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**AVISON  
YOUNG**

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# 2240 Speers Road

Oakville, ON

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**Industrial Building for Sale**  
20,152 sf

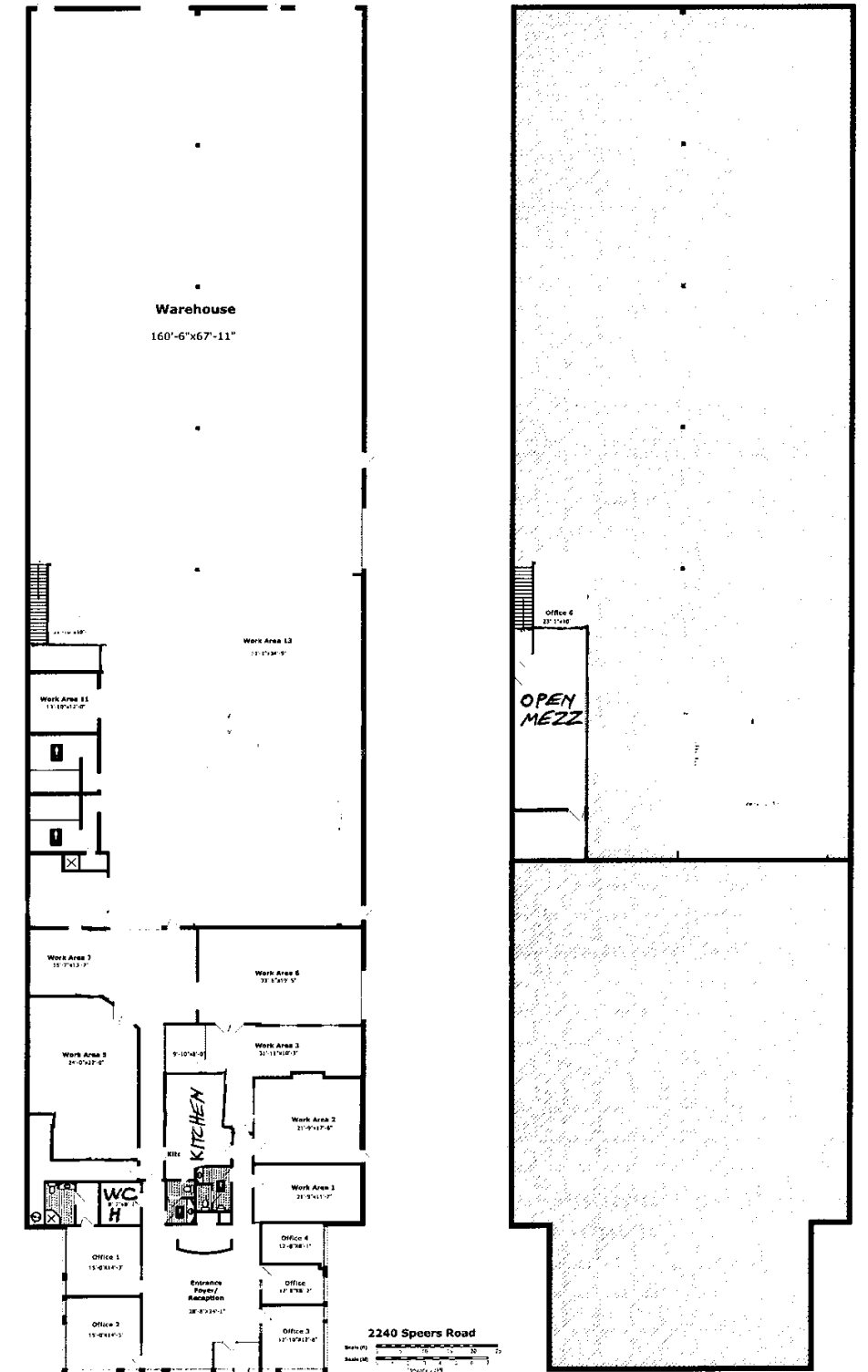


### Highlights

- Well-maintained free-standing building in the heart of Oakville, offering an ideal location to expand or establish a presence in the area
- Situated on a generous lot, providing plenty of parking, as well as the ability to accommodate 53 ft trailers
- Convenient access to major highways and transportation routes, Bronte GOstation is just a short walk
- Future residential redevelopment potential, making it a prime investment opportunity
- Existing racking system can be purchased from the current tenant
- Office and warehouse is fully air-conditioned and sprinklered throughout

