



**TEAM MURRAY  
& FALDOWSKI**



**333 Wycroft Road, Units 5-6A, Oakville**

# Prime industrial warehouse opportunity **for lease**



**Justin Venancio**

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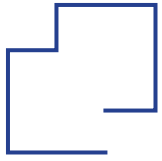
**Chris Basta**

Senior Sales Representative  
+1 289 266 1007  
chris.basta@colliers.com



Accelerating success.

# Property Overview



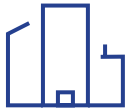
**Total Area**  
3,766 SF



**Clear Height**  
18'



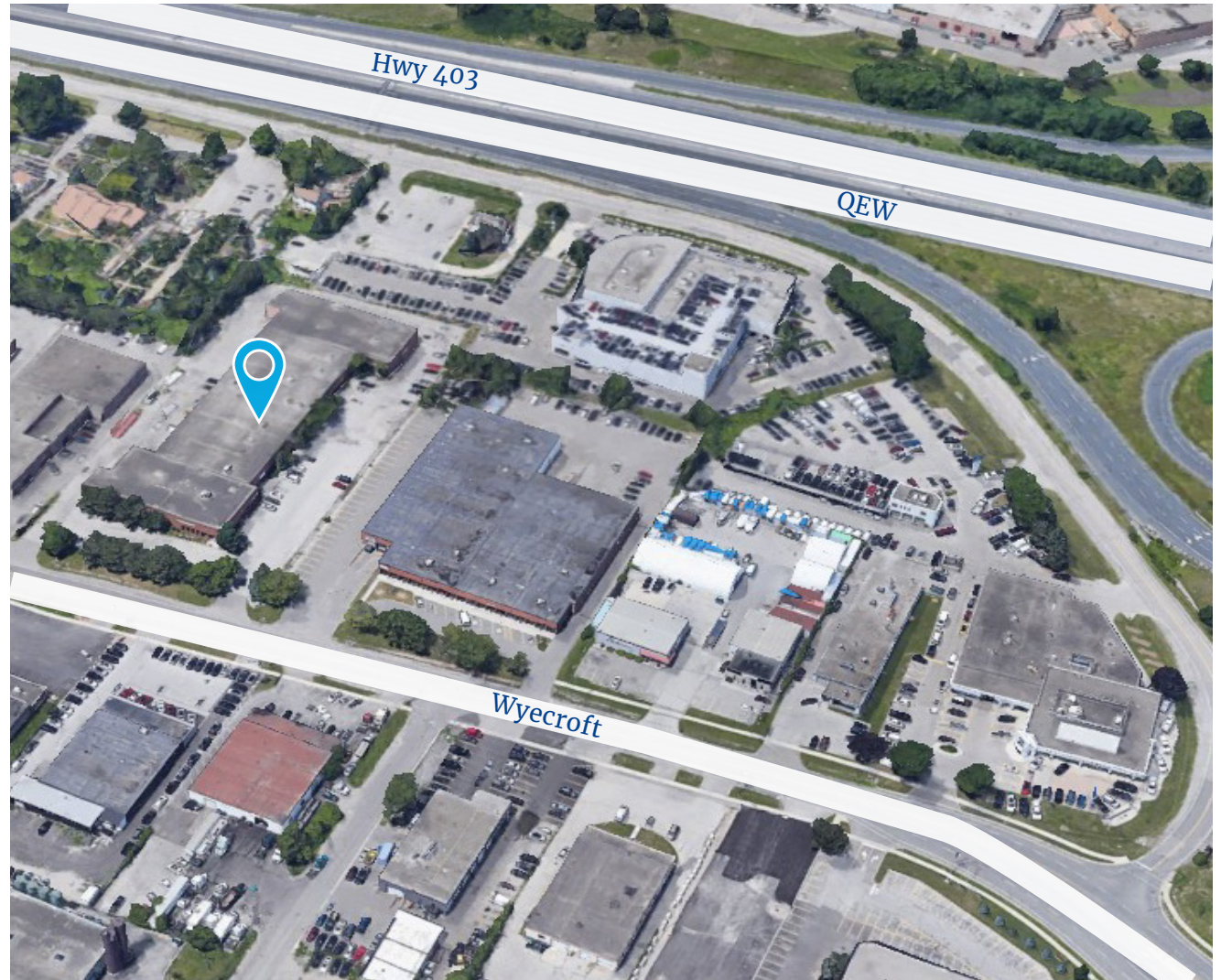
**Office Area**  
40%



**Industrial Area**  
60%



**Shipping**  
1 Drive-In  
door



**Lease Price:**

**\$16.95 Net PSF**

**TMI (202):**

**\$6.90 PSF**

## Key Highlights

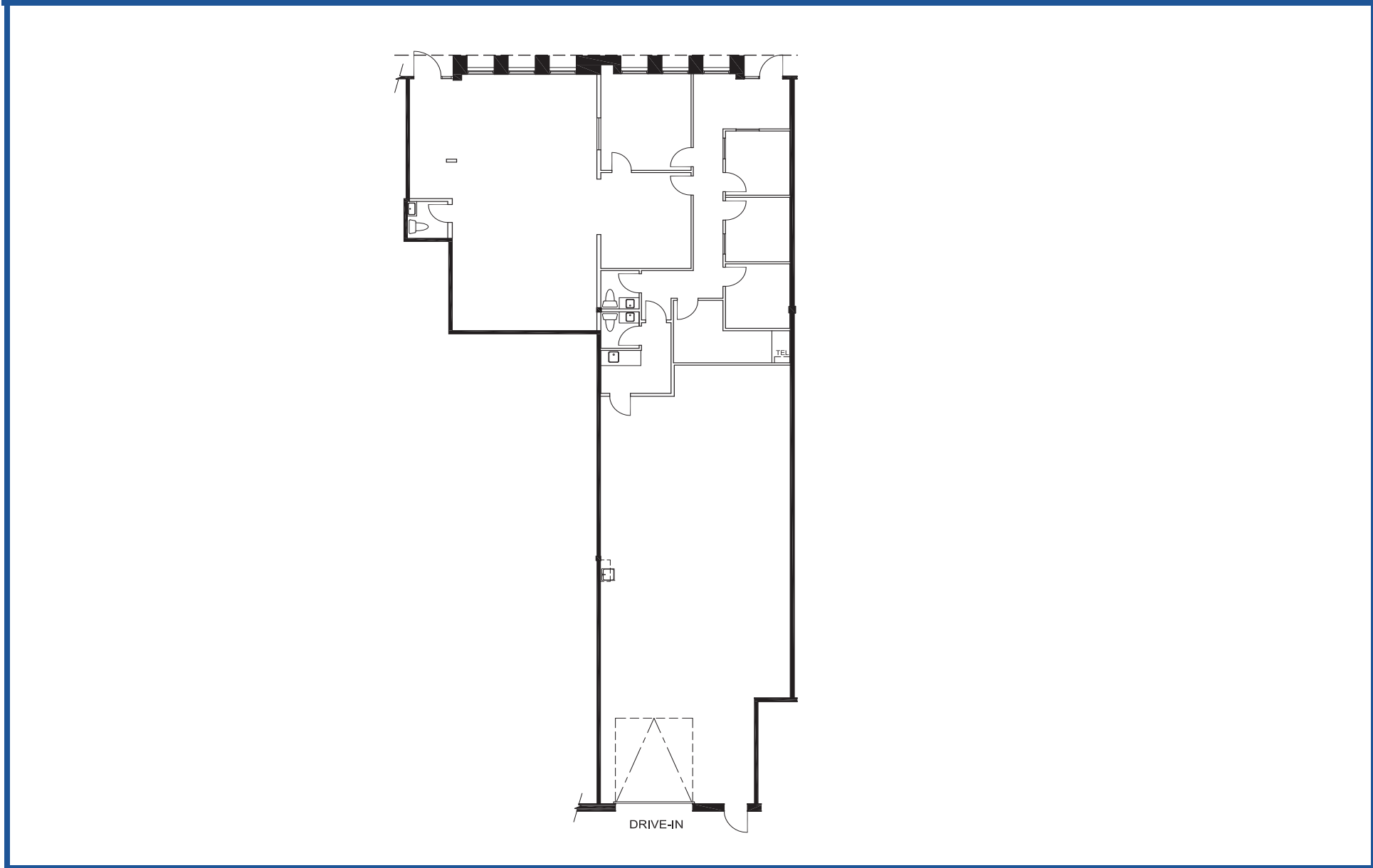
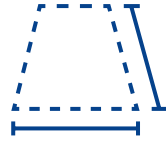
- Some automotive uses permitted
- Easily accessible to QEW
- Drive in loading
- Showroom space

