

539,000 SF FOR LEASE

# Best-in-class Industrial Development

PHASE II | OAKVILLE, ON  
469-549 Great Lakes Boulevard



AVISON  
YOUNG

PROUDLY MANAGED BY

FENGATE

## LOCATION. EFFICIENCY. VERSATILITY.

With greater demand for efficient industrial space, Oak West Corporate Centre Phase II was designed to meet the diverse requirements of Halton's innovative and growing industrial sector. OWCC Phase II builds on the success of the first phase and is set to deliver 539,000 square feet of next-generation industrial space across four buildings. Featuring a range of bay sizes, clear heights, and shipping options, these upcoming spaces will suit the needs of the most exacting tenants.

OWCC Phase II is situated on the south side of the Queen Elizabeth Way (QEW) at the Oakville-Burlington border, with prime access to major highways, intermodal rail, and airports. Future tenants will also benefit from the development's proximity to nearby amenities (including RioCan Centre), public transportation, and several green spaces.



**BOMA BEST**  
SUSTAINABLE • BASELINE



State-of-the-art construction with ESFR sprinklers, LED lighting, heavy power and 60 ft. marshalling bays



Trailer parking available



Office areas to be built-to-suit



Zoning: E2 sp:355 (Business Employment)



Immediate possession



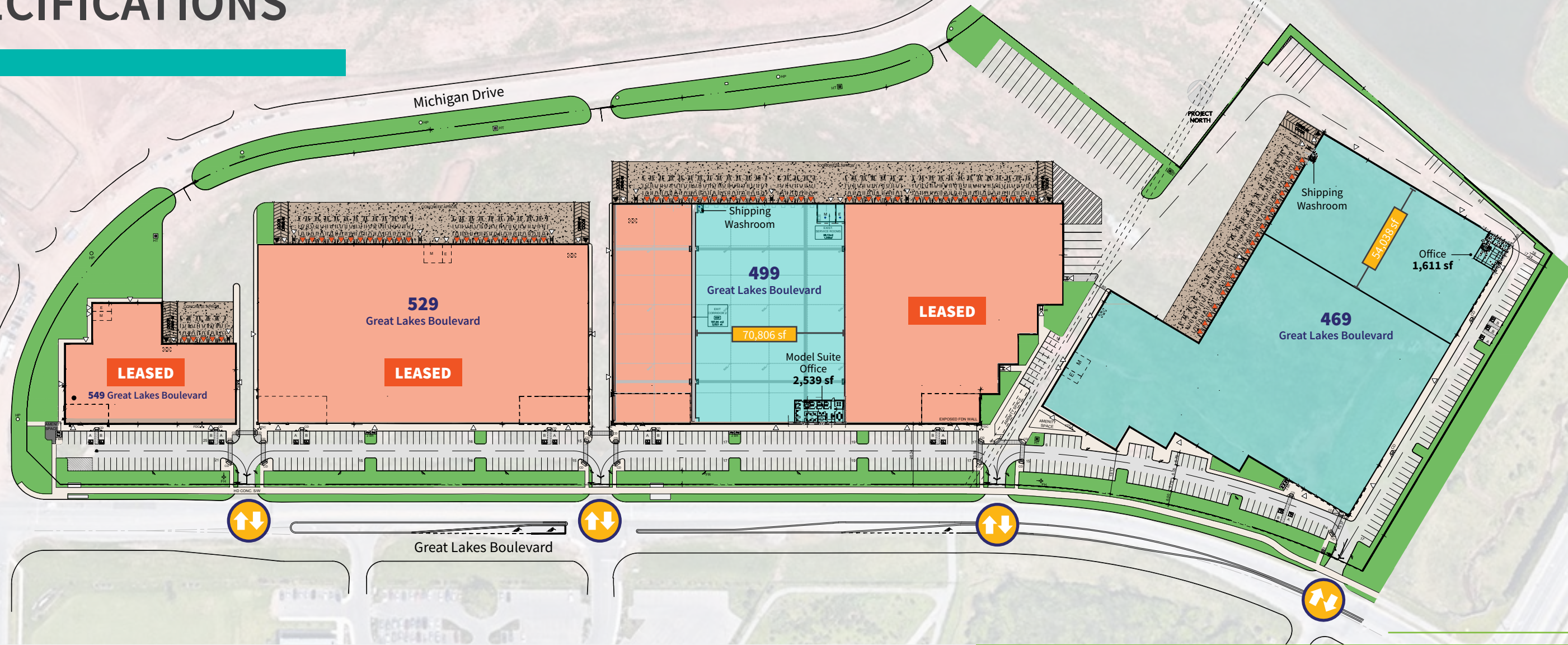
Divisible options



**READY FOR IMMEDIATE OCCUPANCY**



# SITE PLAN + SPECIFICATIONS



Immediate possession

	<b>LEASED</b>	<b>LEASED</b>		
	<b>549</b> Great Lakes Boulevard	<b>529</b> Great Lakes Boulevard	<b>499</b> Great Lakes Boulevard	<b>469</b> Great Lakes Boulevard
Building area	35,654 sf	126,833 sf	197,422 sf	179,062 sf
Available area	0 sf	0 sf	70,806 sf remaining	179,062 sf
Divisible options	N/A	N/A	N/A	From 54,038 sf
Office Area	3%	5%	5%	5%
Clear Height	26'	36'	36'	36'
Shipping	5 TL, 1 DI	22 TL, 2 DI	11 TL remaining	18 TL, 2 DI
Trailer Stalls	N/A	N/A	21 remaining	5
Parking Stalls	46	92	116	121
