

# 760 PACIFIC ROAD OAKVILLE | ON

**UNITS 15 & 16 PRICE REDUCTION!  
~~\$13.00~~ \$11.00 PER SQ. FT.**



## INDUSTRIAL & OFFICE UNITS FOR LEASE

### **Justin H. Bates\***

Senior Vice President  
905 315 3698  
Justin.Bates@cbre.com

\*Sales Representative

### **Megan Kavanagh\***

Real Estate Services Coordinator  
416 798 6261  
Megan.Kavanagh@cbre.com



# AVAILABILITY OVERVIEW

## INDUSTRIAL & OFFICE UNITS AVAILABLE



**Zoning**  
E2 SP:56



**Highway Access**  
QEW



**T.M.I.**  
\$5.25 per Sq. Ft.



**Convenient**  
Parking



**Power**  
60 Amps



**Excellent**  
**Signage**  
**Opportunity**

	UNIT 12	UNIT 15	UNIT 16
Availability Type	Industrial Space	Office Space	Office Space
Total Area	1,988 Sq. Ft.	1,172 Sq. Ft.	1,183 Sq. Ft.
Shipping	1 Drive-in Door	N/A	N/A
Clear Height	18'9"	N/A	18'9" (In Rear Warehouse Area)
Possession	April 1, 2025	Immediate	October 1 2024
Asking Rate	\$17.25 Per Sq. Ft. Net	\$11.00 Per Sq. Ft. Net	\$11.00 Per Sq. Ft. Net

**PRICE REDUCTION!**  
~~\$13.00~~ \$11.00 PER SQ. FT.

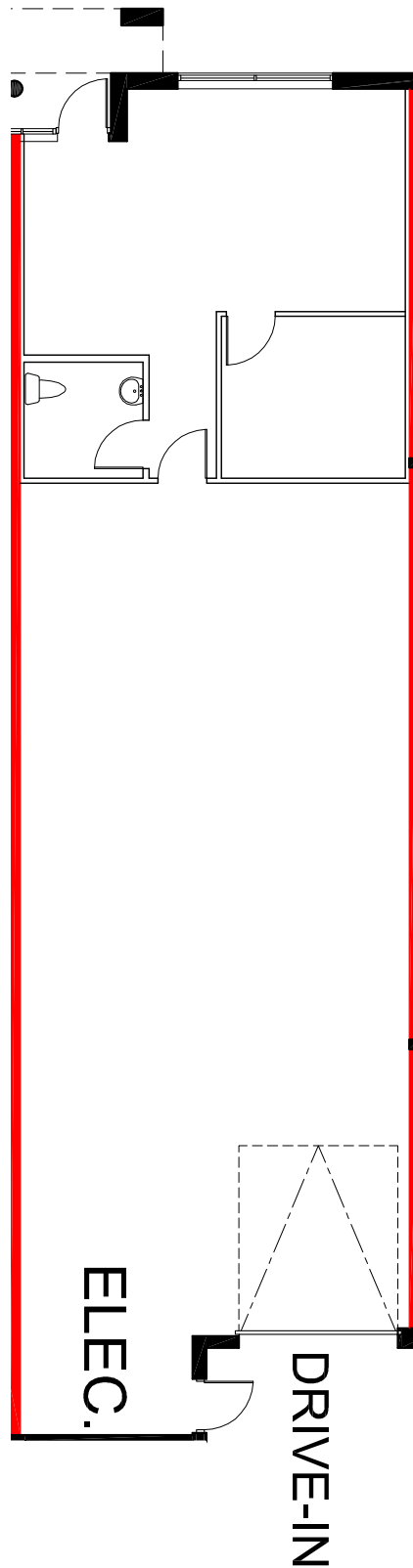
## PROPERTY HIGHLIGHTS

- Highly desirable office & industrial units in the heart of Oakville.
- Nicely designed units with great natural light.
- Convenient parking directly in front of your unit.
- Ideally located in close proximity to amenities and major highways.
- Zoning permits a wide variety of uses.

