



2150 Winston Park Drive, Unit 8-9, Oakville

# Premium industrial space available **for lease**

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Colliers

# Property Overview

Professionally managed  
by Dream – bold ideas for  
better communities.



**Close to Clarkson  
GO Station**



**Quick Access to  
QEW/Highway 403**



**Located in Winston  
Churchill Business  
Park**



**Fibre Optic  
Available**

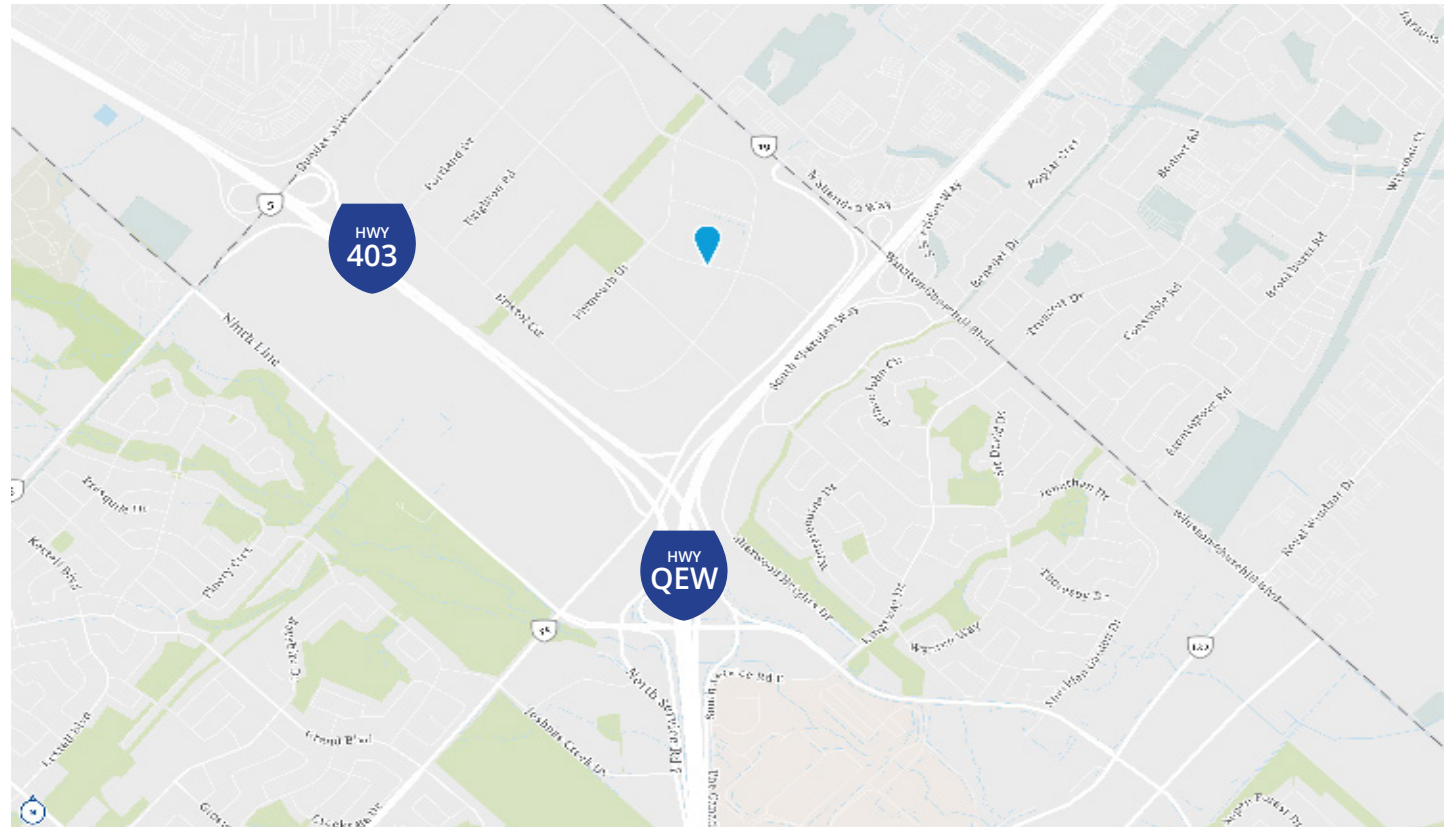
## Industrial Available

2150 Winston Park Drive

### First Floor

Unit 8-9 (3,952 sq.ft)

- 2 truck level doors
- Approximately 10% office
- 18' Clear height
- 1 private office, kitchenette, and washroom





# Location Overview

Located in Winston Churchill Business Park with quick access to QEW.

- West of Clarkson GO Station - frequent stops for the Lakeshore West and East line.
- Close by Oakville transit stops.
- Across the street from the Oakville Entertainment Centrum.
- Quick access to the QEW - a 30 min drive East to Toronto and West to Hamilton.

