

FOR LEASE

2905

BRISTOL CIRCLE

OAKVILLE, ON

INDUSTRIAL FREESTANDING BUILDING FOR LEASE: 83,823 SF

FULLY GATED AND SECURED FREESTANDING INDUSTRIAL BUILDING IN THE
PRESTIGIOUS WINSTON BUSINESS PARK



AVAILABILITY OVERVIEW



AVAILABLE PREMISES
83,823 SF



CLEAR HEIGHT
27'



POWER
800 AMPS, 600 VOLTS

PRICING



NET RENT
\$16.95 PSF (YEAR 1)



TMI
\$3.99 PSF (2026 EST.)



OFFICE AREA
4,011 - 4%



SHIPPING
9 TL DOORS, 3 DI DOORS



ZONING
E2 SP:43



WAREHOUSE AREA
79,812 - 96%



PARKING
85 SPACES



POSSESSION
APRIL 1, 2026

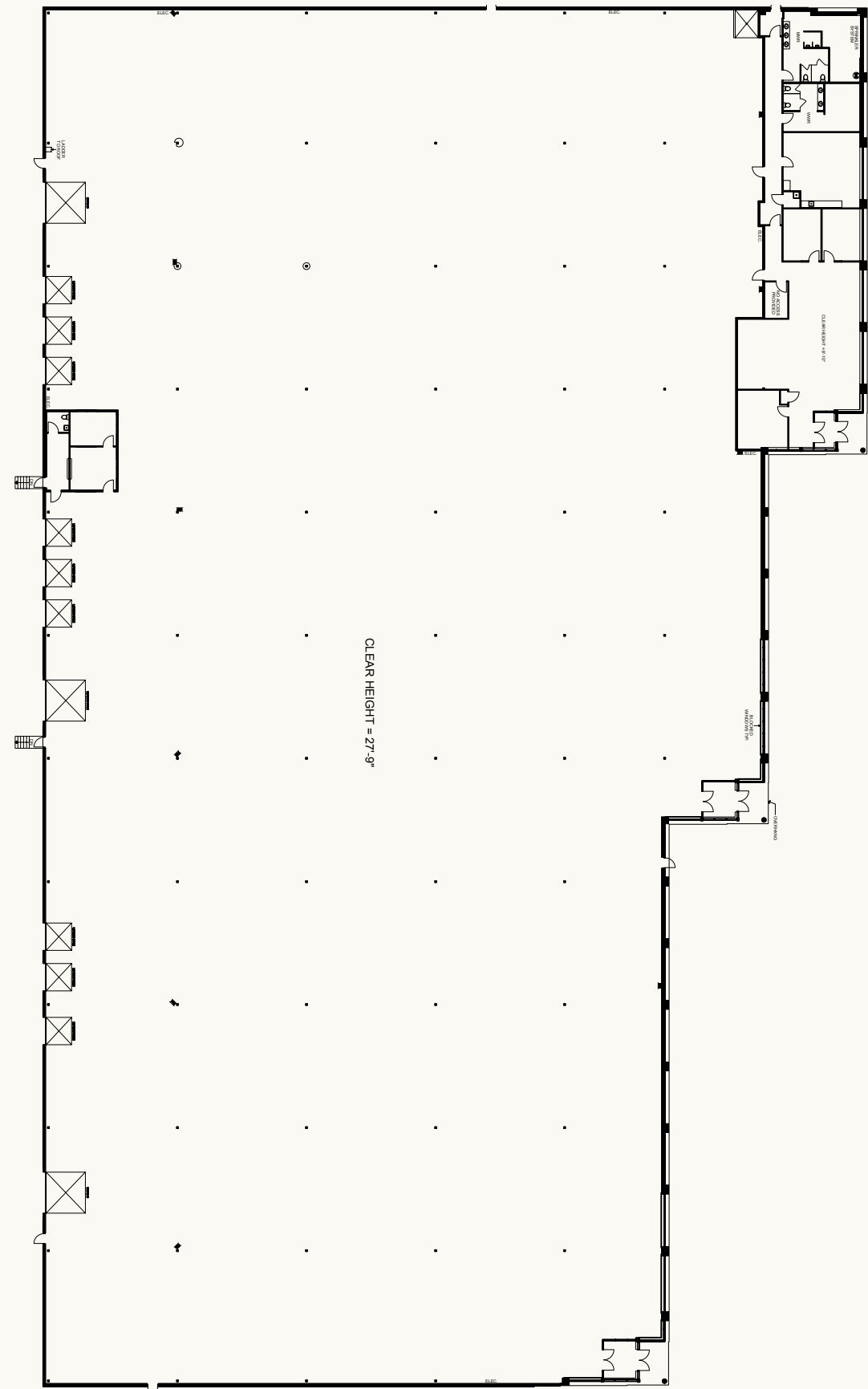


PROPERTY HIGHLIGHTS

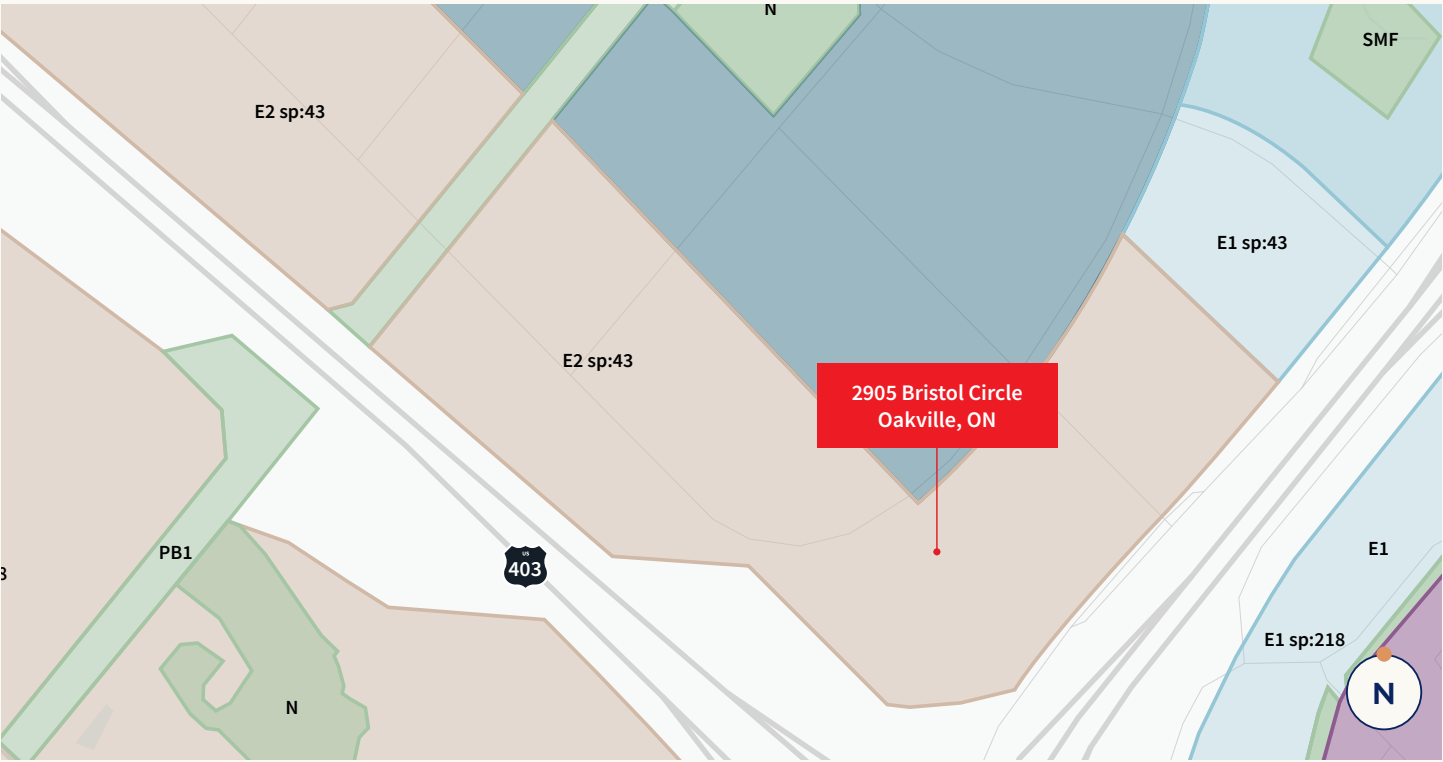
- Well-maintained freestanding building in the Winston Business Park
- Yard is fully gated and secured – ideal for logistics tenants
- Clean warehouse with motion sensor LED lights
- Ability to add up to four (4) additional truck level doors
- Dock door ratio of 1 per 9,300 SF with potential for 1 per 6,400 SF
- Professionally owned and managed
- Abundant amount of parking stalls and large truck loading area
- Ability to pull from a sought-after and diverse labour pool
- Quick access to major Highways QEW, 403 & 407
- In close proximity to a host of amenities, including a large entertainment complex



