

FOR LEASE

CBRE

760 PACIFIC ROAD

OAKVILLE | ON



2,248 SQ. FT. INDUSTRIAL UNIT
AVAILABLE

FOR MORE INFORMATION PLEASE CONTACT:

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AVAILABILITY OVERVIEW

INDUSTRIAL UNIT AVAILABLE



Zoning
E2 SP:56



Highway Access
QEW



T.M.I.
\$6.38 Per Sq. Ft.



Convenient
Parking



Power
60 Amps (TBC)



Excellent
Signage
Opportunity

	UNIT 11
Availability Type	Industrial Unit
Total Area	2,248 Sq. Ft.
Office Area	150 Sq. Ft.
Shipping	1 Drive-In Door
Clear Height	19'2"
Possession	September 1st, 2025
Asking Rate	\$18.95 Net Per Sq. Ft.

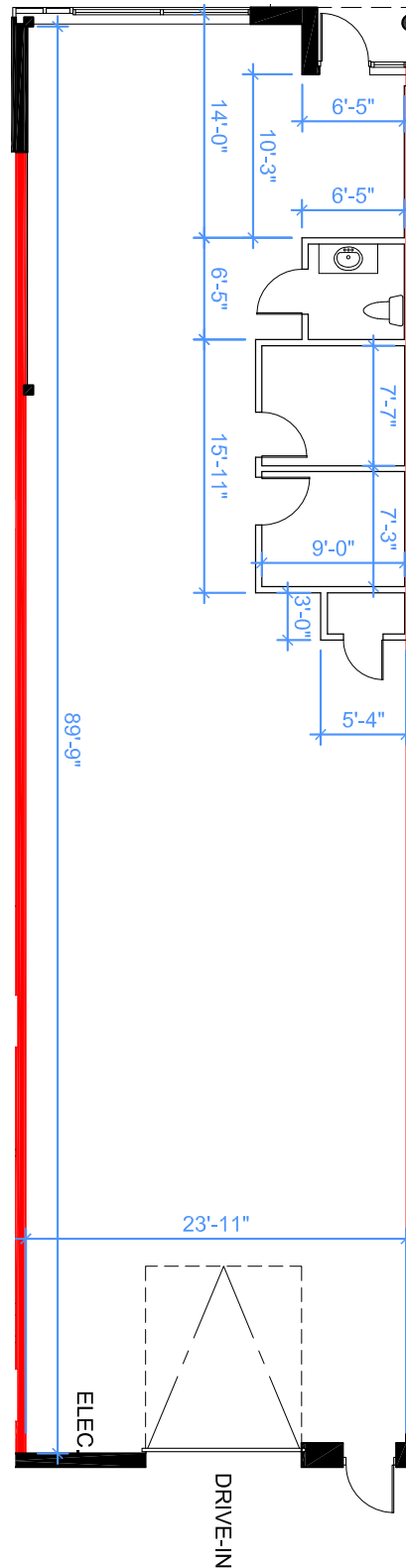
PROPERTY HIGHLIGHTS

- Highly desirable industrial unit in the heart of Oakville.
- Nicely designed suite with great natural light.
- Low office percentage - majority warehouse space.
- 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 PLAN

