

Rare Turnkey Freestand In Oakville For Sale and Lease

1346 Speers Rd, Oakville



Colliers

The Offering

Total Area	13,782 SF
Office Area	1,793 SF
Retail Warehouse Area	11,989 SF
Lot Size	0.93 AC
Clear Height	15' 6"
Shipping	1 TL / 1 DI
Power	600V / 400A
Sprinklers	Yes
Zoning	E1
Year Built	1989
Vacant Possession	Immediate
TMI (2024)	\$4.50
Lease Asking Price	\$15.50 PSF Net
Sale Asking Price	\$5,650,000

Property Improvements



New Furnace



New Air Conditioning



Epoxy Flooring

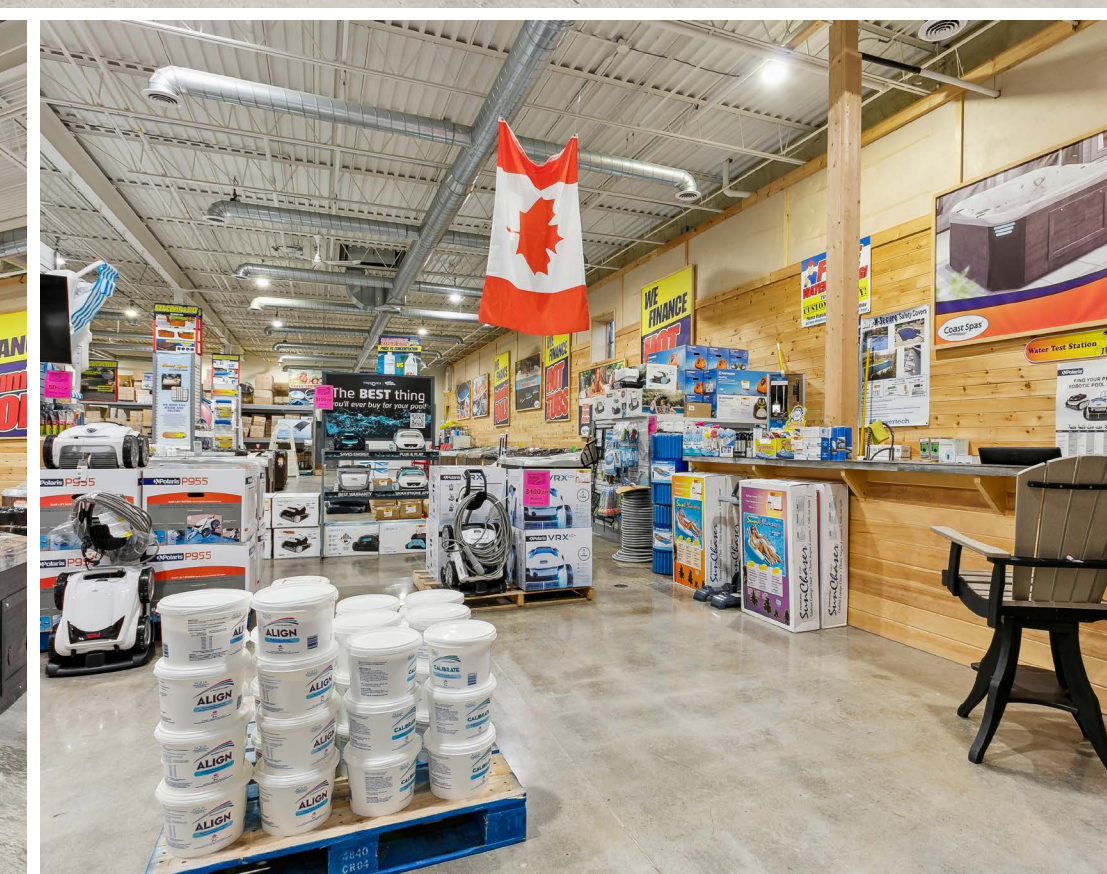


LED Lighting



Double Insulated Walls

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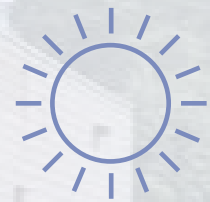
Property Highlights