FLOOR PLAN



ZONING OVERVIEW



COMMERCIAL/RETAIL USES

- Business office (limited to 25% of net floor area)
- Drive-through facility
- Dry cleaning depot
- Financial institution
- Restaurant
- Retail store
- Service commercial establishment

SERVICE USES

- Art gallery
- Commercial school
- Day care
- Emergency service facility
- Motor vehicle body shop
- Motor vehicle washing facility
- Veterinary clinic

INDUSTRIAL/EMPLOYMENT USES

- Contractors establishment
- Manufacturing (only if legally existed before bylaw)
- Repair shop (only if legally existed before bylaw)
- Warehousing (only if legally existed before bylaw)
- Wholesaling
- Transportation terminal

COMMUNITY/INSTITUTIONAL USES

- Community centre
- Conservation use
- Place of worship
- Public hall
- Sports facility (limited to 1,000 sq m within 100m of residential)

STORAGE/UTILITY USES

- Bulk storage facility
- Commercial self-storage
- Food bank
- Outside storage (accessory use only)
- Parking area for heavy vehicles (accessory use only)
- Public works yard
- Rental establishment
- Stormwater management facility
- Taxi dispatch
- Training facility

AMENITIES MAP

- 1

CHURCHILL CROSSING SHOPPING MALL | 5 MIN DRIVE

1. COSTCO WHOLESALE

2. BANK OF MONTREAL

3. LCBO

4. LONGO'S

5. MILESTONES

6. HOME DEPOT

7. BEST BUY

8. TD CANADA TRUST

9. JACK ASTOR'S

10. CIBC

11. MONTANA'S BBQ & BAR

12. CHAPTERS

13. LONE STAR TEXAS GRILL

14. CANADIAN TIRE
- 2

OAKVILLE ENTERTAINMENT CENTRUM | 2 MIN DRIVE

1. BOSTON PIZZA

2. CINEPLEX

3. TRATTORIA TIMONE

4. PETRO-CANADA

5. CHILD VENTURES

6. IFLY TORONTO

7. HILTON

8. BÂTON ROUGE

9. TIM HORTONS

10. 3 BREWERS

11. EAST SIDE MARIO'S

12. CAFÉ DEMETRE
- 3

CLARKSON CROSSING SHOPPING MALL | 9 MIN DRIVE

1. RBC ROYAL BANK

2. SCOTIABANK

3. LCBO

4. STARBUCKS

5. METRO

6. FIONN MACCOOL'S
- 4

OAKWOODS CENTRE SHOPPING MALL | 4 MIN DRIVE

1. FARMBOY

2. STARBUCKS

3. BARBURRITO

4. SCOTIABANK

5. SUBWAY

6. QWENCH JUICE BAR

DRIVING TIMES

SHERIDAN COLLEGE TRAFALGAR CAMPUS	7 MIN	TRILLIUM HEALTH PARTNERS, MISSISSAUGA HOSPITAL	11 MIN
CLARKSON GO STATION	8 MIN	OAKVILLE TRAFALGAR MEMORIAL HOSPITAL	17 MIN
OAKVILLE GO STATION	9 MIN	TORONTO PEARSON INTERNATIONAL AIRPORT	18 MIN
UNIVERSITY OF TORONTO MISSISSAUGA CAMPUS	9 MIN	DOWNTOWN TORONTO	28 MIN

- Bus Route

Bus Stop
- GO Transit Lakeshore West Line

QEW
- 2905 Bristol Cricle

WHY OAKVILLE



MEET THE TEAM

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, 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.



JLL (Jones Lang LaSalle) is a leading global commercial real estate services and investment management company. With operations in over 80 countries, JLL provides comprehensive real estate services including leasing, property management, investment sales, valuation, project management, and strategic consulting to corporations, investors, and public sector clients. The company leverages cutting-edge technology and data analytics to deliver innovative solutions across all property types, from office and industrial to retail and residential. As a Fortune 500 company, JLL is committed to shaping the future of real estate through sustainable practices and digital transformation, helping clients optimize their real estate portfolios and workplace strategies to drive business success.



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