# FLOOR PLANS

## INDUSTRIAL AVAILABILITY

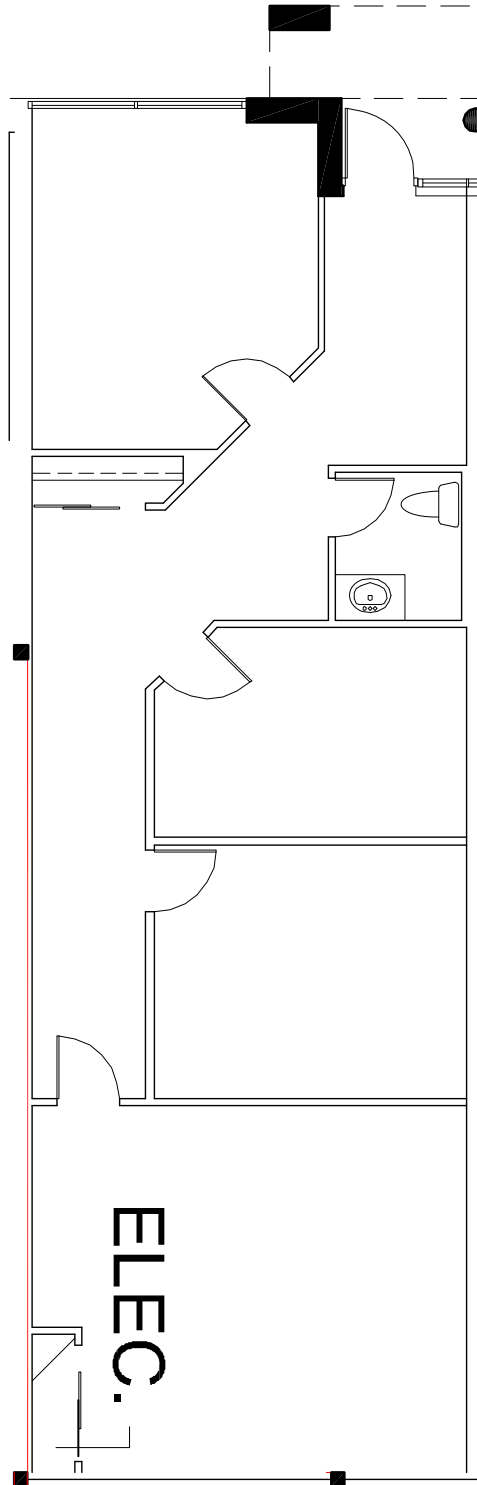
UNIT 12



# FLOOR PLANS

## OFFICE AVAILABILITY

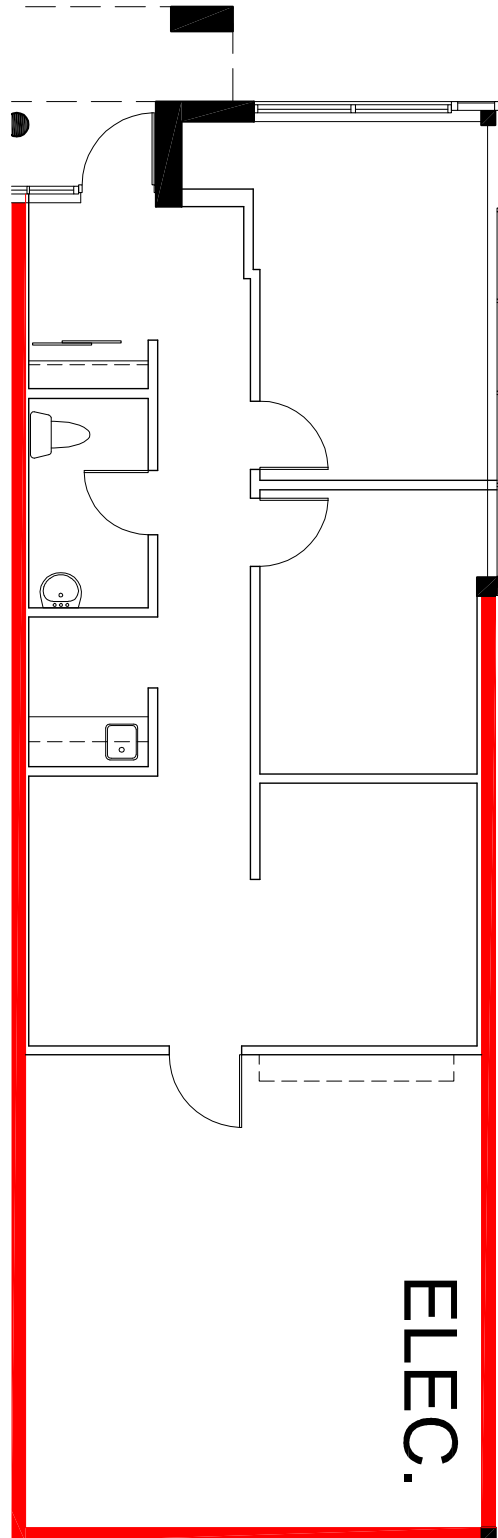