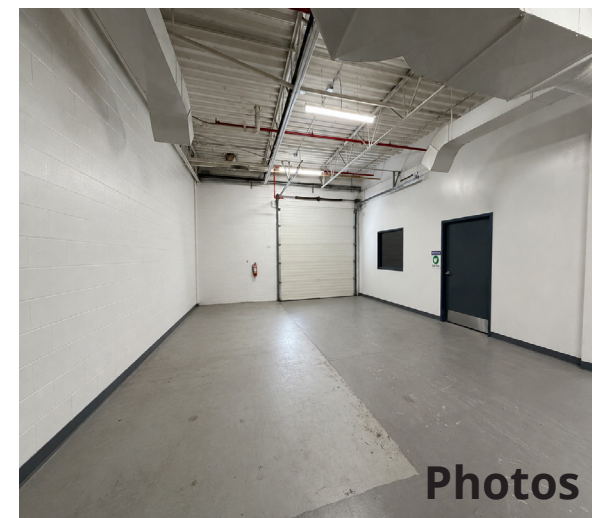


### Floor Plan



### Property details

<b>LOT SIZE</b> 1.28 acres	<b>POSSESSION</b> 180 days
<b>TOTAL AREA</b> 20,152 sf	<b>OFFICE AREA</b> 2,400 sf
<b>CLEAR HEIGHT</b> 18' 6"	<b>POWER</b> 1200 amps / 600 volts
<b>SHIPPING</b> 1 Truck-Level / 2 Drive-In	<b>ZONING</b> E1:sp 350
<b>ASKING PRICE</b> <b>\$9,572,200.00</b>	<b>ANNUAL TAXES (est. 2026)</b> \$43,431.00



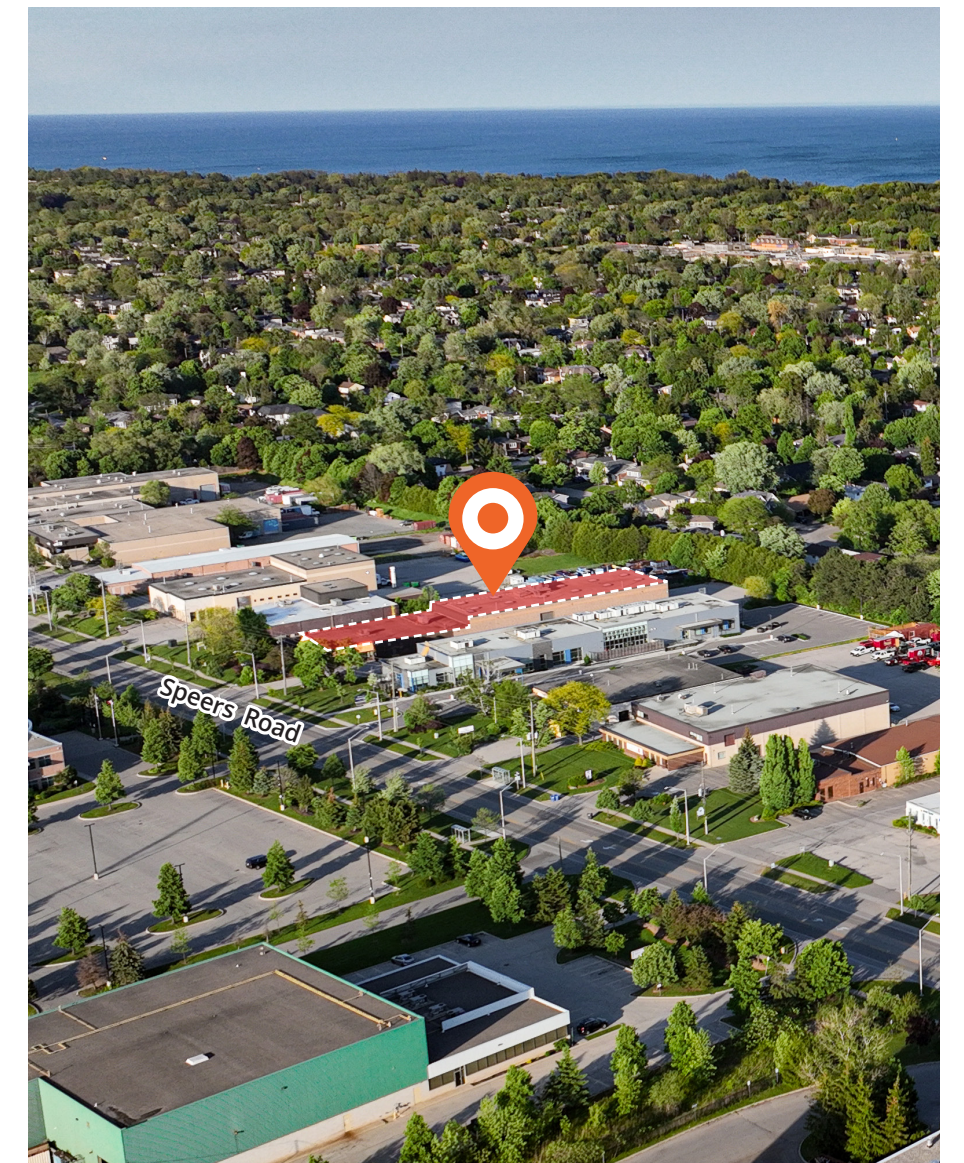
Photos



## Overview of Bronte Major Transit Station Area (MTSA)

### Definition of MTSA

Major Transit Station Areas (MTSA) are strategically planned high-density neighborhoods that blend commercial, residential, and recreational spaces. These areas are specifically designed to leverage their proximity to transit stations or stops, being typically within a 400-800 metre radius, equivalent to a 10-minute walk. Their strategic locations are predominantly alongside current or proposed transit lines, such as the GO Train, Light Rail Transit, and Bus Rapid Transit systems.



