

BRONTE Business STATION Park

625 BRONTE ROAD, OAKVILLE

61,500 SF - 291,325 SF AVAILABLE FOR LEASE

READY FOR OCCUPANCY

RAYMOND RAMNAUTH**

Sr. Vice President
905 501 6494
raymond.ramnauth@cushwake.com

ZACK PARENT*

Sr. Vice President
905 501 6441
zack.parent@cushwake.com

KYLE KERR*

Associate Vice President
905 501 6406
kyle.kerr@cushwake.com

FIRST GULF

MEMBER OF
N NICOLA
W E A L T H
REAL ESTATE

**CUSHMAN &
WAKEFIELD**

BRONTE Business STATION Park





BRONTE Business STATION Park

PROPERTY DETAILS



LOCATION: Bronte Road & Speers Road

ZONING: E3-SP3

PERMITTED USES: Wide range of uses including, but not limited to, warehousing, logistics, manufacturing, fulfillment & e-commerce

LEASE RATES: See attached schedule

625 BRONTE RD

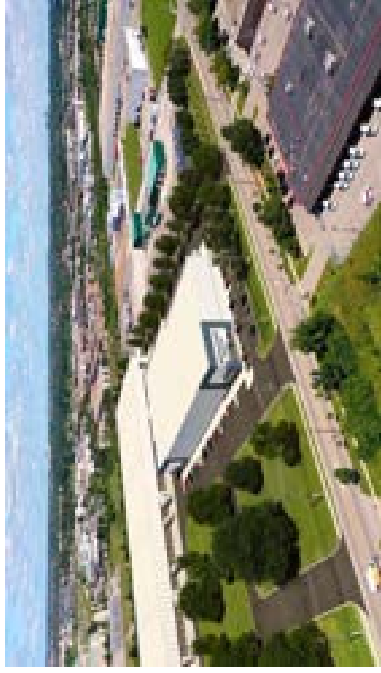
Total Area	291,325 SF
Office	3%
Clear Height	40'
Truck Level Doors	65
Drive In Doors	2
Bay Size	55' x 42'11
Parking Spots	237
Sprinklers	ESFR
Lighting	LED
Staging Bay	60'
Concrete Apron	60'

BRONTE Business STATION Park

SIZE CONFIGURATION

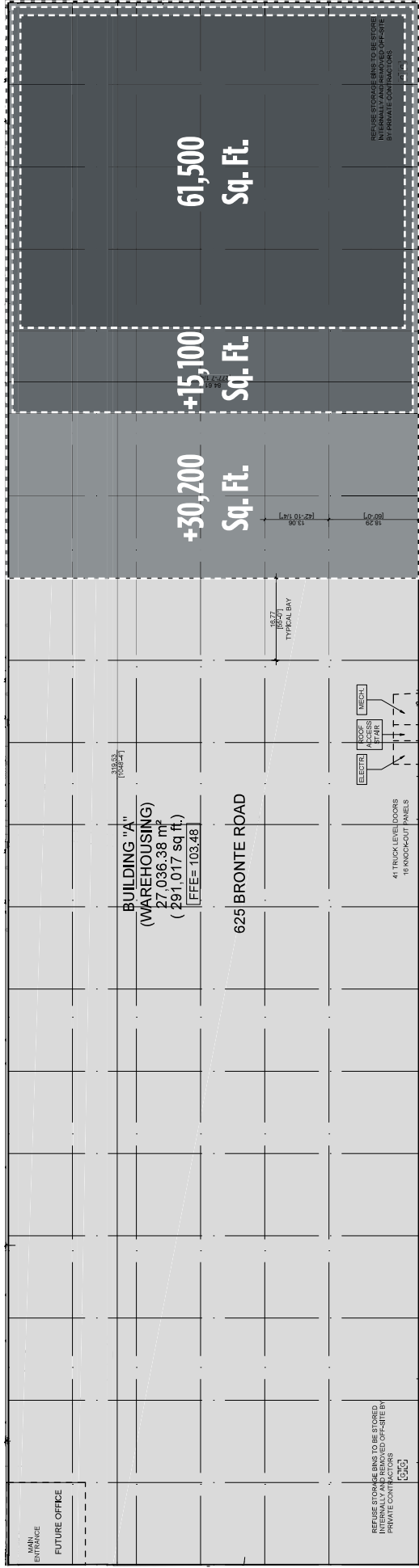
AVAILABLE SIZES AND RATES

61,500 SF	\$18.95 PSF
76,600 SF	\$18.95 PSF
91,700 SF	\$18.95 PSF
106,800 SF	\$17.95 PSF
137,000 SF	\$17.95 PSF
167,200 SF	\$17.95 PSF
197,400 SF	\$17.95 PSF
242,700 SF	\$17.95 PSF
291,325 SF	\$16.95 PSF



