 **JLL** SEE A BRIGHTER WAY

For Sublease

2695 Bristol Circle, Oakville
Unit 2, short-term space available

Prestigious Industrial Sublease with Highway 403 Exposure

2695 Bristol Circle, Unit 2 offers 26,135 sq. ft. of industrial space available for sublease in Oakville's sought-after Winston Business Park. The space includes 2,748 sq. ft. of office space and

23,387 sq. ft. of warehouse space. The property features both truck-level and drive-in shipping capabilities and boasts high exposure on Highway 403.





Space highlights



Total size
26,135 SF



Office space
2,748 SF



Warehouse space
23,387 SF



Shipping doors
3 Truck level and
1 drive-in



Clear height
26' 8"



Zoning
E2



T.M.I./Taxes
\$4.29
(2025)



Availability
30 days
notice



Asking rate
Contact listing
agents

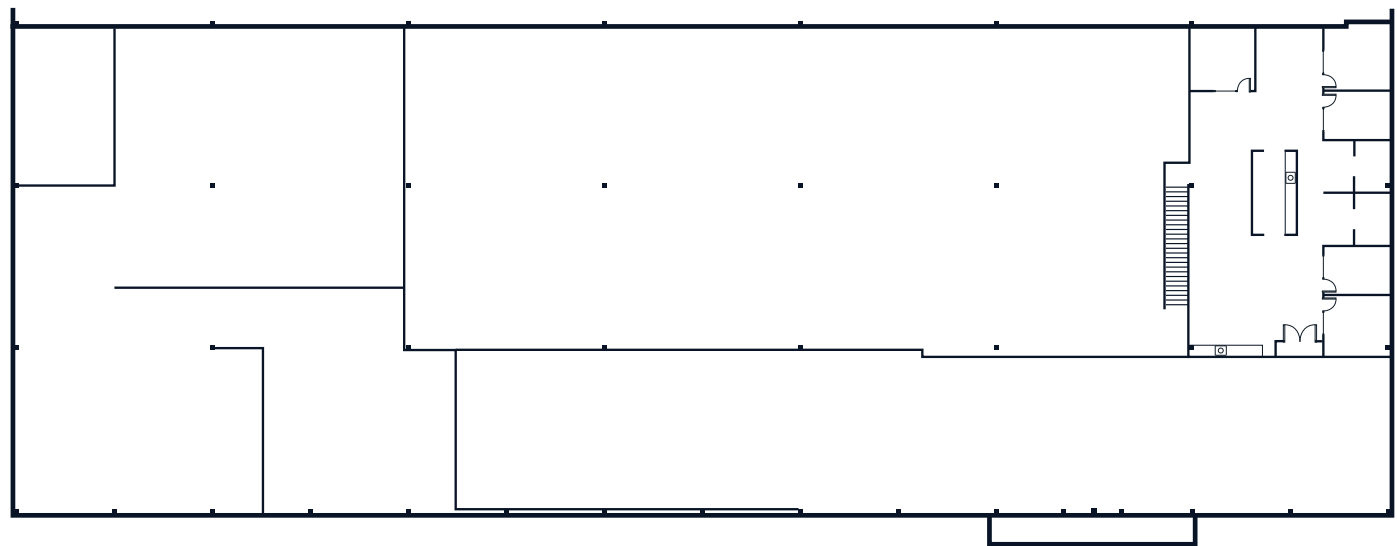
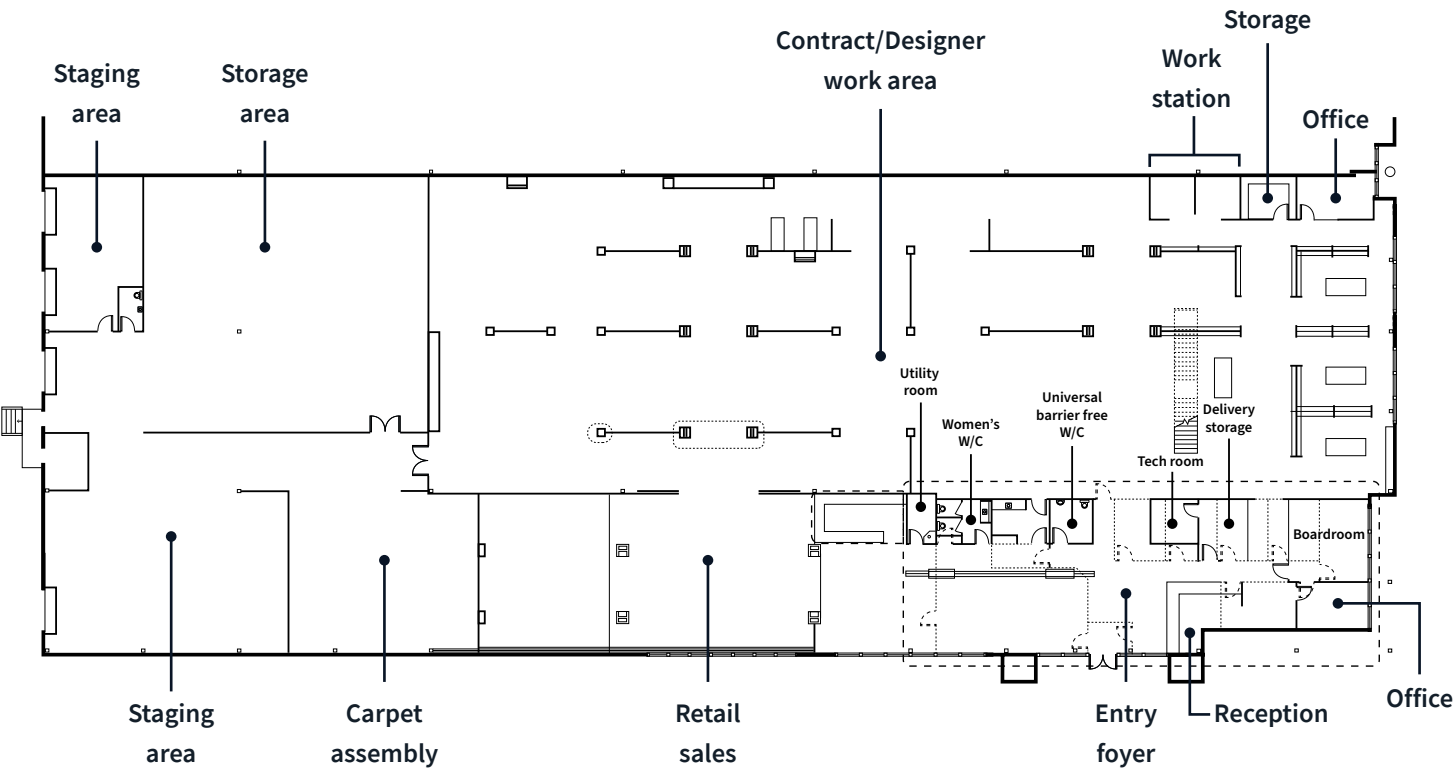