### Official Plan

#### OPA 41 BRONTE M TSA - BUILDING HEIGHT & DENSITY

The site is identified within the Speers District and the Transition District.

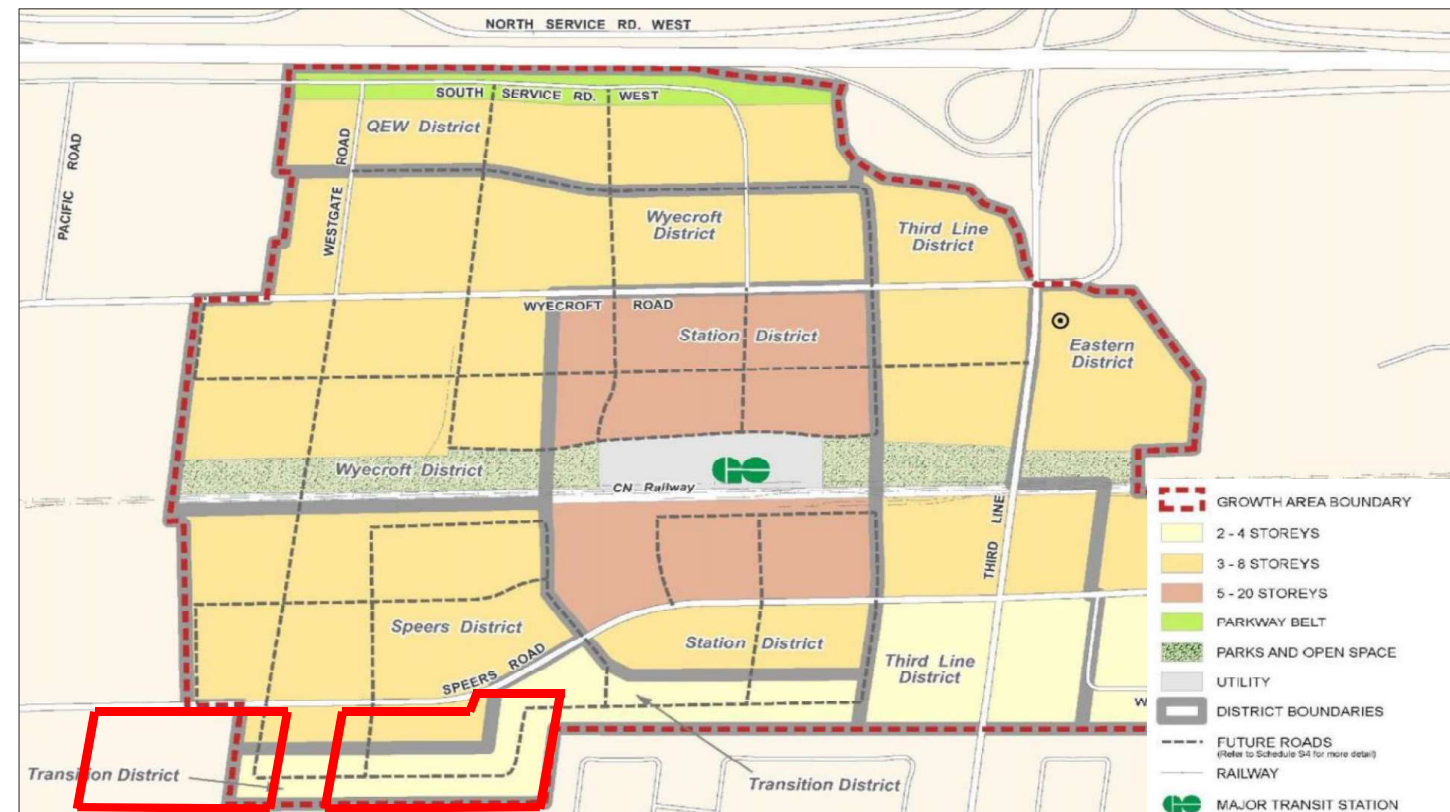
#### DEVELOPMENT IN THE SPEERS DISTRICT

HEIGHT	DENSITY	USE	BUILDING TYPE
3-8 storeys	Minimum 1.5 FSI	Mixed use	Low & mid-rise