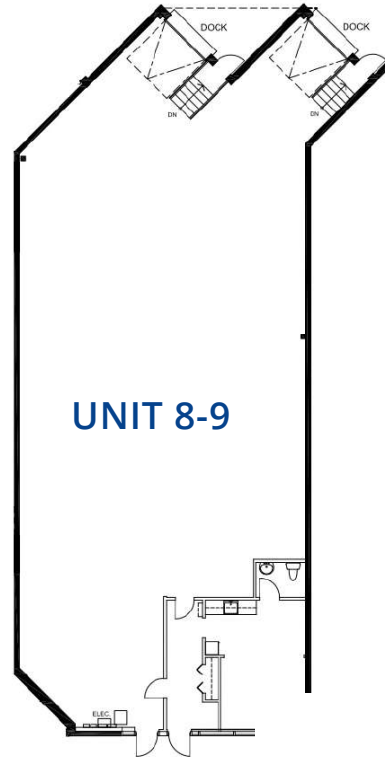


QEW



# 2150 Winston Park Drive

## Industrial



### Unit 8-9

- 3,952 sq.ft
- 18' ft clear height
- 2 truck-level shipping doors
- 10% office space

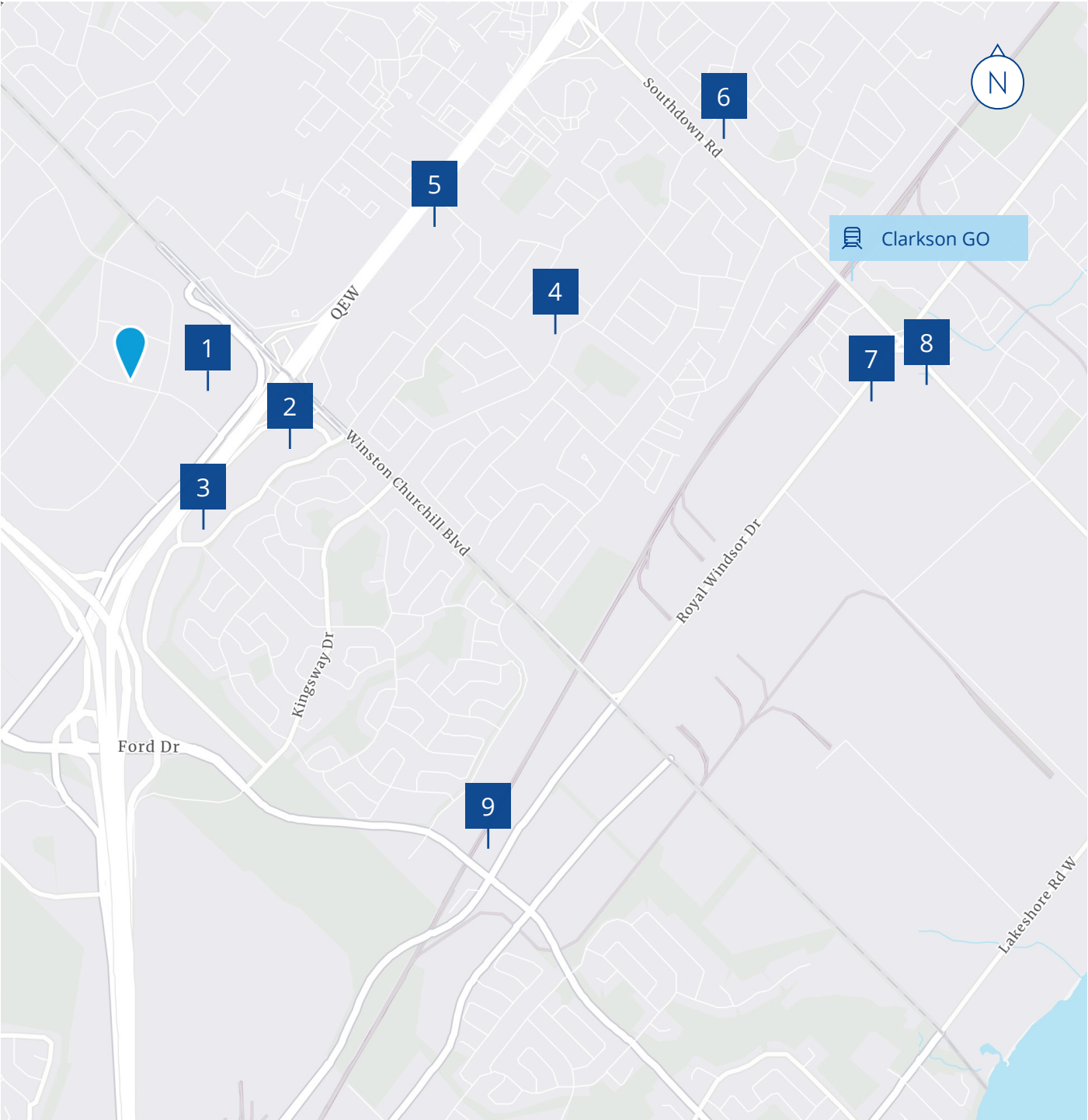
**Net Lease Rate:**  
**\$16.95 PSF**

**TMI:**  
**\$8.43 PSF**

# Nearby Amenities

 2150 Winston Park Drive

- |   |                                  |
|---|----------------------------------|
| 1 | Cineplex                         |
|   | Dave & Busters                   |
|   | Boston Pizza                     |
|   | Wild Wing                        |
|   | Baton Rouge                      |
|   | Scaddabush Italian Kitchen & Bar |
|   | K&B Sushi                        |
|   | Oakville Putting Edge            |
|   | Trattoria Timone                 |
|   | Demetres Oakville                |
|   | Dirty Martini Oakville           |
|   | Homewood Suites                  |
| 2 | Tim Horton's                     |
| 3 | Hilton Garden Inn                |
| 4 | Food Basics                      |
| 5 | Esso                             |
| 6 | Rexall                           |
| 7 | LCBO                             |
| 8 | Canadian Tire                    |
| 9 | RONA                             |





Professionally Managed by



# Bold ideas for better communities

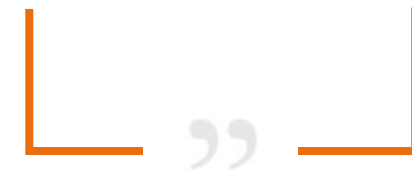


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Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



We believe in building inclusive communities and exceptional places for people to live and work.



**Michael J. Cooper**

President and Chief Responsible Officer



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