### UNIT 15



# FLOOR PLANS

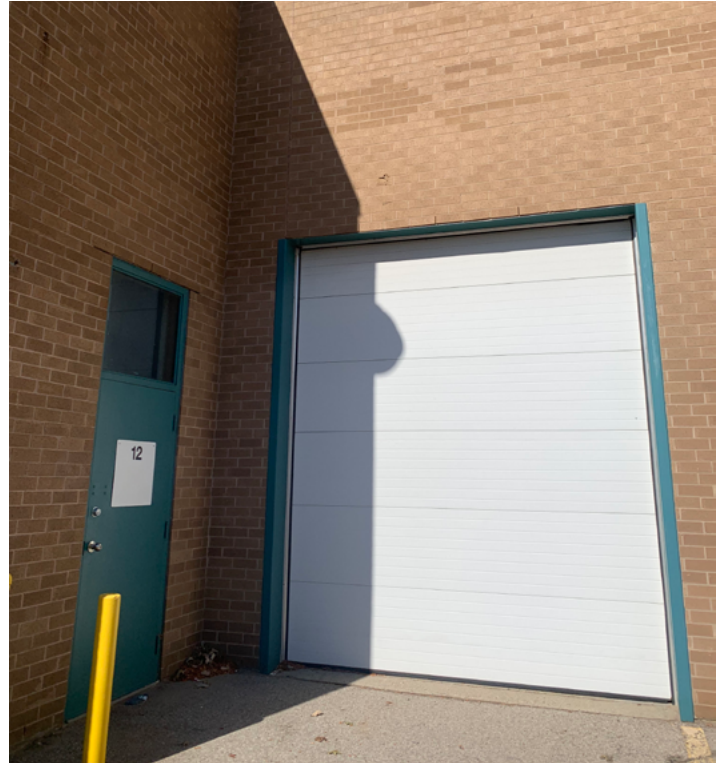
## OFFICE AVAILABILITY

### UNIT 16

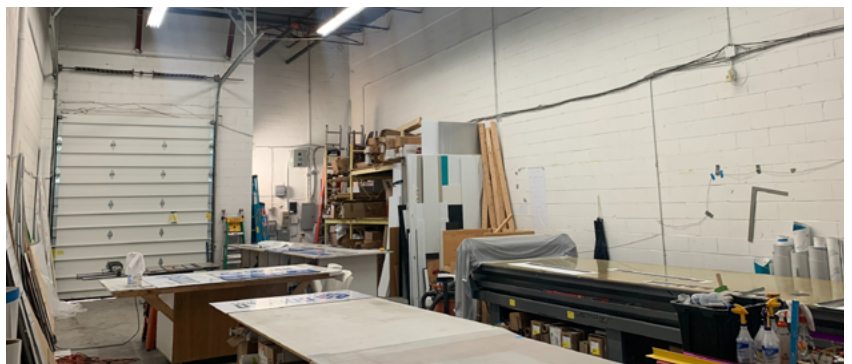
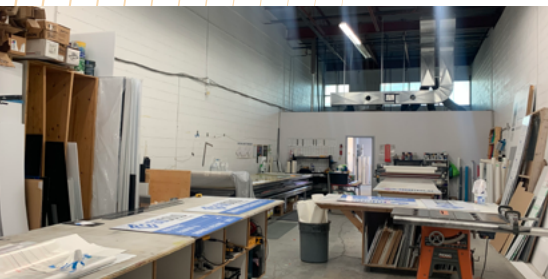
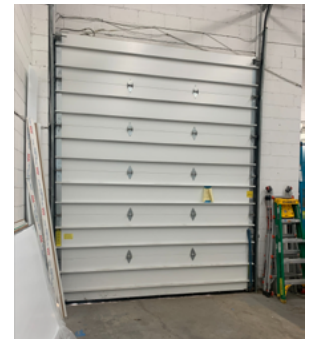