Highlight
Highway 403
Exposure

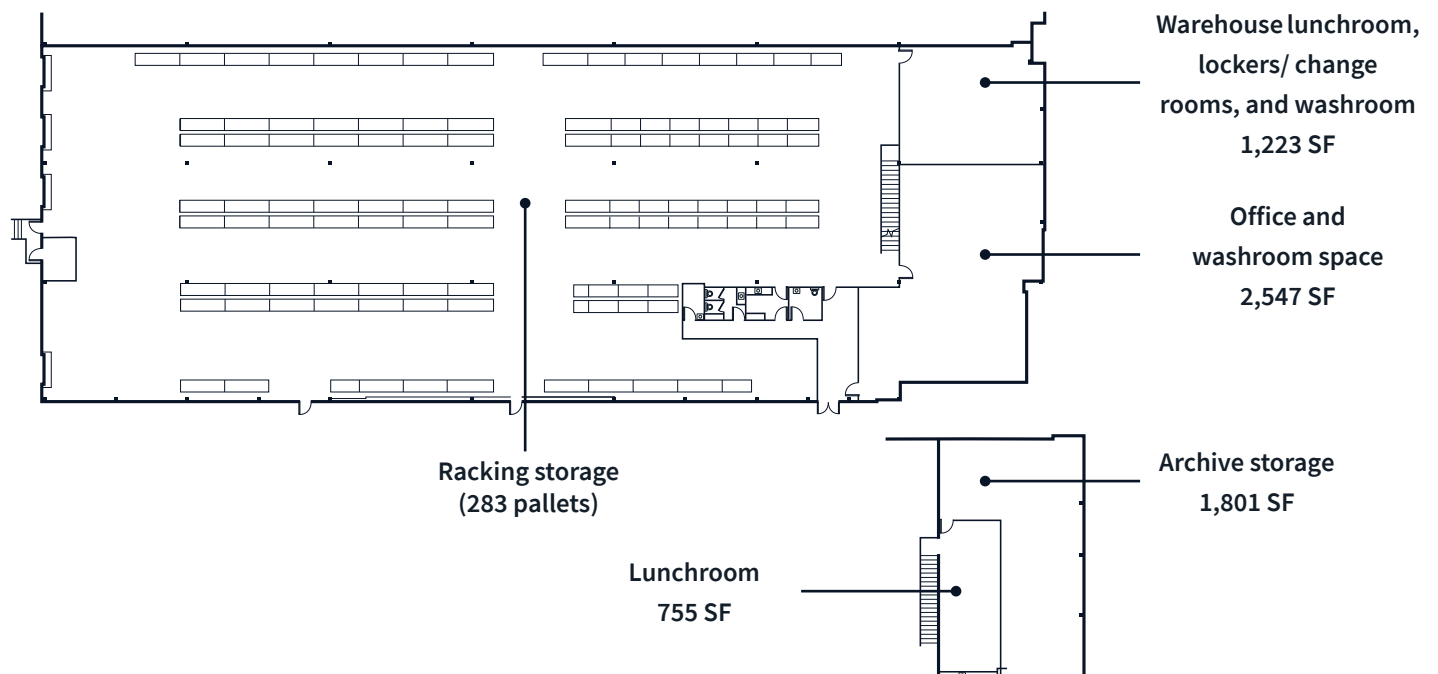
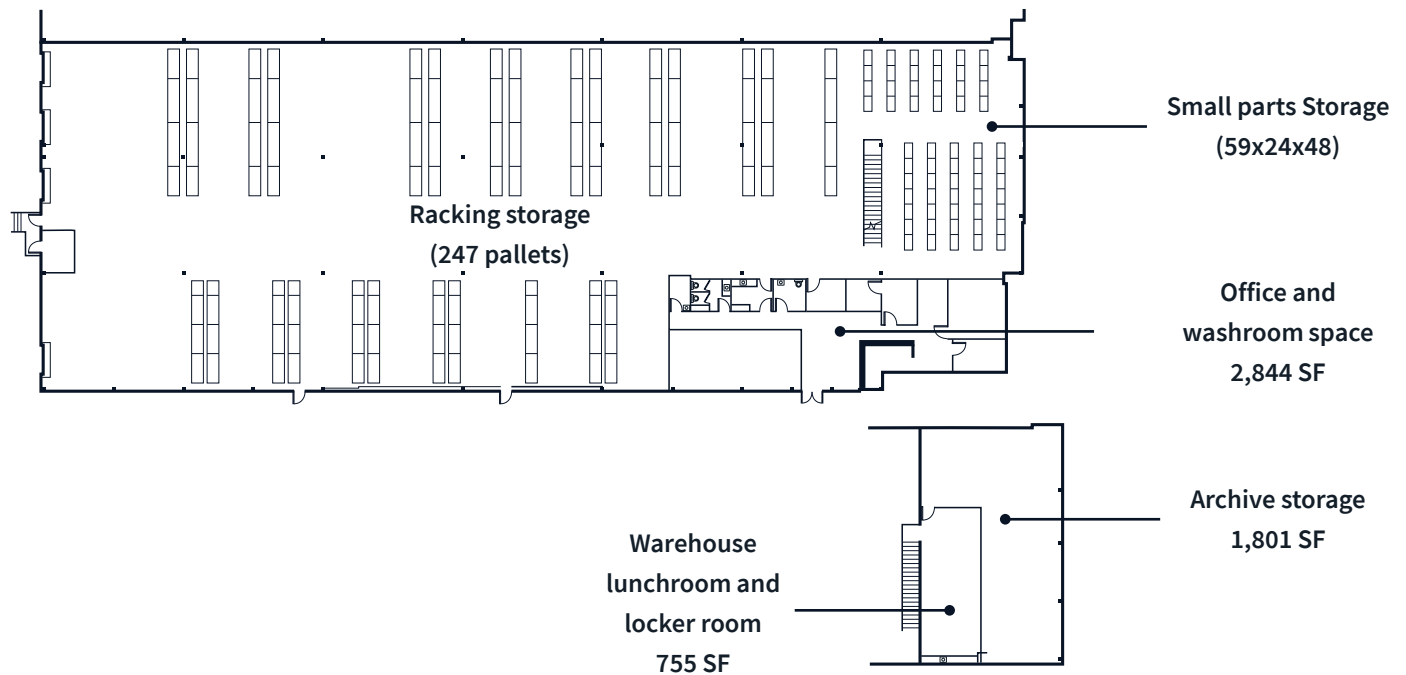




Floor plan



Floor plan



Location overview

Oakville is located in the Regional Municipality of Halton, within the Greater Toronto Area. The town is served by the Queen Elizabeth Way (QEW) highway, providing access to Toronto and Hamilton. According to the 2021 census, Oakville has a population of 213,906, with a growth rate of 11.9% since 2016. Key sectors in Oakville include advanced

manufacturing, life sciences, and digital media. Oakville is home to Sheridan College, a leading polytechnic institute. The unemployment rate in Oakville is consistently low, reflecting a strong local economy. Oakville's commercial real estate market benefits from its desirable location, affluent demographics, and access to a skilled workforce.



Amenity map



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JLL

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