Turnkey Showroom Space



Excellent curb appeal along Speers Rd with central Oakville location



Windows in warehouse bring in plenty of natural light



White painted warehouse walls



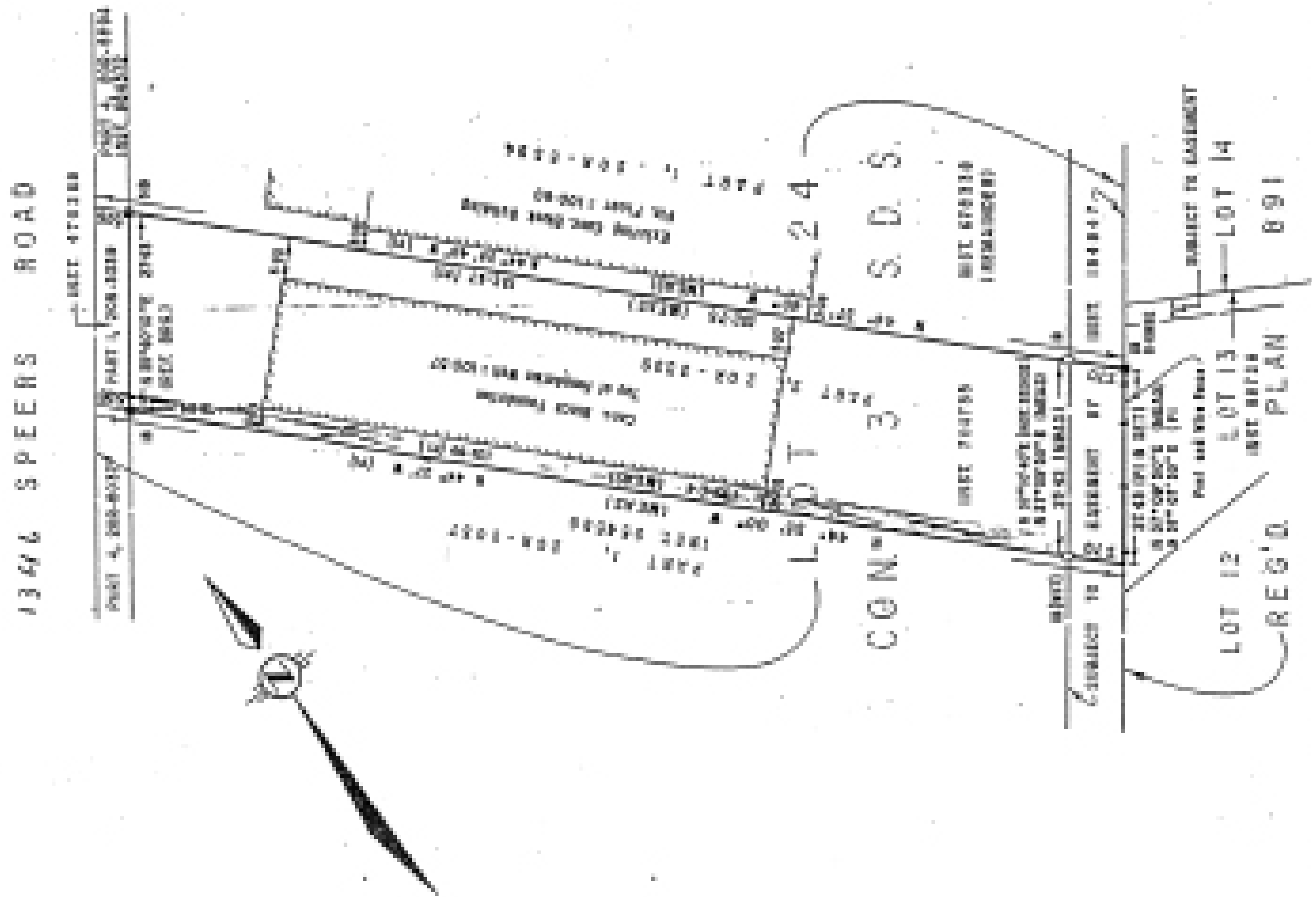
