



Colliers

FOR SUBLEASE

505 Iroquois Shore Road

OAKVILLE, ON

20,030 SF Freestanding industrial office/
warehouse facility

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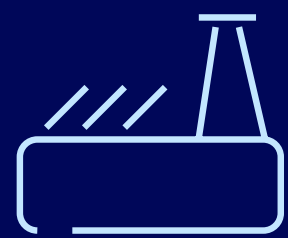
Eric Margo*

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Iroquois Shore Rd

Eighth Line

At a Glance



Total Size

20,030 SF building



Office Area

3,758 SF



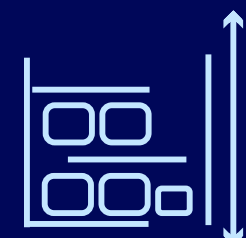
Warehouse Area

16,272 SF



Zoning

E2 Sp3



Clear Height

14'



Shipping

2 Truck Level Doors



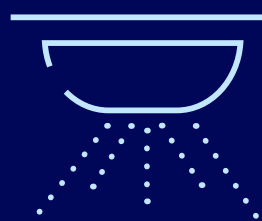
Head Lease

Expires on February 28, 2029



Power

200 Amps
600 Volts

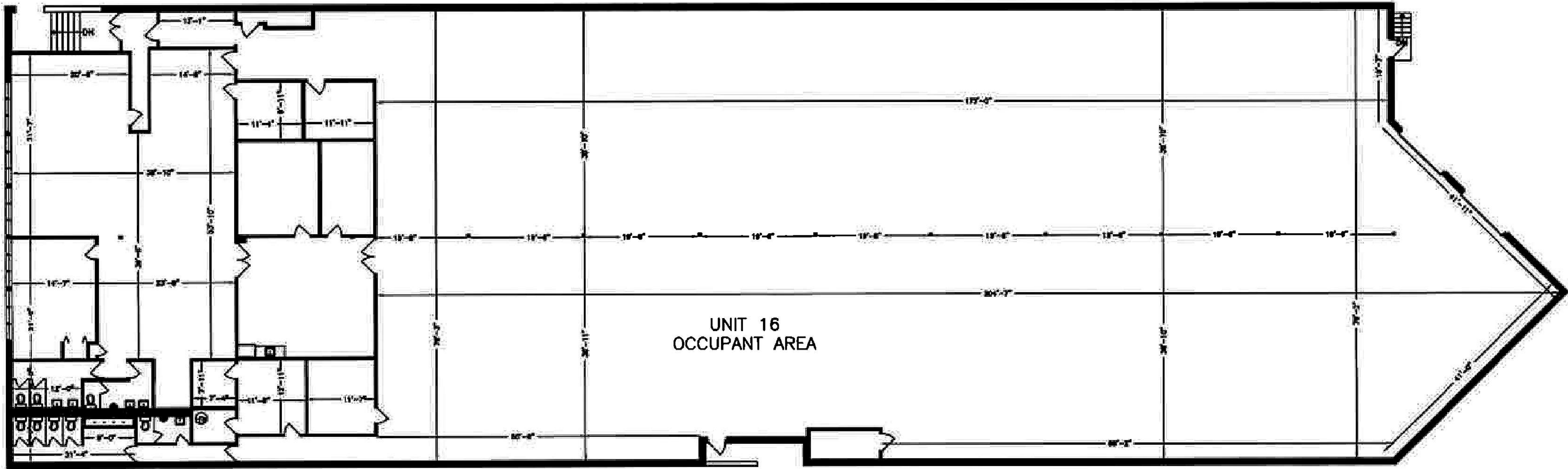


Sprinklered

Yes



Floor Plan



Property Description

505 Iroquois Shore Road, Unit 16, Oakville ON

Colliers is pleased to offer a 20,030 SF freestanding industrial opportunity in Briarlane’s established 505 Iroquois Shore business park. The property offers excellent visibility and accessibility, making it suitable for a variety of business operations. It is equipped with two truck-level doors, existing office/showroom area, and convenient access to the QEW, Highway 403 and Highway 407 via Trafalgar Road. Available by way of sublease, with possession anticipated October 2026.

Listing Type	Sublease
Asking Price	\$15.50 PSF/Net
TMI	\$3.70 (2026)
Possession Date	60 - 90 Days



Zoning Overview

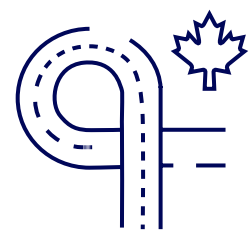
Zone E2 Sp3 Permitted Uses

- Adult entertainment establishment
- 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
- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle rental facility
- Motor vehicle repair facility
- Motor vehicle washing facility
- Outside display and sales area
- Outside storage
- Park, public
- Parking area, heavy vehicle
- Place of worship
- Public hall
- Public works yard
- Rental establishment
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, privateSports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehousing
- Wholesaling

Additional conditions may apply.
Interested parties are advised to consult
the zoning by-law, and the municipality.