Bay Sizes	27' X 54' 39' X 59' 60' X 54' (varies)	40' X 56' 43' X 40' (varies)	43' X 56' 43' X 36'	40' X 56'

## LEASING PROMOTIONS

### TENANT INCENTIVES

**6 Months Net Rent Free**  
for a 5 year deal

**12 Months Net Rent Free**  
for a 10 year deal

### BROKER INCENTIVES

**\$250 Visa Gift Card**  
for qualified tours on the  
entire building

**Travel Voucher:**  
**\$15,000** for a 5 year deal  
**\$25,000** for a 10 year deal

*Available for lease transactions completed  
on or before September 30, 2026*



Contact listing team for asking rate  
**Additional Rent \$3.34 psf \*** (2026 est.)  
\*excludes management fee

# AMENITIES + TRANSIT

## Well located with convenient access to multiple transit options

Drive times to:

<b>3 mins</b> QEW/Burloak Interchange	<b>12 mins</b> 407/Appleby Interchange	<b>8 mins</b> Appleby GO Station	<b>52 mins</b> Lewiston-Queenston Bridge
<b>9 mins</b> Bronte GO Station	<b>26 mins</b> Toronto Pearson Airport	<b>27 mins</b> Hamilton Airport	<b>17 mins</b> CN Milton Logistics Hub (COMING SOON!)

## Surrounding area contains superior amenities

Amenity counts within 5 km:

<b>130</b> Restaurants	<b>174</b> Retail	<b>11</b> Hotels
<b>22</b> Fitness Centres	<b>39</b> Gas Stations	<b>30</b> Banks

## Proximity to green space and walking trails

Distance to:

<b>950 m</b> Sherwood Forest Park	<b>1 km</b> Creek Path Woods	<b>950 m</b> Nautical Park
<b>2.7 km</b> Village Woods Park	<b>3.5 km</b> Bronte Creek Provincial Park	<b>3.6 km</b> Bronte Beach



**Legend**

- GO RAIL TRANSIT ROUTE
- HIGHWAY INTERCHANGE

## SUPERIOR INDUSTRIAL HUB



**+3.5 MILLION**

Labour pool in the GTA and Hamilton area

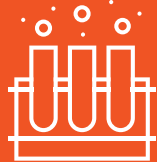
**80%**

Oakville's population with a post-secondary education



**26.7%**

Oakville's population with a bachelor's degree or higher in a STEM related field

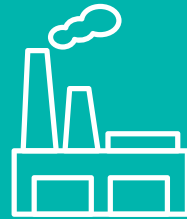


## Logistics & Transportation

Easy access to all major thoroughfares; highways, rail, airports, and shipping ports