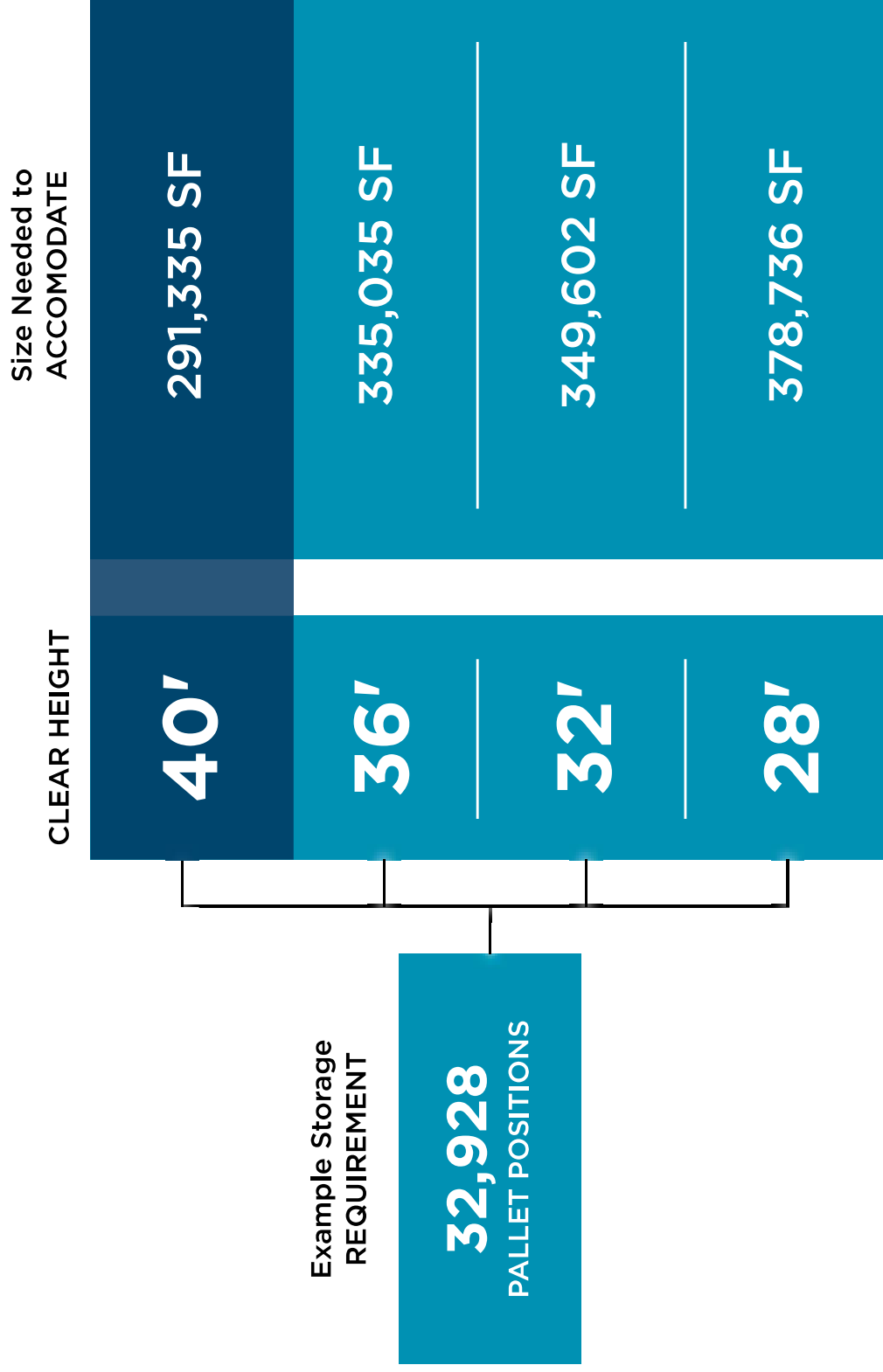
BRONTE Business STATION Park

FLOOR PLAN



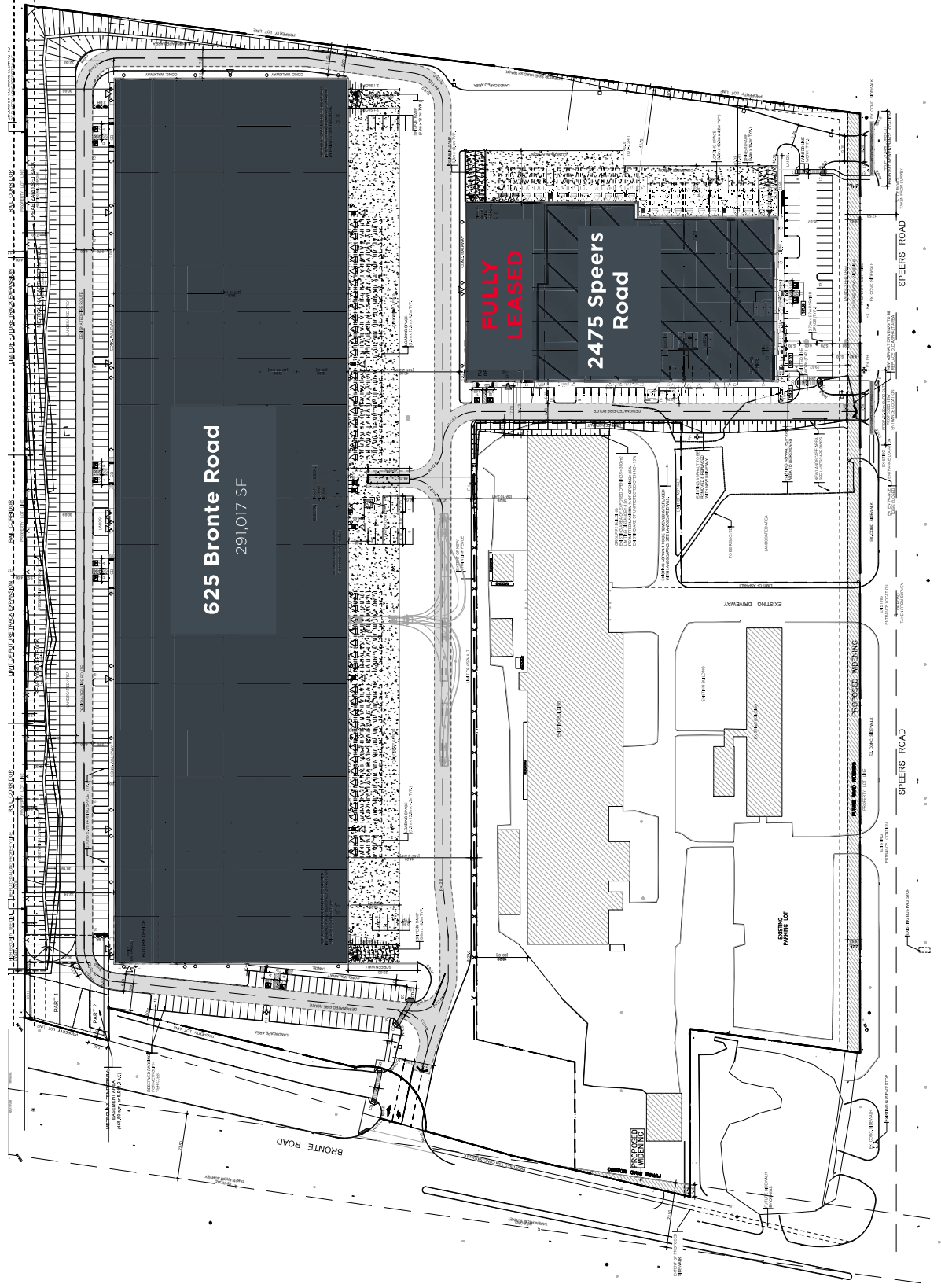
UNCOVER THE 40' ADVANTAGE

Bronte Station Business Park's 40-foot ceilings have been built to exceed standard industrial clear heights, resulting in a critical increase in storage capacity. By design, these towering clear heights also reduce total square footage requirements by approximately 30% (compared to 28' clear heights), leading to significant potential cost savings over time.