Property accommodates 53' shipping

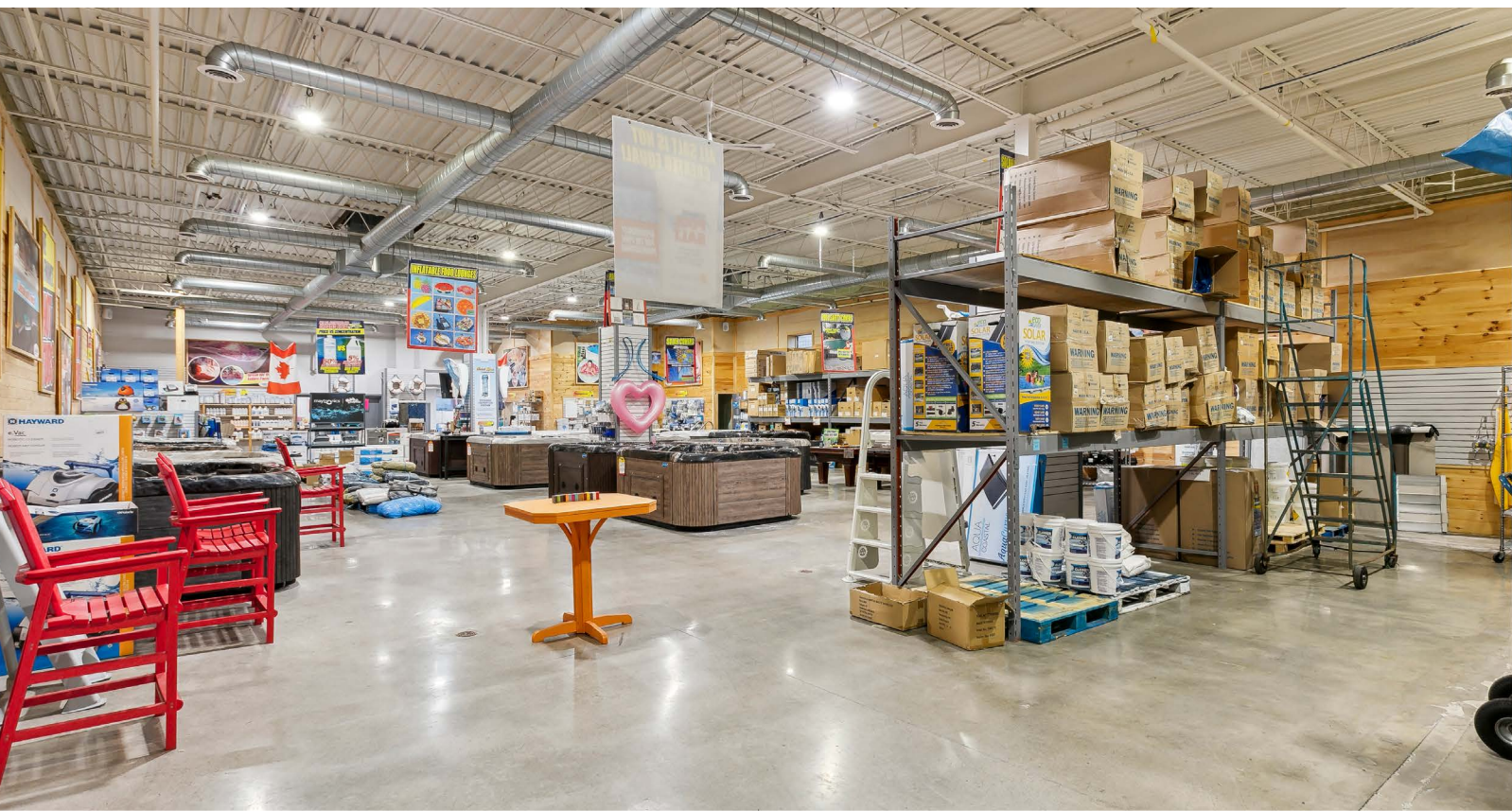
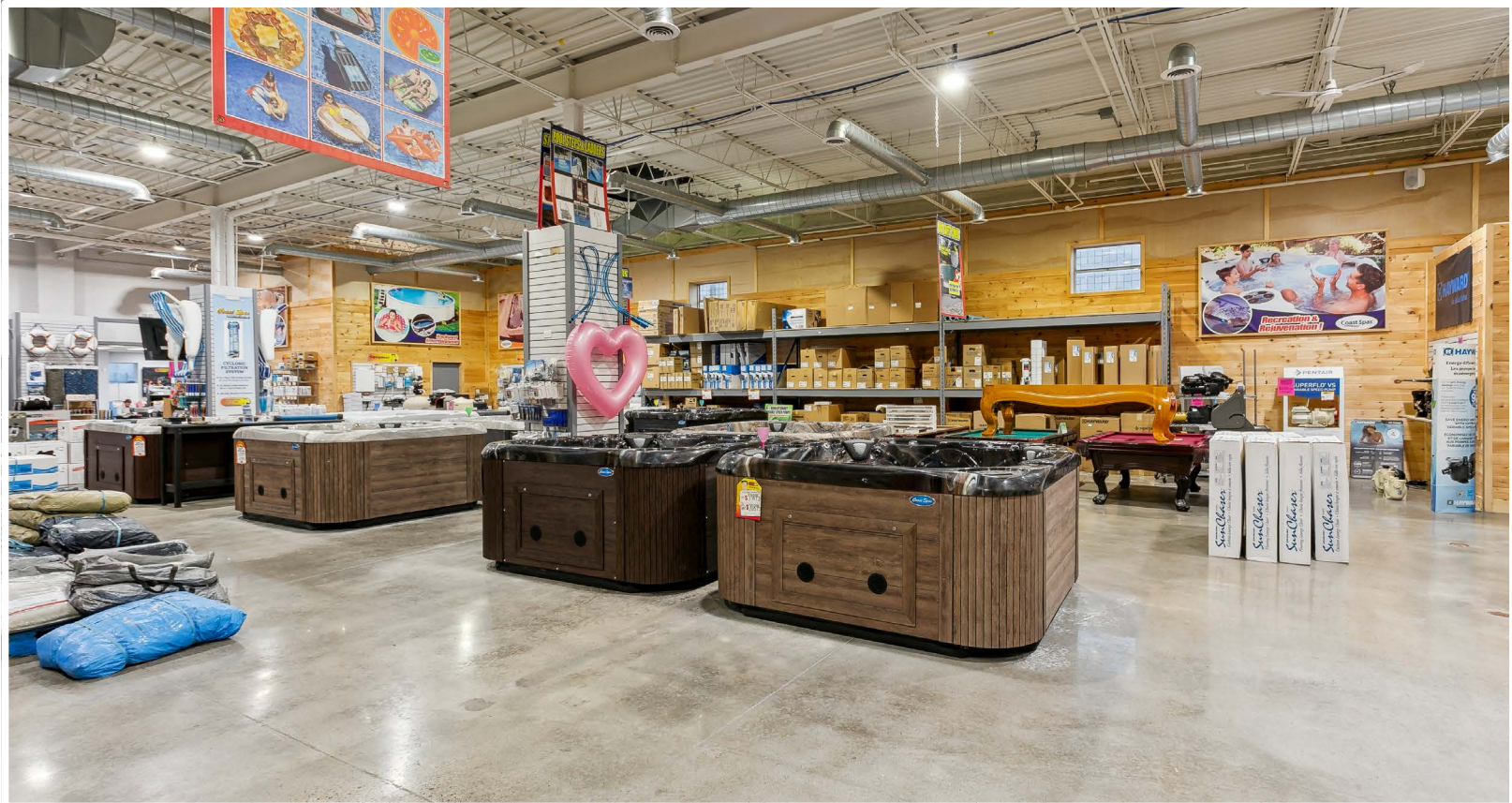