# PHOTOS - UNIT 12

## EXTERIOR PHOTOS



## INTERIOR PHOTOS

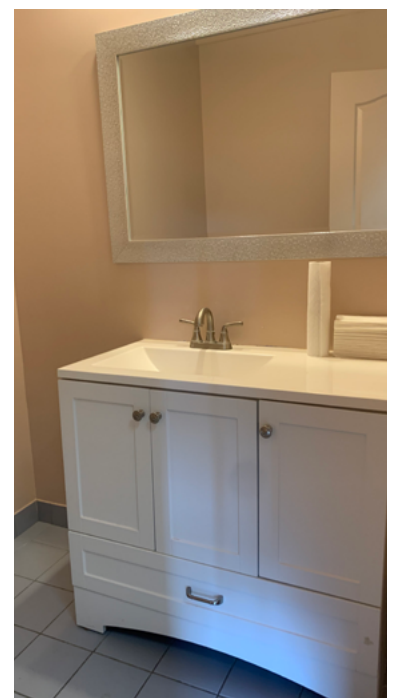


# PHOTOS - UNIT 15

## EXTERIOR PHOTOS



## INTERIOR PHOTOS

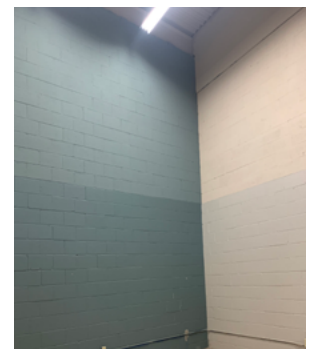


# PHOTOS - UNIT 16

## EXTERIOR PHOTOS



## INTERIOR PHOTOS










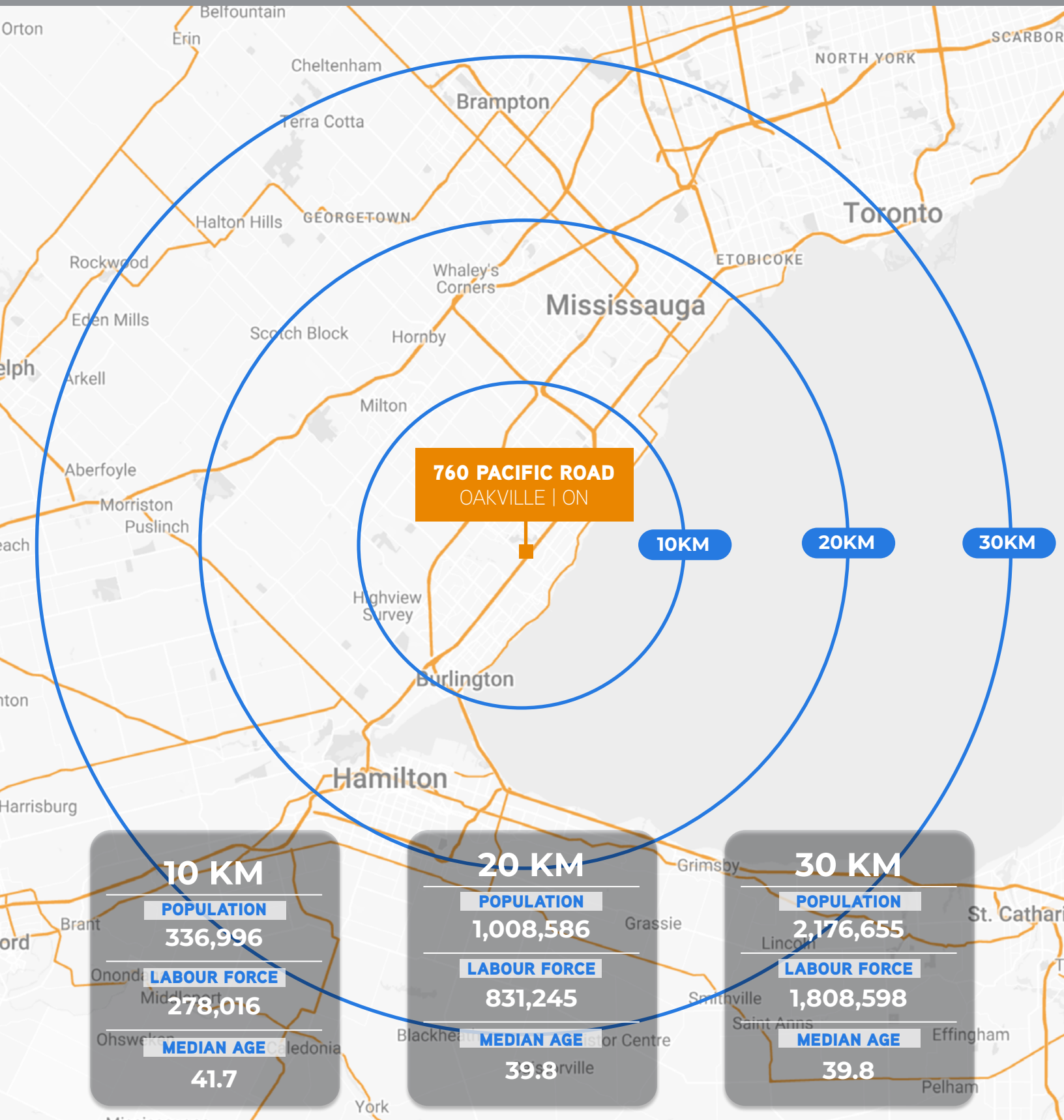
# AMENITIES & TRANSIT



OAKVILLE BUS ROUTES:

- |   |   |   |  |  |
|---|---|---|--|--|
|  BRONTE GO STATION |  3 THIRD LINE        |  4 SPEERS-CORNWALL   |  6 UPPER MIDDLE |  10 WEST INDUSTRIAL |
|  13 WESTOAK TRAILS |  18 GLEN ABBEY SOUTH |  28 GLEN ABBEY NORTH |  33 PALERMO     |  34 PINE GLEN       |