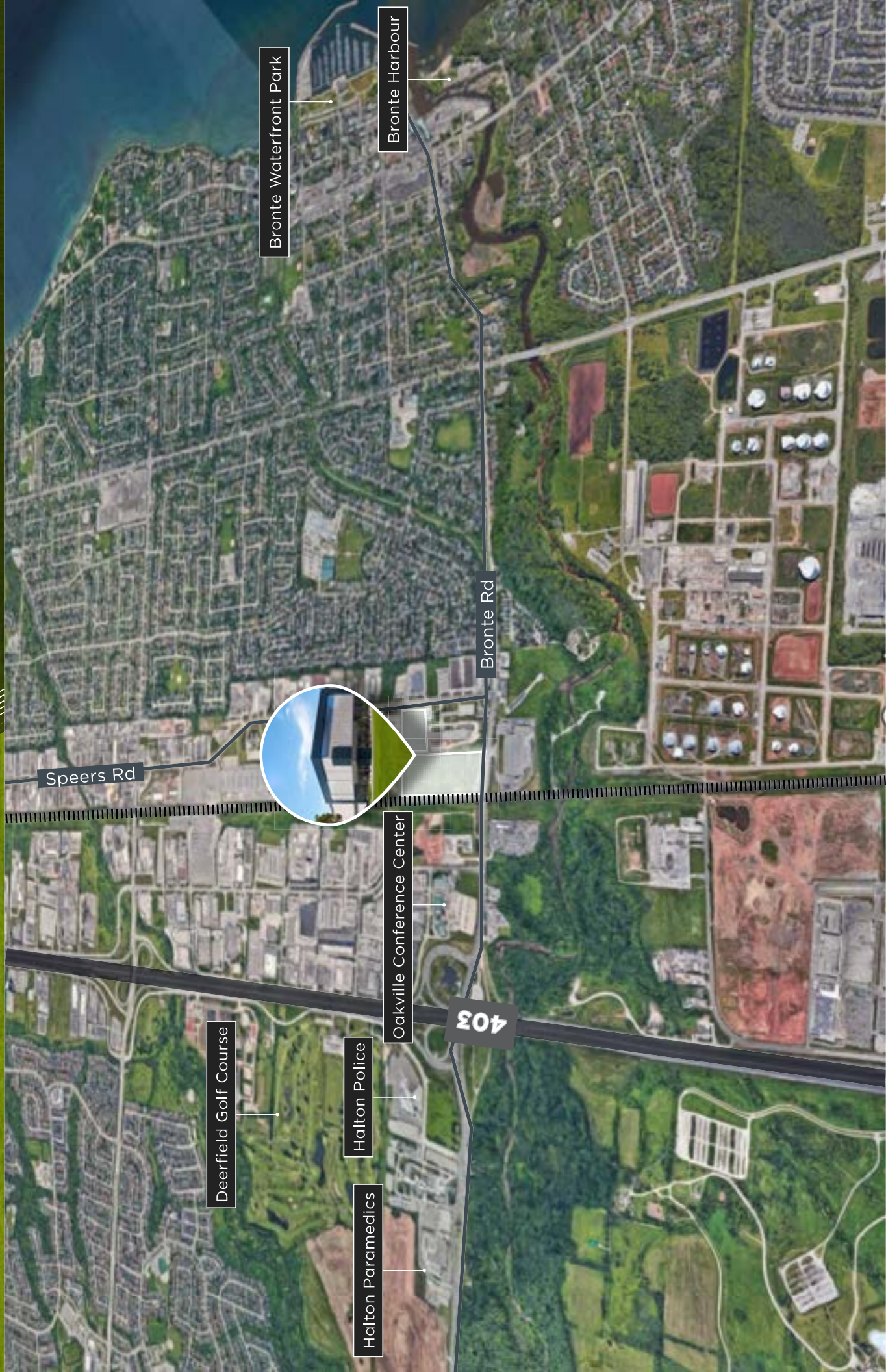
BRONTE Business STATION Park

SITE PLAN



BRONTE Business STATION Park

LOCATION



Deerfield Golf Course

Halton Police

Halton Paramedics

Oakville Conference Center

Speers Rd

Bronte Waterfront Park

Bronte Harbour

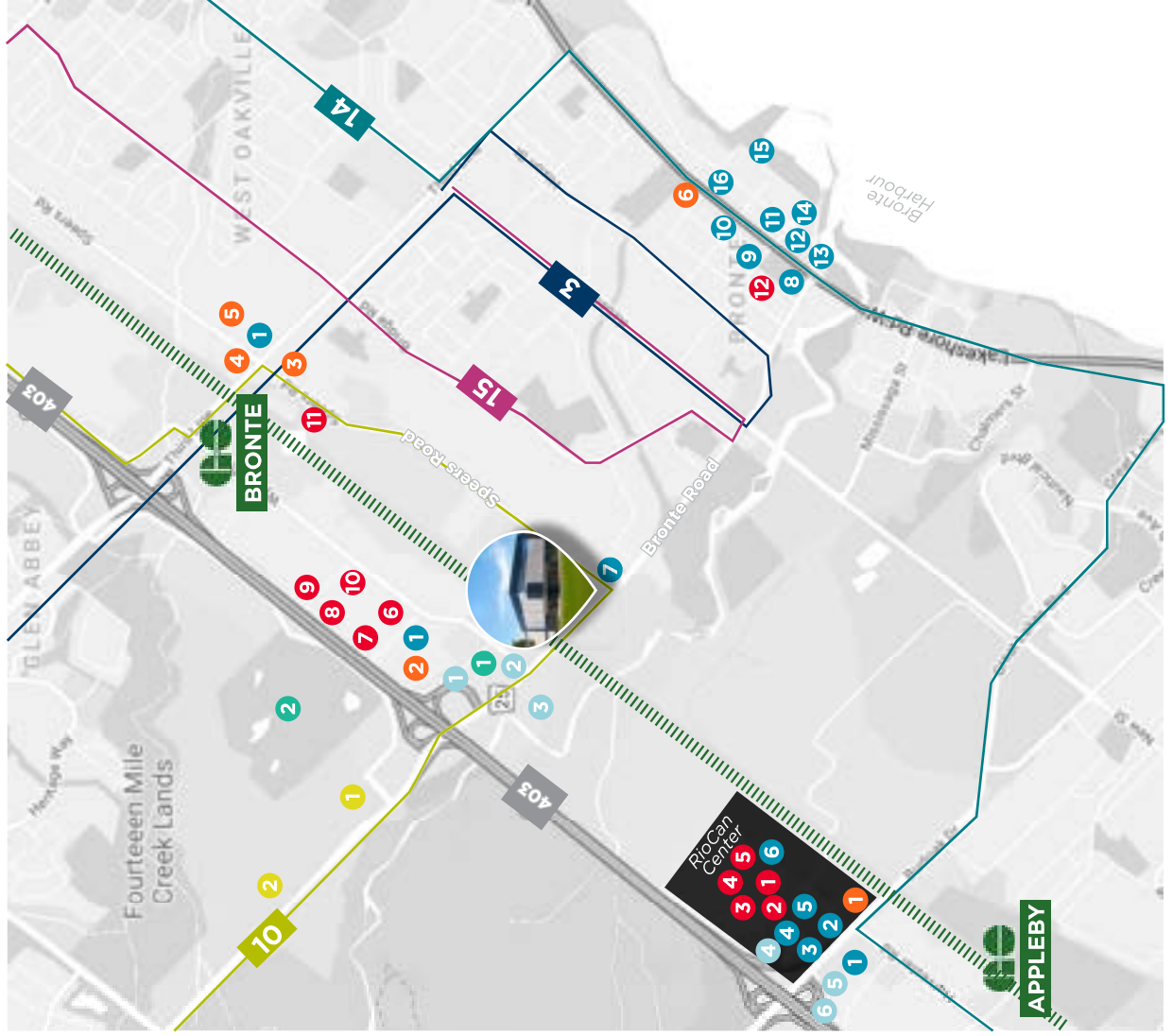
Bronte Rd

403

BRONTE Business STATION Park

AMENITIES

- RETAIL**
 1. Nike
 2. Kitchen Stuff Plus
 3. Old Navy Outlet
 4. The Home Depot
 5. Dollarama
 6. Hyundai Oakville
 7. Budd's BMW
 8. Budd's Subaru
 9. Lockwood Kia
 10. Oakville Toyota
 11. City Tire
 12. Rexall
- GAS STATIONS**
 13. Petro-Canada
 14. Pioneer Energy
 15. Esso
 16. Shell
 17. Husky
 18. 7-Eleven
- FOOD/RESTAURANTS**
 1. Tim Hortons
 2. Kelsey's Original Roadhouse
 3. Swiss Chalet
 4. Montana's
 5. Milestones
 6. Osmow's Shawarma
 7. Bronte Sports Kitchen
 8. Hero Certified Burgers
 9. Cucci
 10. Zara's By The Lake
 11. The Firehall
 12. Plank Restobar
 13. The Wine Bar
 14. Chestnut Cafe
 15. Bronte Boathouse
 16. McDonalds
- First Responders**
 17. Halton Regional Police
 18. Halton Regional Paramedic Headquarters
- Sport & Entertainment**
 19. Oakville Conference Center
 20. Deerfeld Golf Course
- Hotels**
 19. Holiday Inn & Suites
 20. Staybridge Suites
 21. Quality Suites
 22. Sandman Hotel
 23. Homewood Suites
 24. Hilton Garden Inn