Turnkey retail show room space complete with bathrooms, employee kitchen and office



Site Plan





Site Access



QEW
2 minutes



Mississauga - Square One
18 minutes

Etobicoke
24 minutes

Downtown Toronto
30 minutes

Burlington
10 minutes

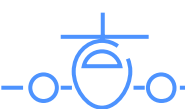


Public Transit
1 minute walk



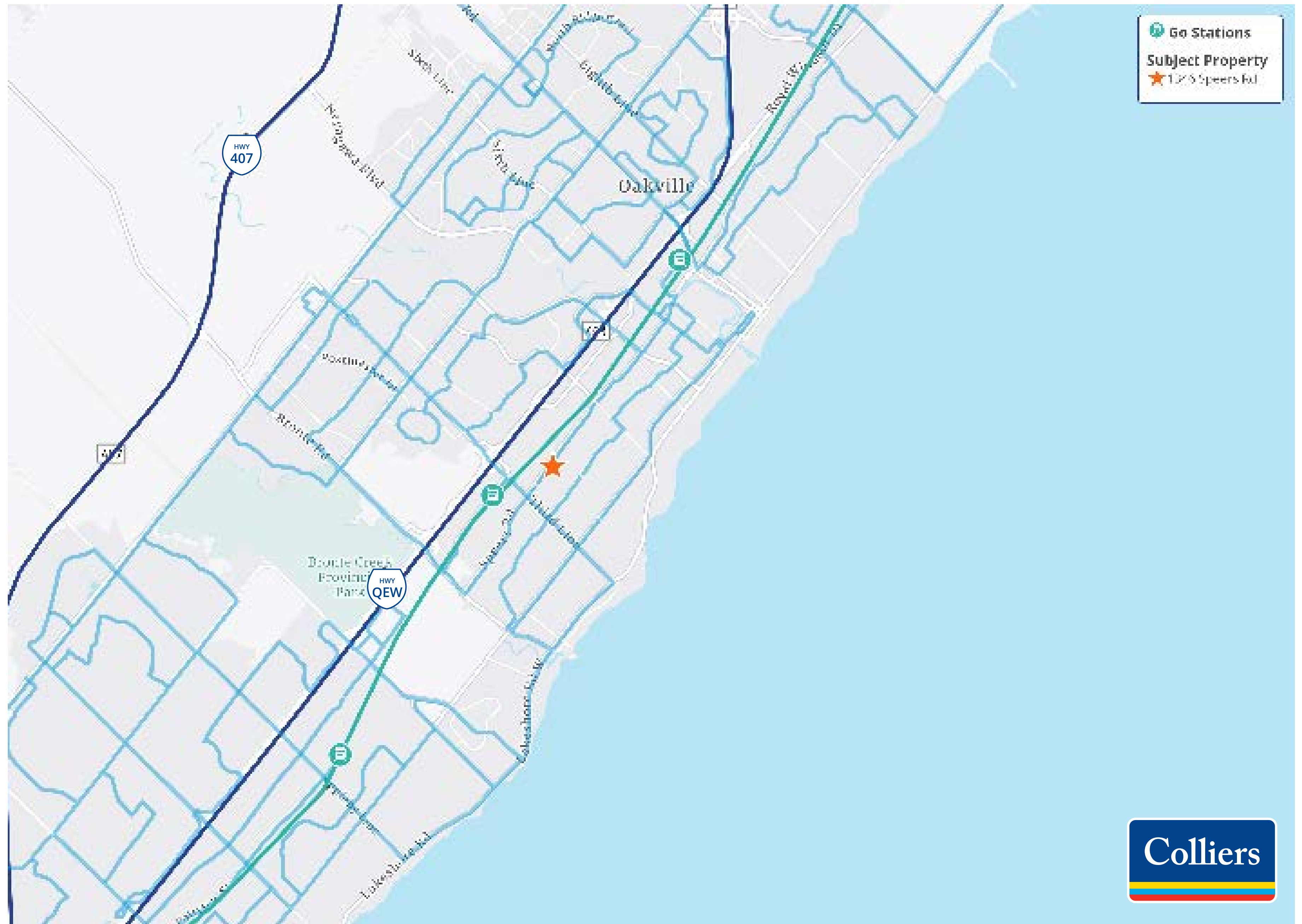
GO Station - Bronte GO Station
10 minute walk

GO Station - Streetsville
10 minute drive



Pearson International Airport
20 minute drive

Hamilton International Airport
28 minute drive





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