF)      | CLEAR HEIGHT | TRUCK LEVEL | DRIVE-IN | POWER |
|------|-------------------------|--------------|-------------|----------|-------|
| 1    | <del>5,567</del> LEASED | 27'          | 1           | -        | 100A  |
| 2    | <del>5,042</del> LEASED | 27'          | -           | 1        | 100A  |
| 3    | <del>4,779</del> LEASED | 27'          | -           | 1        | 100A  |
| 4    | 4,779                   | 27'          | -           | 1        | 100A  |
| 5    | <del>5,042</del> LEASED | 27'          | -           | 1        | 100A  |
| 6    | <del>5,599</del> LEASED | 18'-27'      | 1           | 1        | 100A  |

FLEXIBLE SIZING: UNITS CAN BE COMBINED (AREAS SUBJECT TO FINAL MEASUREMENT)

**LEGEND**

- Primary Entrance
- Egress/Exit Door
- Drive-In Level Overhead Door
- Truck Level Overhead Door



# 2520 SPEERS ROAD

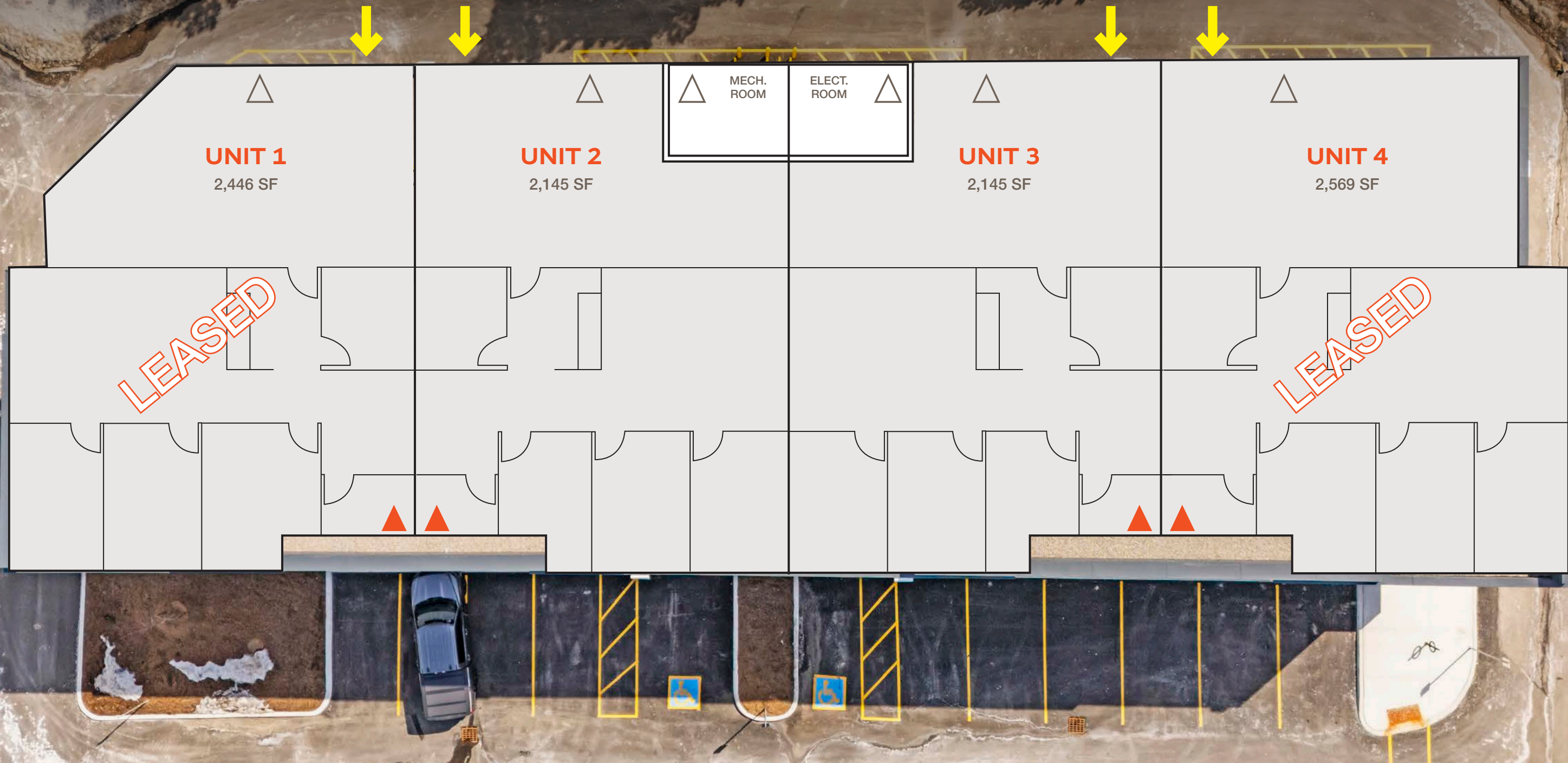


| UNIT | RENTABLE AREA (SF)             | CLEAR HEIGHT | DRIVE-IN | POWER |
|------|--------------------------------|--------------|----------|-------|
| 1    | <del>2,446</del> <b>LEASED</b> | 17'-25'      | 1        | 60A   |
| 2    | 2,145                          | 17'-25'      | 1        | 60A   |
| 3    | 2,145                          | 17'-25'      | 1        | 60A   |
| 4    | <del>2,569</del> <b>LEASED</b> | 17'-25'      | 1        | 60A   |

