

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

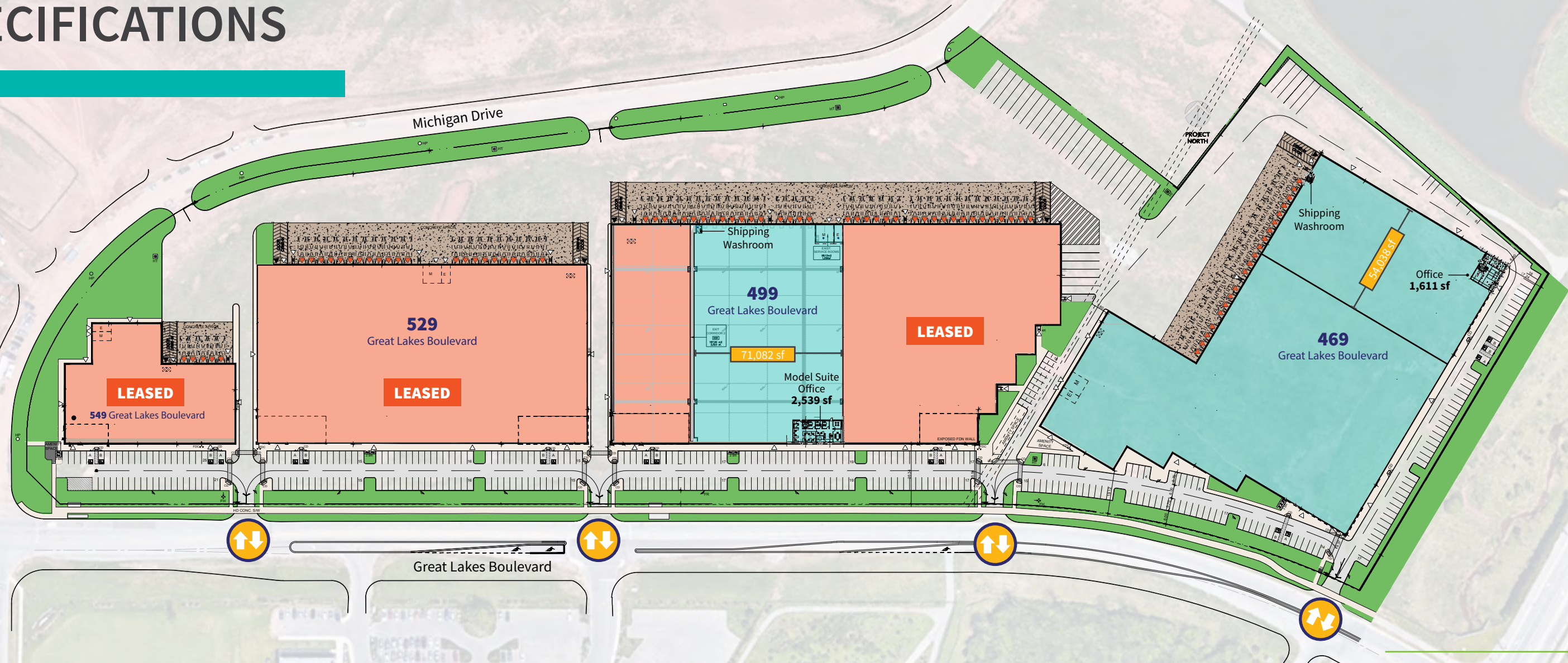
-  State-of-the-art construction with ESFR sprinklers, LED lighting and 60 ft. marshalling bays
-  Trailer parking available
-  Model suite office
-  Zoning: E2 sp:355 (Business Employment)
-  Immediate possession
-  Excellent signage opportunity



READY FOR IMMEDIATE OCCUPANCY



SITE PLAN +
SPECIFICATIONS



	Immediate possession			
	LEASED	LEASED		
	549 Great Lakes Boulevard	529 Great Lakes Boulevard	499 Great Lakes Boulevard	469 Great Lakes Boulevard
Building area	35,654 sf	126,833 sf	197,422 sf	179,062 sf
Available area	0 sf	0 sf	71,082 sf remaining	179,062 sf
Divisible options	N/A	N/A	N/A	From 54,038 sf
Office Area	3%	5%	5%	1,611 sf (ability to add more)
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	Up to 25 available
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:

