

**179,062 SF FOR LEASE**

**Move-in Ready Industrial Building**

**PHASE II | OAKVILLE, ON**  
469 Great Lakes Boulevard

**AVISON  
YOUNG**

PROUDLY MANAGED BY

**FENGATE**

## SUMMER 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*



**BOMA BEST**  
SUSTAINABLE • BASELINE



State-of-the-art construction with move-in ready office, 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

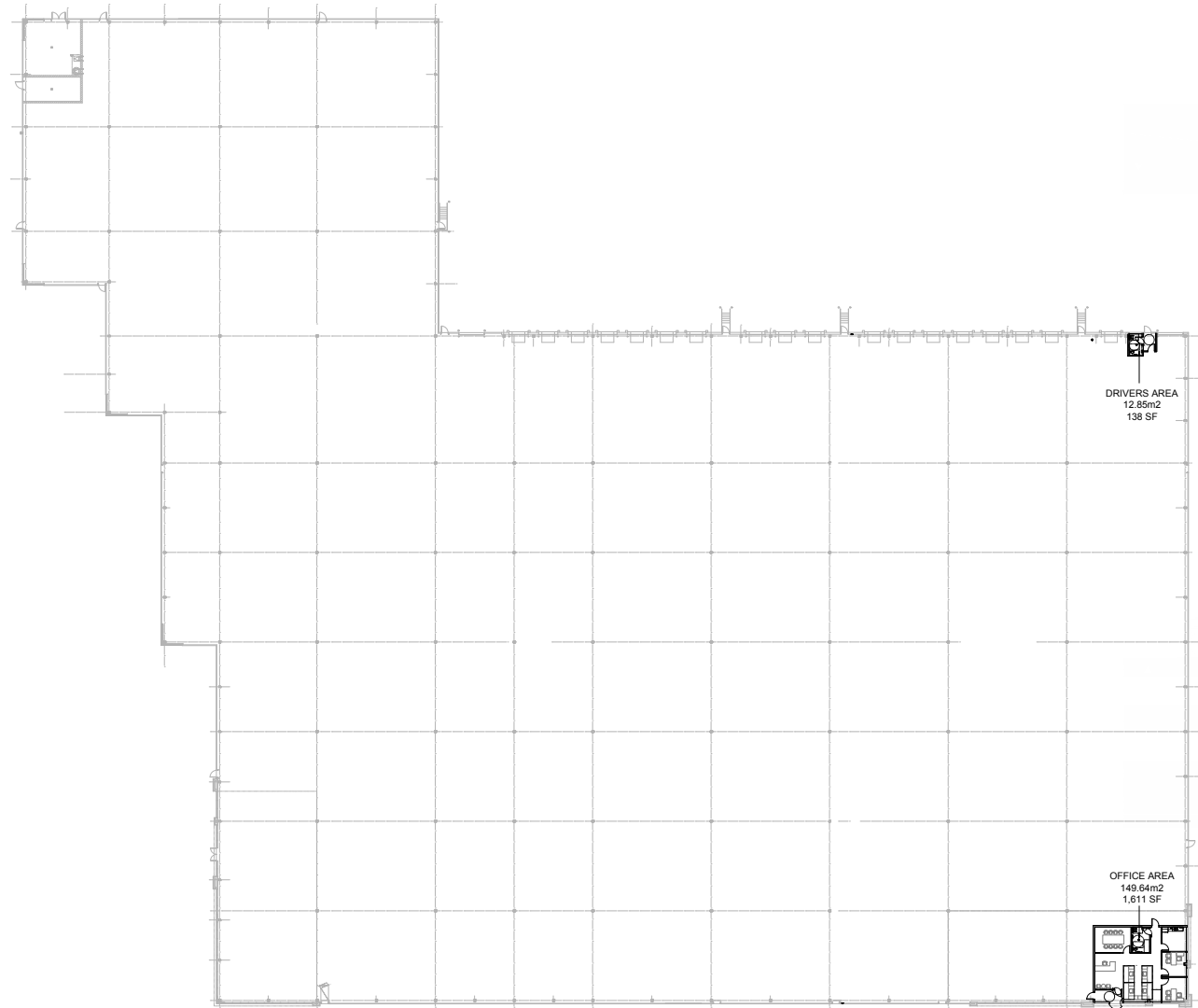


**STAND ALONE, CLASS A BUILDING SITUATED WITHIN  
WELL-ESTABLISHED, MULTI-PHASE INDUSTRIAL PARK**



**“MOVE-IN READY”**  
469 Great Lakes Boulevard

# SITE PLAN + FLOOR PLAN SPECIFICATIONS



**Building area** 179,062 sf  
**Available area** 179,062 sf  
**Shipping Washroom** AODA compliant

**Office Area** 1,611 sf model suite (ability to add more)  
**Clear Height** 36'  
**Shipping** 18 TL, 2 DI

**Trailer Stalls** Up to 25 available  
**Parking Stalls** 121  
**Bay Sizes** 40' X 56'



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

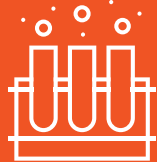
**80%**

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

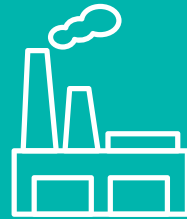


## Logistics & Transportation

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

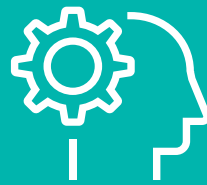


## GROWING ADVANCED MANUFACTURING SECTOR



**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:



**Automo-**



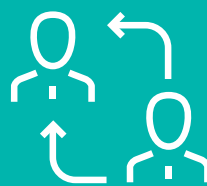
**Aerospace**



**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.



# PHASE II | OAKVILLE, ON

## 469 Great Lakes Boulevard

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