**FLEXIBLE SIZING: UNITS CAN BE COMBINED** (AREAS SUBJECT TO FINAL MEASUREMENT)

**LEGEND**

- Primary Entrance
- Egress/Exit Door
- Drive-In Level Overhead Door



# NEARBY AMENITIES

The Speers Bronte Business Park is an ideal location for companies seeking easy access to transportation, logistics hubs, amenities and a skilled workforce.

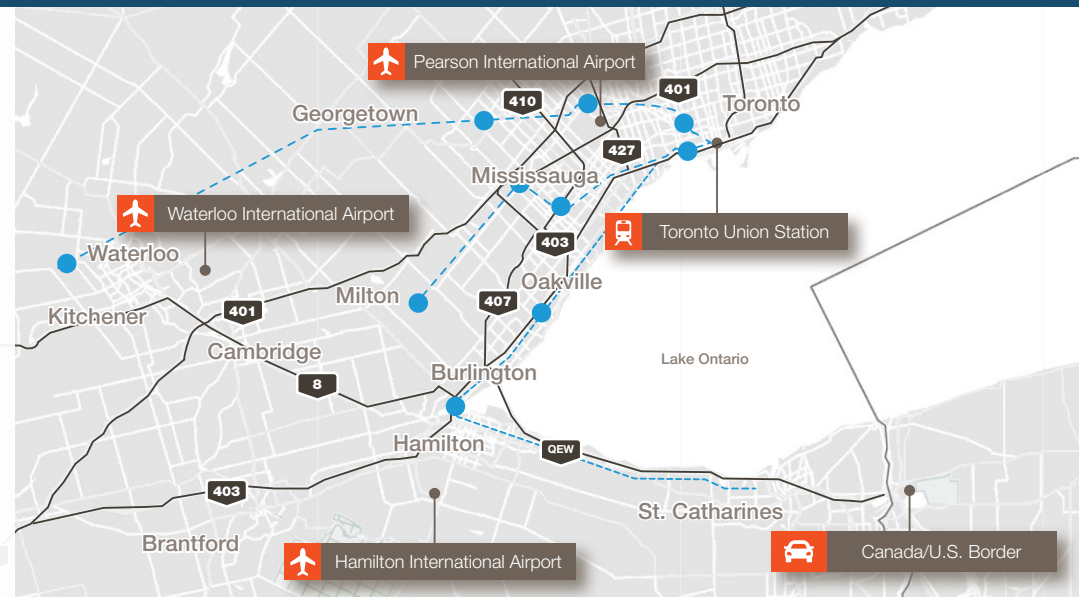
Strategically positioned in an area that is home to numerous industrial parks, warehouses, and manufacturing facilities, 2510 & 2520 Speers Road is well-served by major highways, including the QEW and Highway 403, providing seamless connectivity for both local and regional distribution. Additionally, nearby retailers, restaurants, and professional services cater to the needs of employees and clients, ensuring a convenient and functional work environment.

Speers Bronte Business Park is located in Oakville, Ontario, a Canadian leader in advanced manufacturing knowledge and know-how with over 9,000 trained and experienced workers in the manufacturing sector.

Oakville has a highly skilled and professional workforce with over 81% of the population having post-secondary education. The proximity to Toronto Pearson International Airport offers businesses an exceptional gateway to global markets. Oakville is well positioned to serve as an ideal commercial and industrial hub for a variety of sectors.