# Location Overview



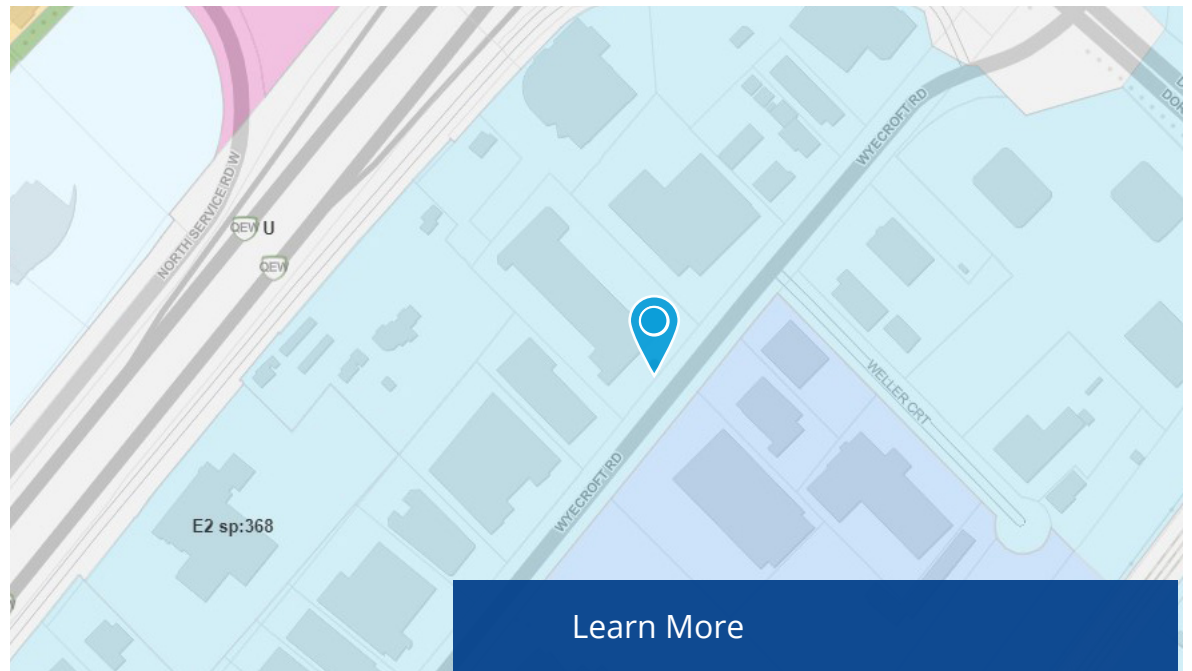
<i>Tim Hortons</i>		LCBO
		<i>metro</i>
WINNERS	Mark's	

# Floor Plan

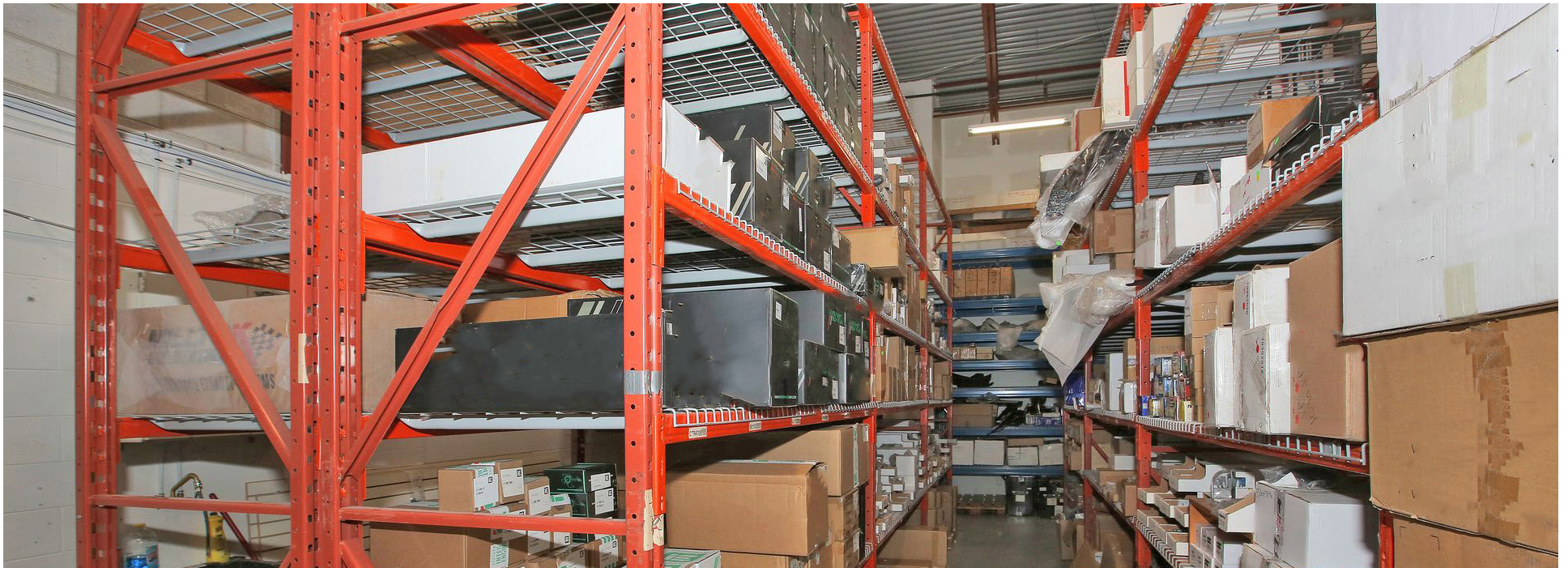


# Zoning E2 SP3

- Adult entertainment establishment
- Art gallery
- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning/laundry establishment
- Financial institution
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Outside display and sales area
- Outside storage
- Park, public
- Parking area, heavy vehicle
- Place of worship
- Public hall
- Public works yard
- Rental establishment
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, private
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehousing
- Wholesaling







Professionally Managed by



# Bold ideas for better communities

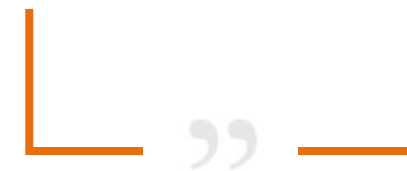


Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

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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