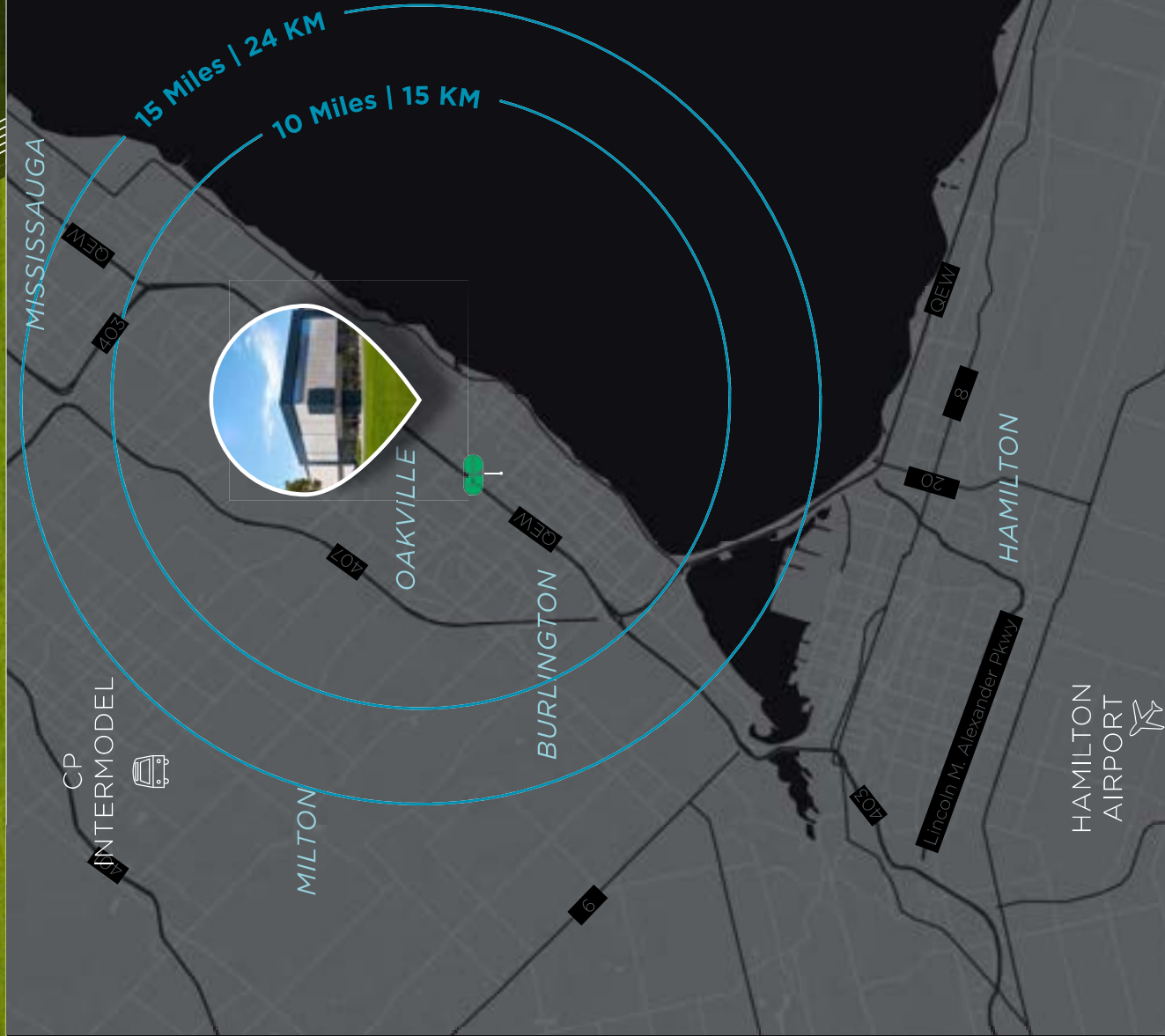


GO TRANSIT

OAKVILLE TRANSIT

BRONTE Business STATION Park

CONNECTIVITY



QEW	2 km	4 mins
HIGHWAY 403	2 km	4 mins
HIGHWAY 407	8 km	9 mins
HIGHWAY 401	34 km	23 mins
HIGHWAY 427	29 km	20 mins
PEARSON INTERNATIONAL AIRPORT	39 km	25 mins
CN INTERMODAL (BRAMPTON)	46 km	31 mins
CP INTERMODAL	61 km	49 mins
CN MCMILLAN YARD (VAUGHAN)	58 km	44 mins
HAMILTON INTERNATIONAL AIRPORT	41 km	32 mins
BUFFALO BORDER	117 km	1:18 hrs
DETROIT BORDER	329 km	3:20 hrs

BRONTE Business STATION Park

AREA BENEFITS



80% of the population has a post secondary education



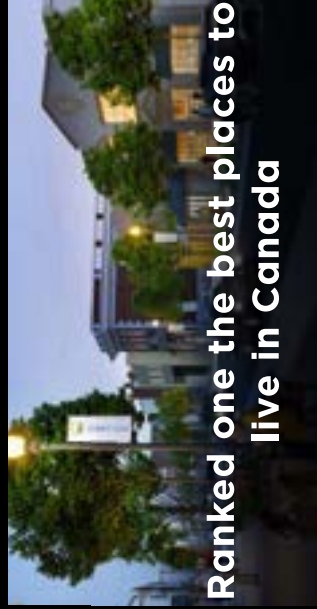
Access to highway 403,407 and QEW



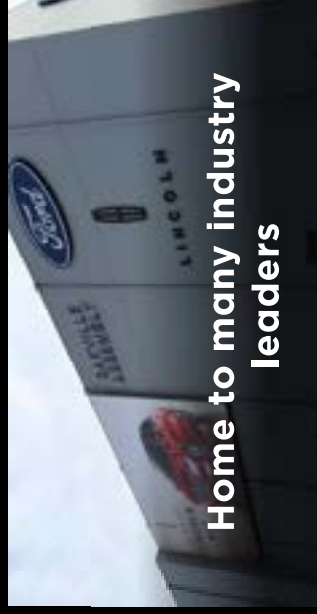
Located in the greater Toronto area



Competitive cost of doing business



Ranked one the best places to live in Canada



Home to many industry leaders



Large Municipal Transit System



Labour pool of over 3.5 million



1 hour to U.S. border

CONTACT

RAYMOND RAMNAUTH**

Sr. Vice President
905 501 6494
raymond.ramnauth@cushwake.com

ZACK PARENT*

Sr. Vice President
905 501 6441
zack.parent@cushwake.com

KYLE KERR*

Associate Vice President
905 501 6406
kyle.kerr@cushwake.com

FIRST GULF



Cushman & Wakefield ULC, Brokerage
1 Prologis Boulevard, Suite 300, Mississauga, ON L5W 0G2
cushmanwakefield.com | 905 568 9500

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals, Broker** Sales Representative*