A fast-growing community in a strategically connected location



## COMMUTE TIMES

|                               |                    |
|-------------------------------|--------------------|
| Downtown Oakville             | 8 km   12 Minutes  |
| Pearson International Airport | 40 km   25 Minutes |
| Downtown Toronto              | 44 km   32 Minutes |
| Rainbow International Bridge  | 88 km   55 Minutes |

## DEMOGRAPHICS

Within 5 km

|                  |                  |
|------------------|------------------|
| Median Age       | Total Households |
| 44               | 38,305           |
| Total Population | Household Income |
| 108,369          | \$164,304 (AVG.) |



## SOUTHDOWN BUILDERS LIMITED

For two generations and over 60 years, Southdown Builders Limited has invested in, managed, and grown, commercial and residential properties across Canada. Today, our portfolio has expanded to include nearly 50 retail, residential and industrial properties of all sizes. Whether national organizations or small businesses, we approach every relationship with a focus on trust and collaboration.

We believe that success is built on honesty, integrity, prudent management and community engagement.

As the long-term owner and original developer of the Speers Bronte Business Park, we are excited to be moving forward with this final phase of the project and developing lasting relationships with a new group of tenants.



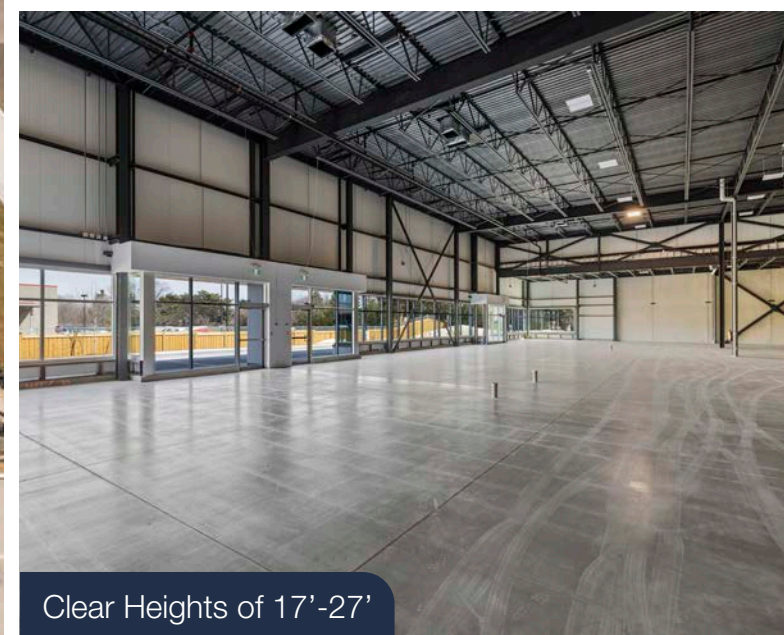
Drive-In Overhead Doors



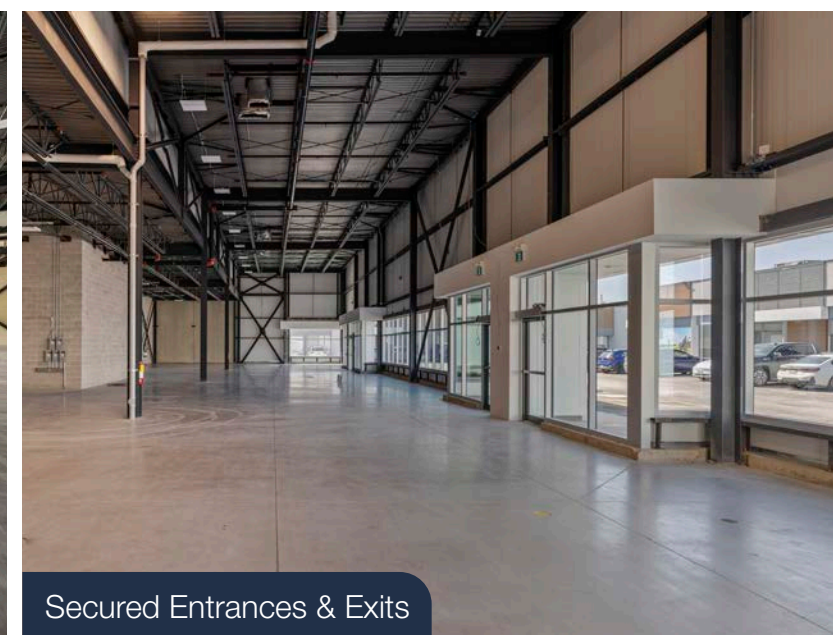
Spacious Layouts Available



Truck Level Overhead Doors Available on End Units of 2510 Speers Bronte



Clear Heights of 17'-27'



Secured Entrances & Exits



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