#### DEVELOPMENT IN THE TRANSITION DISTRICT

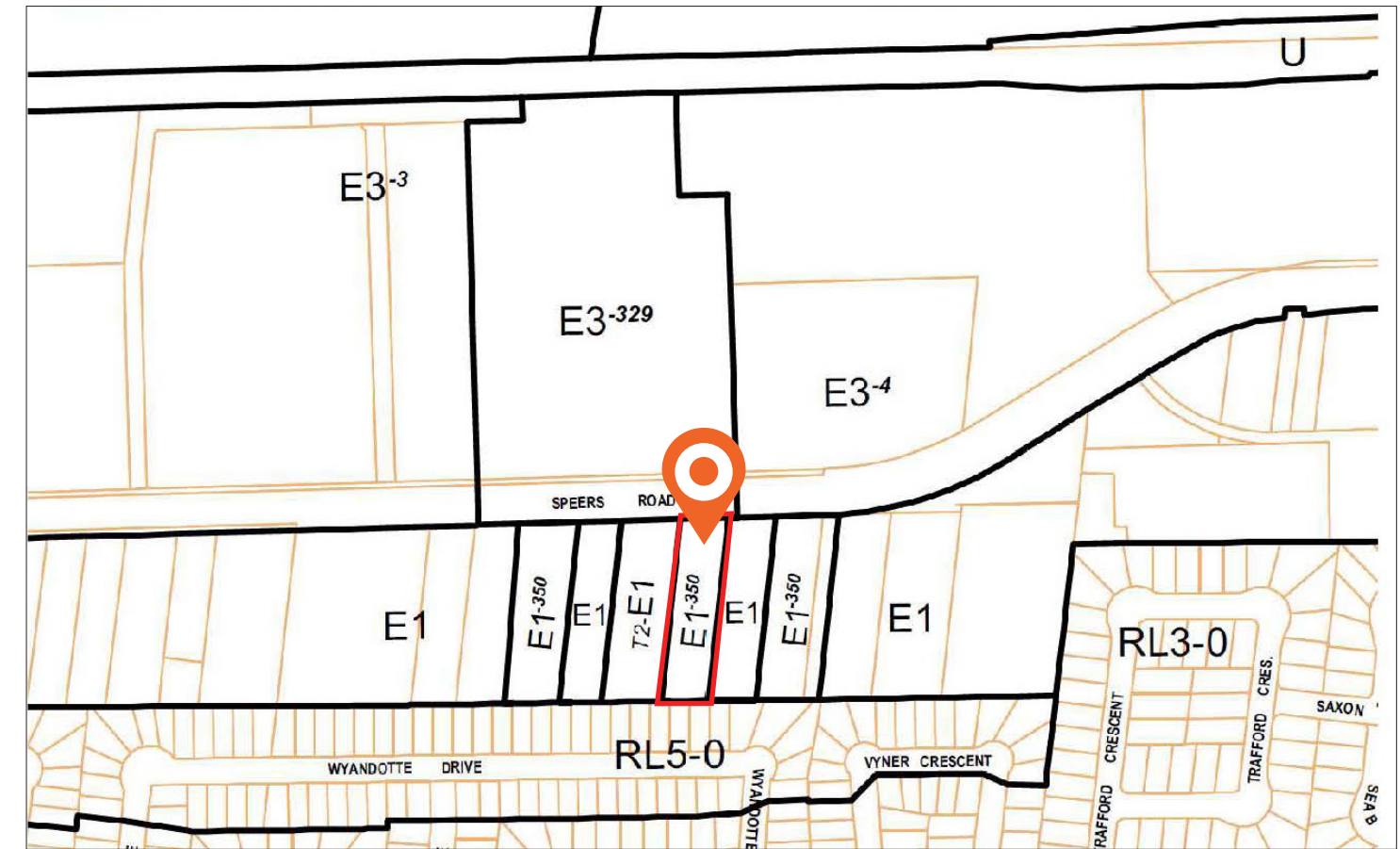
HEIGHT	DENSITY	USE	BUILDING TYPE
2-4 storeys	Minimum 1.0 FSI	Mixed use & residential adjacent to neighbourhood	Low-rise

Neighbourhood transition (scale): 20 degree-angular plane from property line.



Area is designated for long term densification

### Zoning - Office Employment E1



#### PERMITTED USES

A range of commercial, retail, and service uses, along with light manufacturing or industrial, and warehousing.

#### SETBACKS

3 m (front yard), 15 m (rear yard to Residential Zone), 15 m (side yard to Residential Zone)

#### MAX HEIGHT

18.5 m

#### MINIMUM LANDSCAPING AREA

10%

A Zoning By-law Amendment would be required to enable mixed-use mid-rise redevelopment of the Site with residential use and increased height



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## Get more information

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