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

Surrounding area contains superior amenities

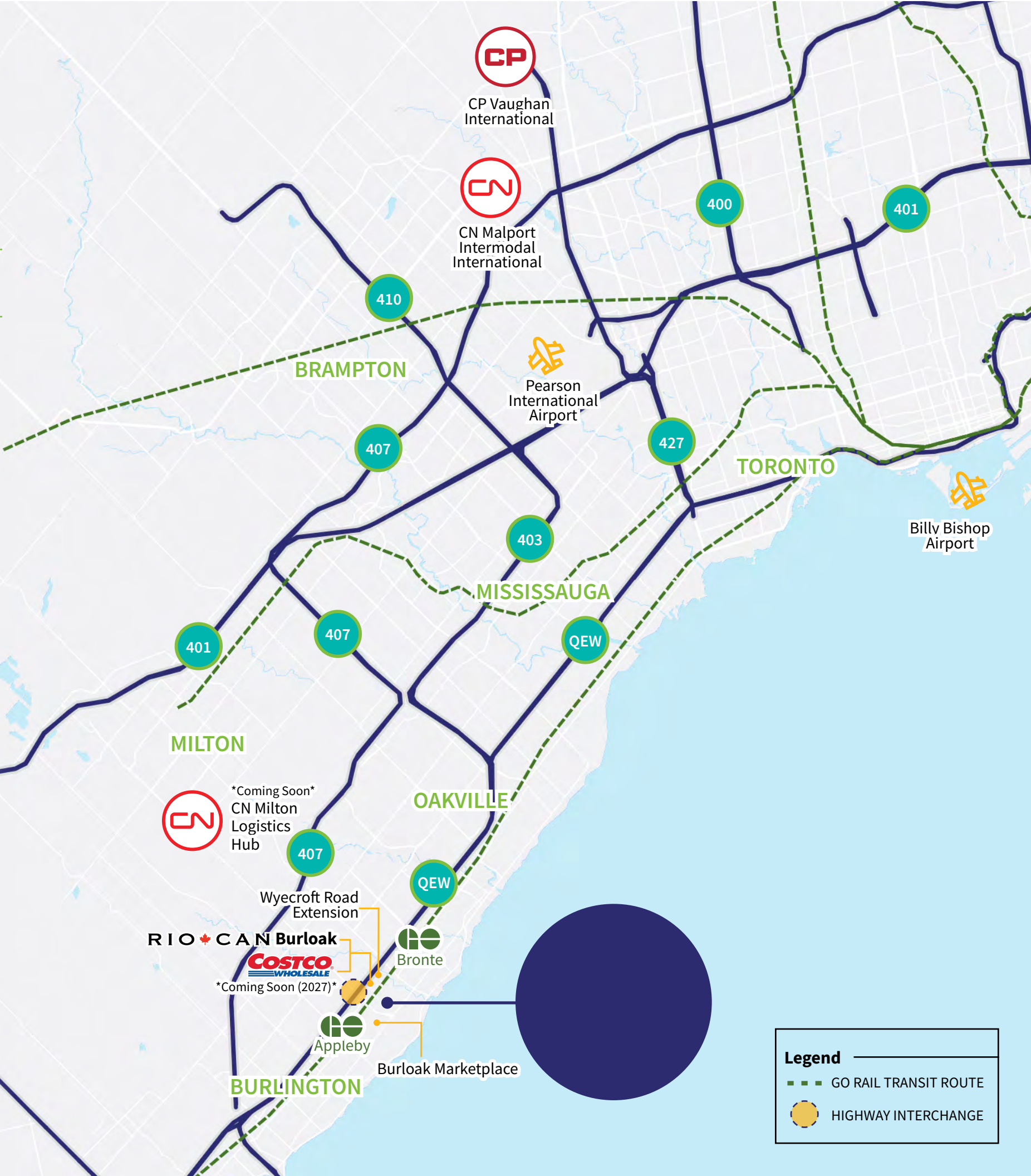
Amenity counts within 5 km:

130 Restaurants	174 Retail	11 Hotels
22 Fitness Centres	39 Gas Stations	30 Banks

Proximity to green space and walking trails

Distance to:

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



SUPERIOR
INDUSTRIAL HUB

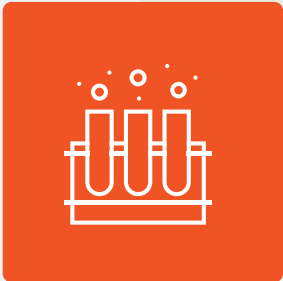


+3.5 MILLION

Labour pool in the GTA and Hamilton area

80%

Oakville's population with a post-secondary education



26.7%

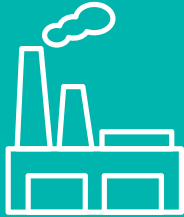
Oakville's population with a bachelor's degree or higher in a STEM related field

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



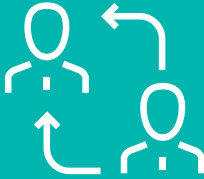
Aerospace



Nuclear



Clean Tech



297
advanced manufacturing businesses in addition to over **2,000** businesses that support the manufacturing sector

INNOVATIVE
LIFE SCIENCES COMMUNITY

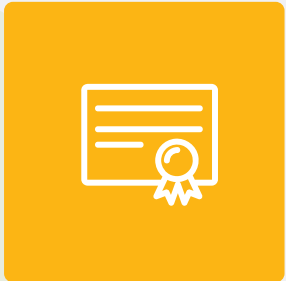


OAKVILLE

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.



499 Great Lakes Boulevard



499 Great Lakes Boulevard



469 Great Lakes Boulevard



469 Great Lakes Boulevard



469 Great Lakes Boulevard

PHASE II | OAKVILLE, ON

469-549 Great Lakes Boulevard

For more information, please contact:

Harrison Livermore*

Principal, Executive Vice President
905.283.2387
harrison.livermore@avisonyoung.com

Kurt Love* SIOR

Vice President
416.997.9460
kurt.love@avisonyoung.com

Chris Daly*

Associate Vice President
905.283.2590
chris.daly@avisonyoung.com

*Sales Representative

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937
avisonyoung.ca