# DEMOGRAPHICS



# OUR TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

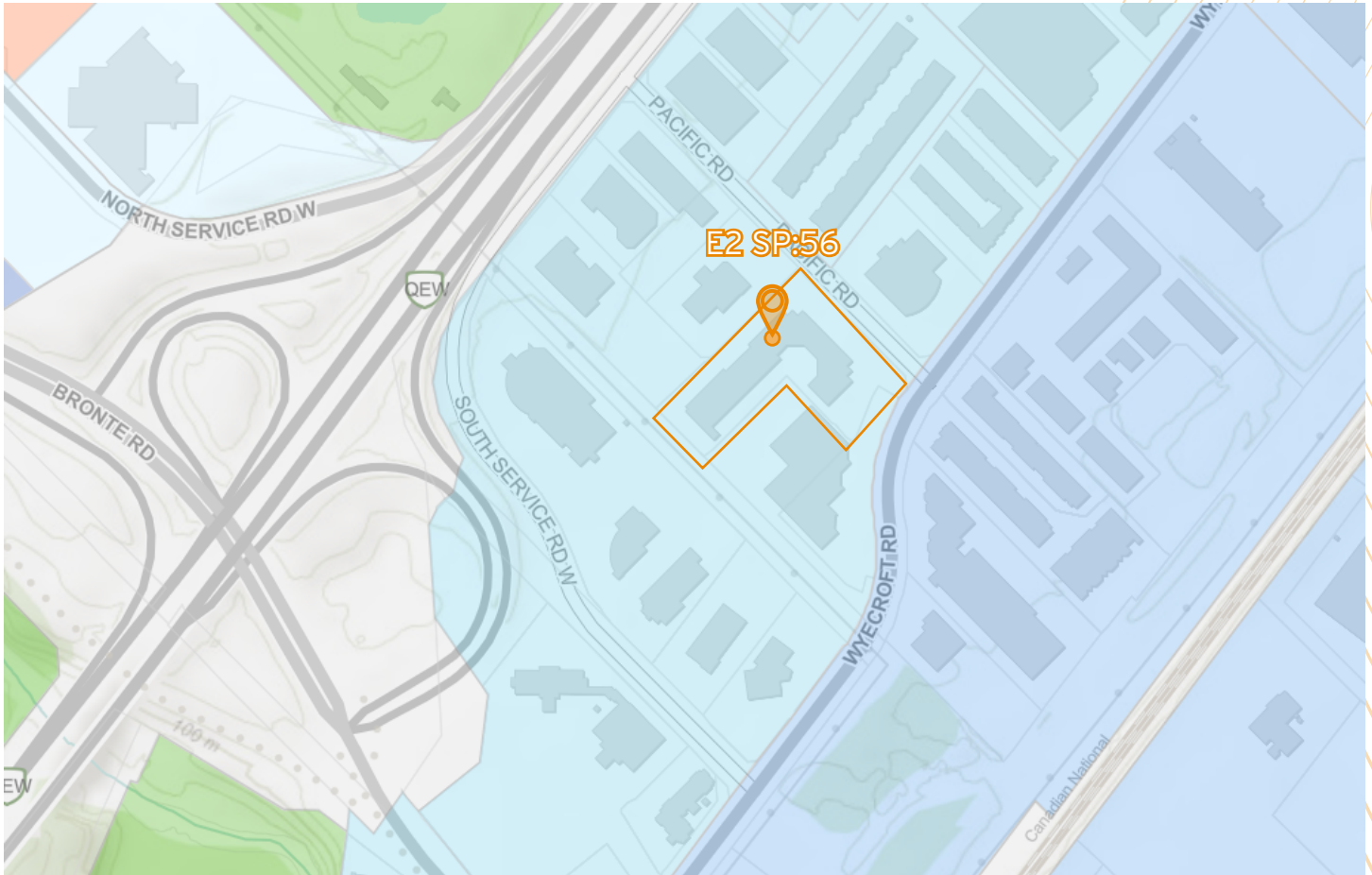
## CBRE

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.



# PROPERTY ZONING



## PERMITTED USES

### EMPLOYMENT ZONE; BUSINESS EMPLOYMENT

- 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
- Outside display and sales area
- Place of worship
- Public hall
- Rental establishment
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, private
- Sports facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehouse
- Wholesaling

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**FOR MORE INFORMATION, PLEASE CONTACT**

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CBRE LIMITED, REAL ESTATE BROKERAGE | 5935 AIRPORT RD SUITE 700, MISSISSAUGA, ON L4V 1W5

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