INDUSTRIAL AVAILABILITY

UNIT 11



PHOTOS - UNIT 11

EXTERIOR PHOTOS







INTERIOR PHOTOS



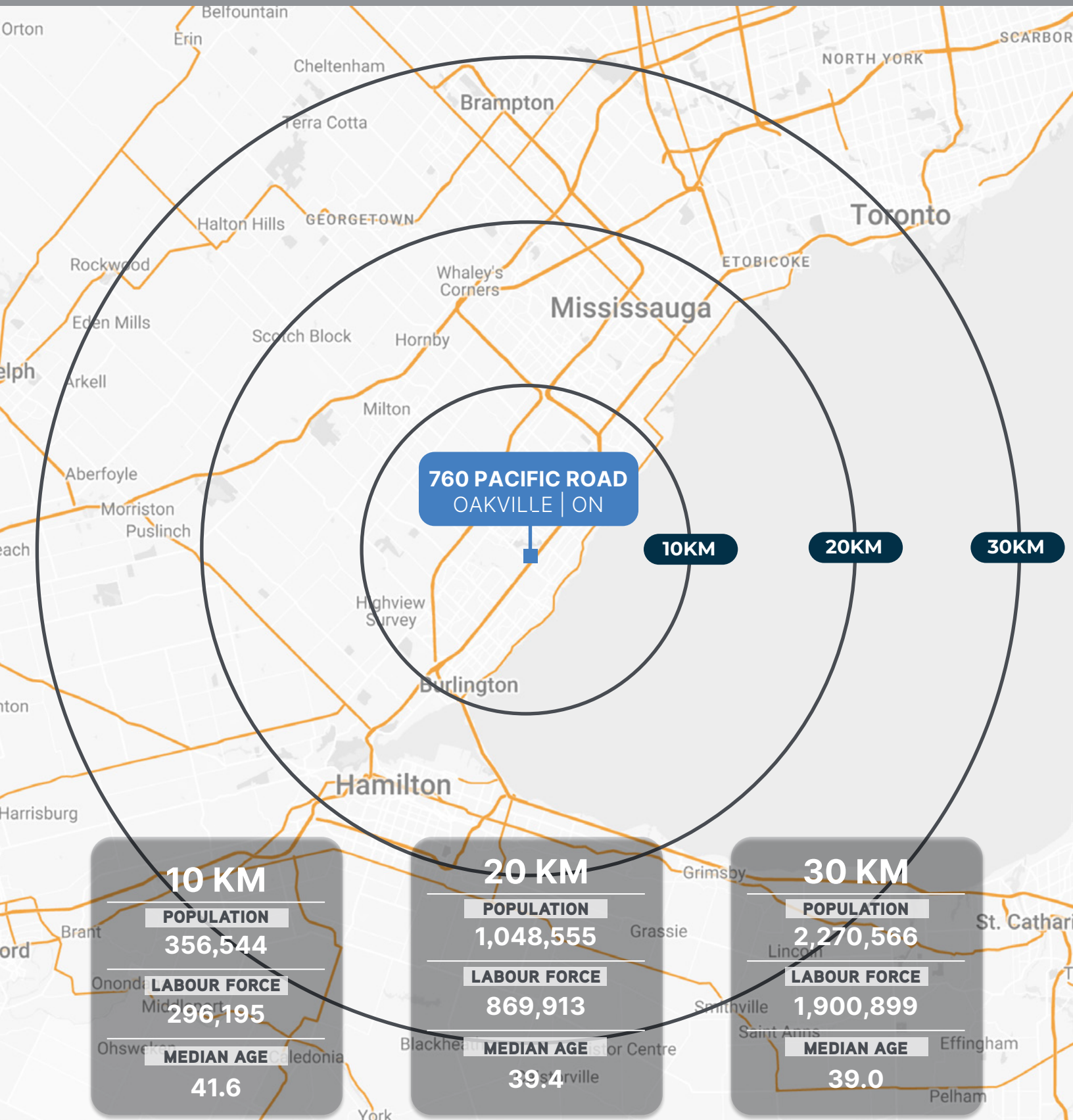
AMENITIES & TRANSIT



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 is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

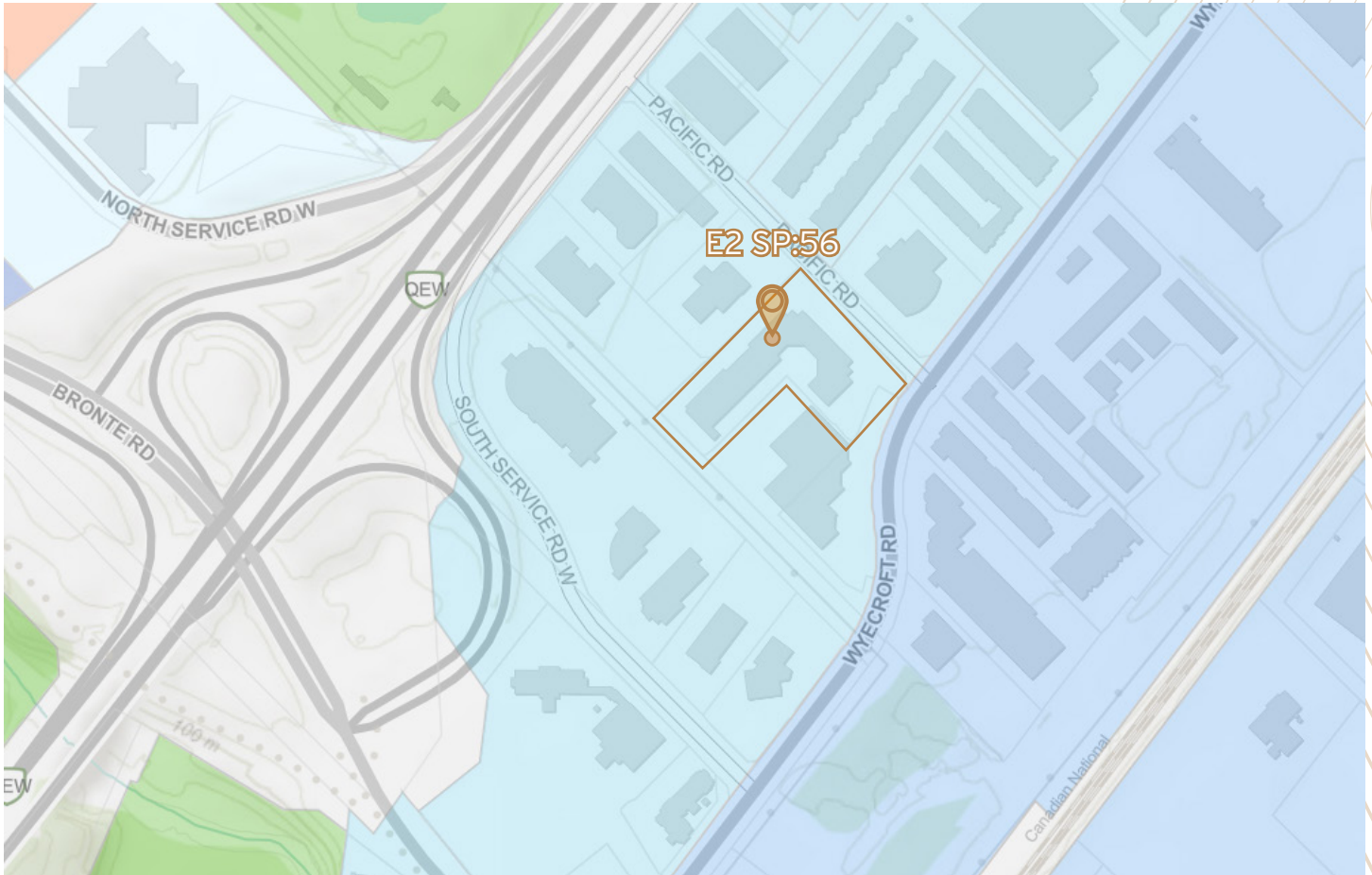
CBRE

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 - E2 SP:56

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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