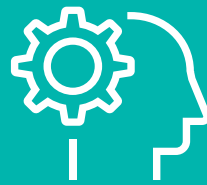


## GROWING ADVANCED MANUFACTURING SECTOR



**32,074**

Halton Region's workforce in advanced manufacturing



**9,105**

Trained and experienced workers in Oakville's advanced manufacturing sector

Major manufacturing sub-sectors:



**Automotive**



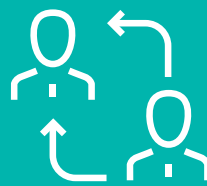
**Aerospace**



**Nuclear**



**Clean Tech**



**297**

advanced manufacturing businesses in addition to over **2,000** businesses that support the manufacturing sector

## INNOVATIVE LIFE SCIENCES COMMUNITY



**OAKVILLE**

is situated in the **heart of a life sciences** corridor stretching 80 kms and surrounded by Canada's leading research and training hospitals

**9,766**

Trained and experienced workers in Oakville's life sciences sector



**385**

Business within the life sciences sector



**16**

World-class universities and colleges within one hour



## ABOUT THE DEVELOPER AND PROPERTY MANAGER

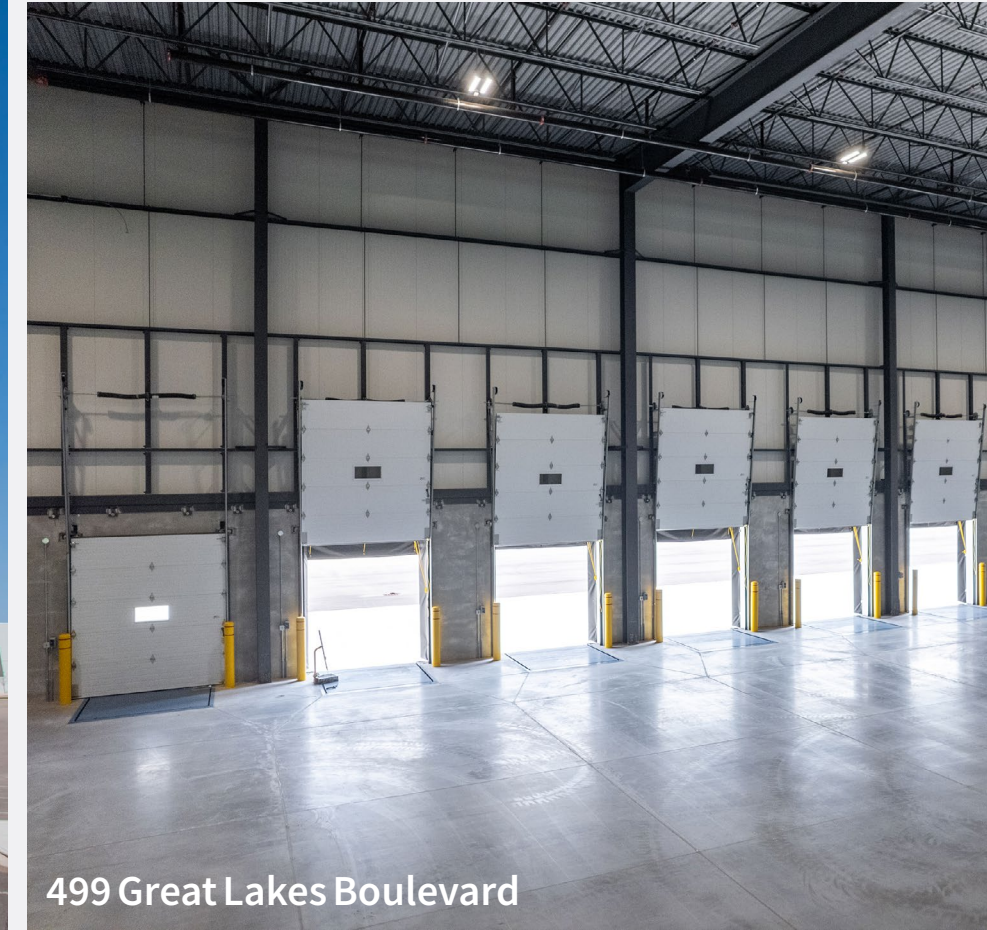
### FENGATE

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.



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# PHASE II | OAKVILLE, ON

## 469-549 Great Lakes Boulevard

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