



FOR LEASE

Turnkey industrial unit with exceptional office space

504 Iroquois Shore Road - Unit 6
Oakville, ON

Get more information

Patrick Campbell

Broker, Principal

+1 905 283 2345

patrick.campbell@avisonyoung.com

Gary D. Schramm

Sales Representative, Principal

+1 905 283 2337

gary.schramm@avisonyoung.com

**AVISON
YOUNG**

FOR LEASE

504

Iroquois Shore Road
Oakville, ON

Property Details

UNIT SIZE

5,076 sf

INDUSTRIAL AREA

90%

OFFICE AREA

10%

CLEAR HEIGHT

16'

SHIPPING

1 truck level door

ZONING

E2 sp:3

NET RENT

\$17.50 psf

TAXES

\$6.57 psf (2024)

CONDO FEES

\$1,088.26/month

POSSESSION

February, 2025

504 Iroquois Shore Rd

Features



Warehouse features a functional 16 ft clear height and one delivery truck level shipping door



Racking available for incoming tenant



High end office finishes and washrooms



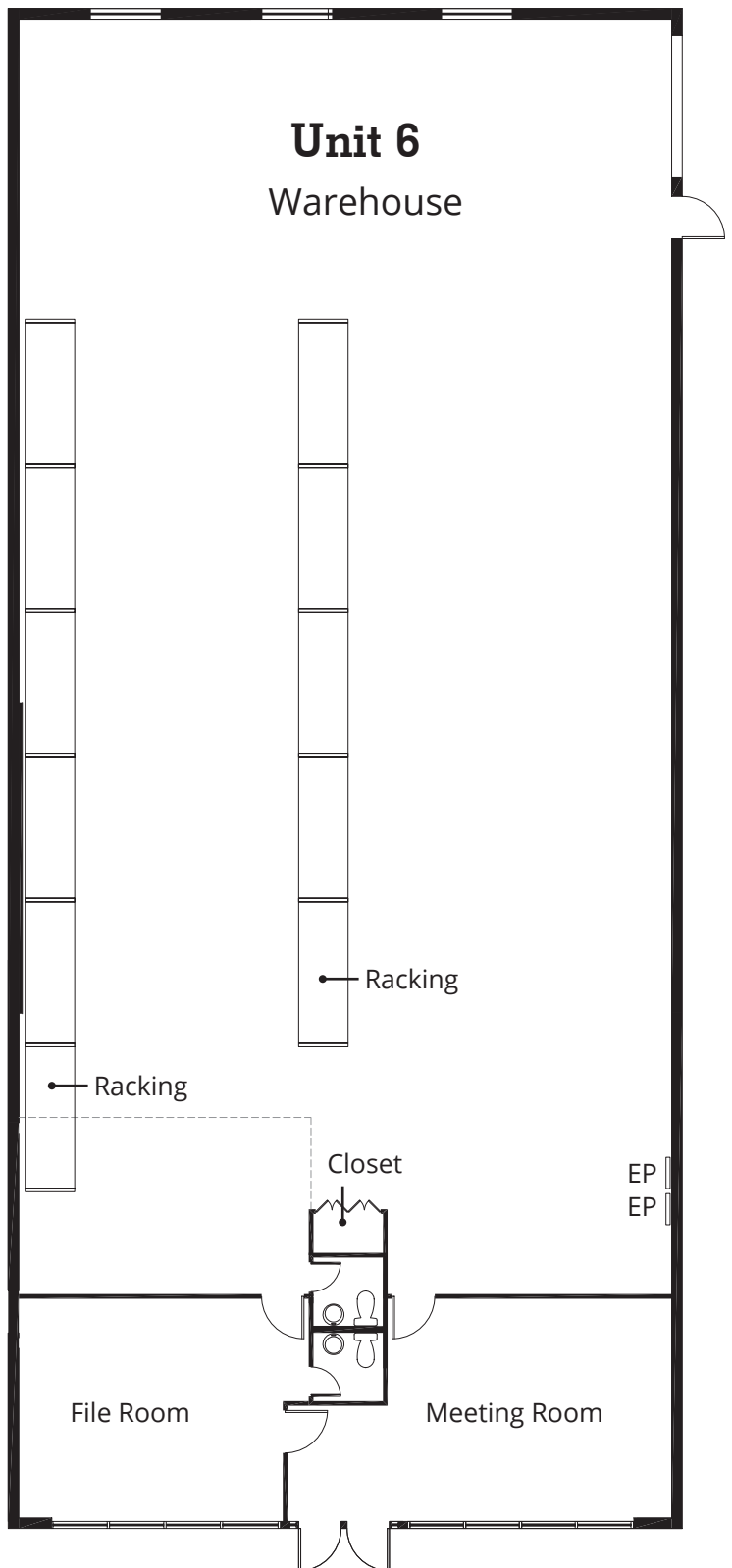
Zoning permits a wide variety of uses



Turnkey industrial unit located in sought after Oakville location.



Excellent highway access to QEW, 403 and 407



Office portion includes 1 private office, 1 meeting room and open workstation area.

*Floor plan not reflective of current "as built"



1 RONA
 Chuck's Roadhouse Bar & Grill
 Tim Horton's
 A&W
 Puppies Ontario

3 Oakville Place
 Goodlife Fitness
 Starbucks
 SportChek
 Goodfellas Wood Oven Pizza

5 SmartCentres Oakville
 Walmart
 Canadian Tire
 Real Canadian Superstore
 Pet Valu

2 Dorval Crossing
 Winners Starbucks
 Staples McDonalds
 LCBO Subway
 Metro

4 Upper Oakville Shopping Centre
 Shoppers Drug Mart
 Beer Store
 The Oakville Pump & Patio

6 RioCentre
 Food Basics barBurrito
 Dollarama The Stout Monk
 Fortinos Shawarma X
 Popeye's

Amenities within 5 km

198
 RESTAURANTS

298
 RETAIL

8
 HOTELS

36
 FITNESS
 CENTRES

33
 BANKS

21
 GAS
 STATIONS

FOR LEASE

Turnkey industrial unit with exceptional office space



504 Iroquois Shore Road - Unit 6

Oakville, ON

Get more information

Patrick Campbell

Broker, Principal

+1 905 283 2345

patrick.campbell@avisonyoung.com

Gary D. Schramm

Sales Representative, Principal

+1 905 283 2337

gary.schramm@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 **Fax** 905 712 2937 **avisonyoung.ca**

© 2024, Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

© Mapbox, © OpenStreetMap

**AVISON
YOUNG**