Site Access



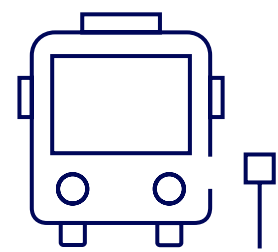
Highway QEW/403
2 minutes



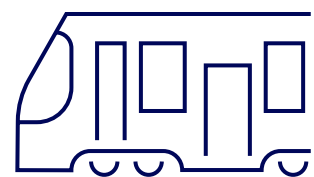
Downtown Mississauga
20 minutes

Downtown Hamilton
25 minutes

Downtown Toronto
30 minutes

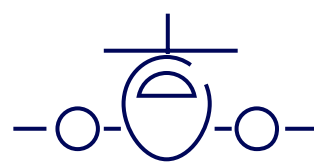


Public Transit
6 minute walk



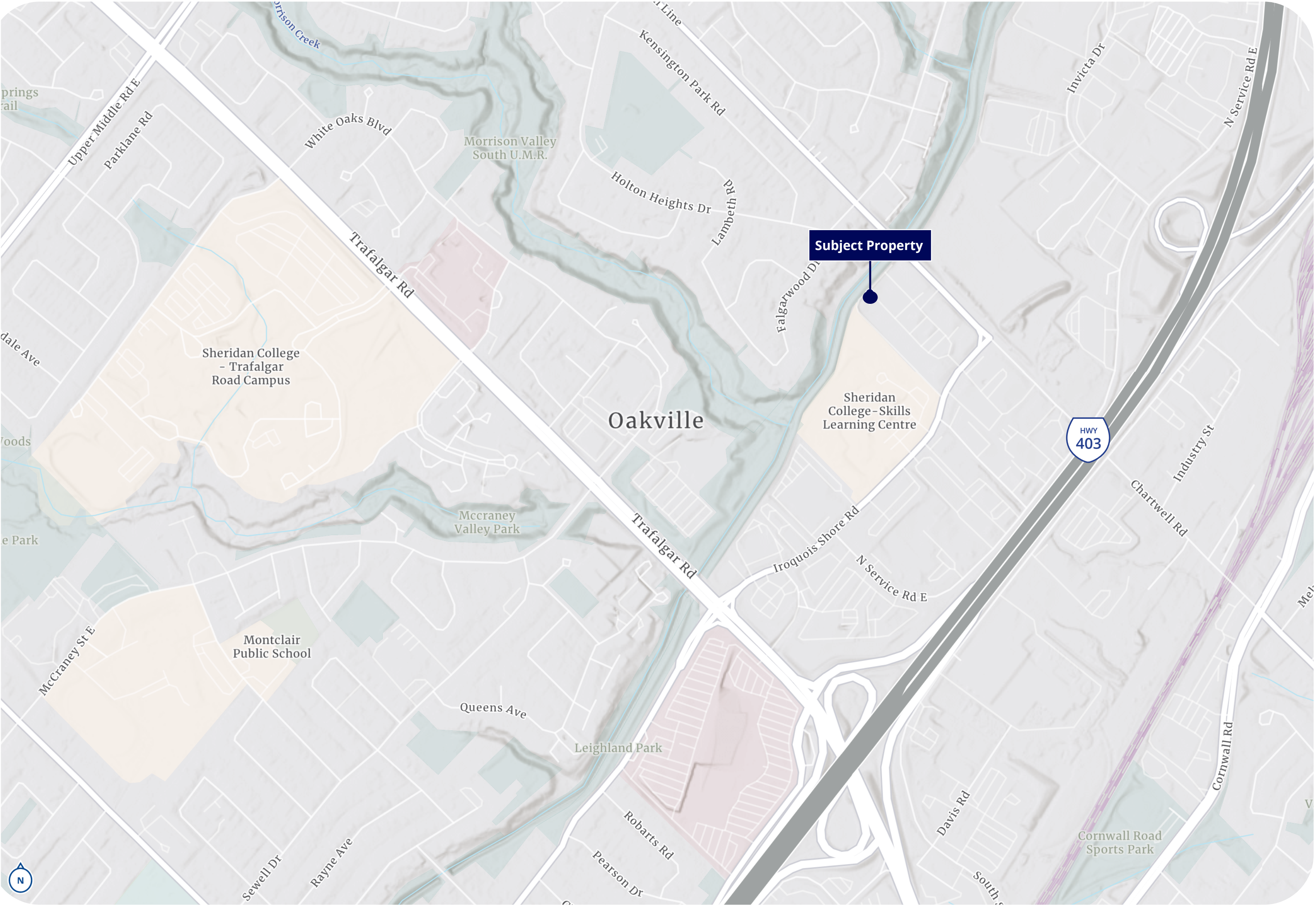
GO Station - Oakville
7 minute drive

GO Station - Clarkson
10 minute drive



Pearson International Airport
25 minute drive

Hamilton International Airport
35 minute drive



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