

TT  
2351

**UPPER MIDDLE  
ROAD EAST**

OAKVILLE, ON

YEAR 1 PROMO RATE:  
**\$14.95 PSF YEAR 1\*\***

\*\* SEE LAST PAGE FOR DETAILS

NET FREE RENT PACKAGE:  
**6 MONTHS NET FREE**



Up to 121,692 sf  
Immediate Possession



Premium QEW Exposure with  
Exceptional Branding Opportunity



Building Upgrades Recently Done -  
Including New Roof!

**MOVE-IN READY INDUSTRIAL  
BUILDING FOR LEASE**

 **JLL** | **FENGATE**

# MOVE-IN READY OPPORTUNITY TO GROW YOUR BUSINESS

The property features a brand-new modified bitumen roof and refreshed office space. Warehouse upgrades include resealed floors and white-painted walls. Located in the sought-after Winston Business Park, the space offers various office configurations and is professionally owned and managed. Nearby amenities include an adjacent entertainment complex.

## BUILDING DETAILS



**BUILDING SIZE**  
121,692 sf



**OFFICE SPACE**  
12,009 sf (10%)



**TRUCK-LEVEL DOORS**  
12 (10'x8')



**CLEAR HEIGHT**  
28'



**DRIVE-IN DOORS**  
2 (14'x12')



**PARKING**  
130 spots



**SPRINKLERS**  
ESFR Sprinklers System



**POWER**  
1200 Amps / 600 Volts

## PRICING DETAILS AND AVAILABILITY



**ASKING NET RENT**  
\$16.95 psf (Full Building)  
\$17.50 psf (Demised Options)



**ADDITIONAL RENT (TMI)**  
\$4.59 psf



**MULTIPLE SIZE CONFIGURATIONS**  
Unit A: 60,444 SF | Unit B: 61,135 SF



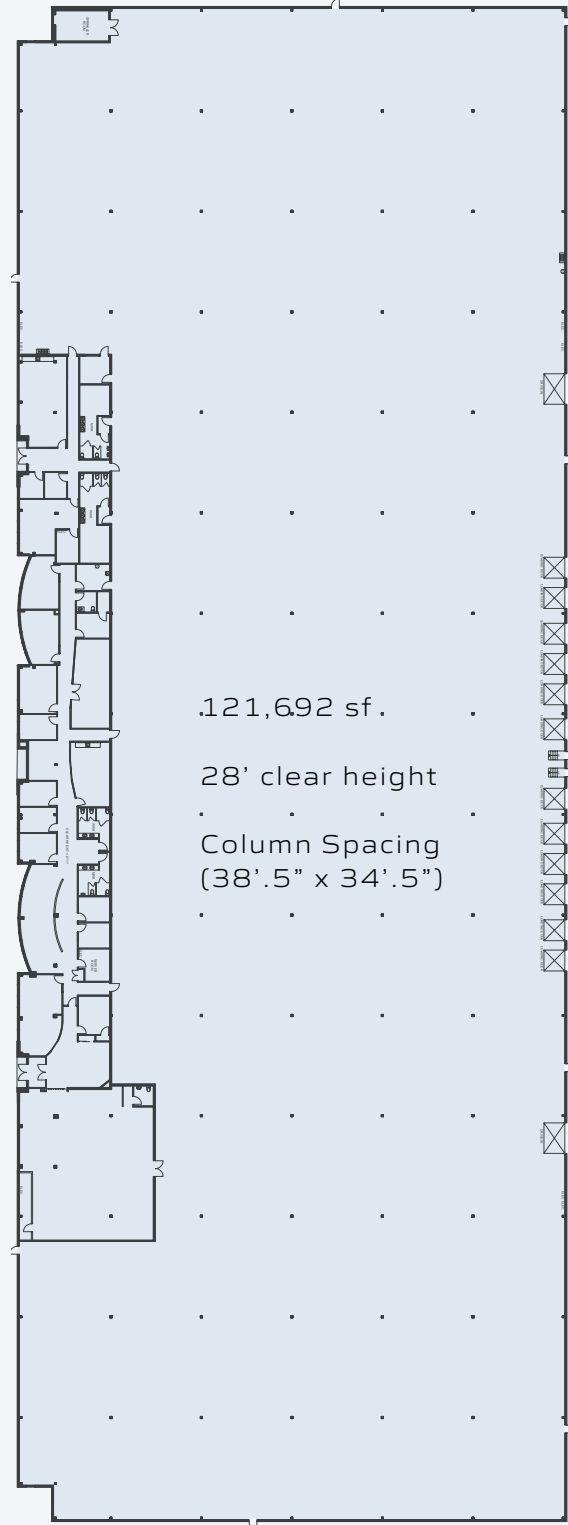
**POSSESSION**  
Immediate



# FLOOR PLAN

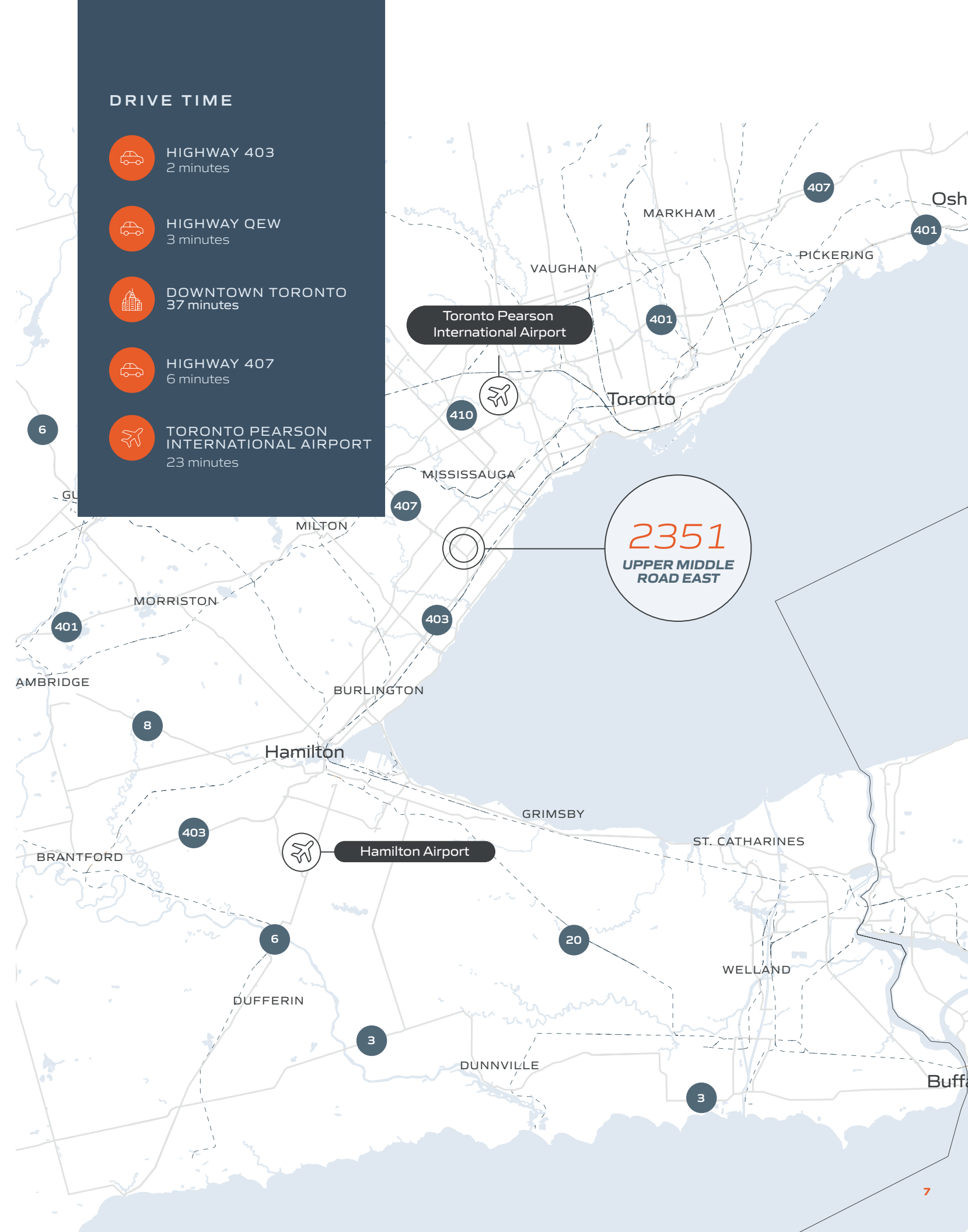
HIGHWAY QEW

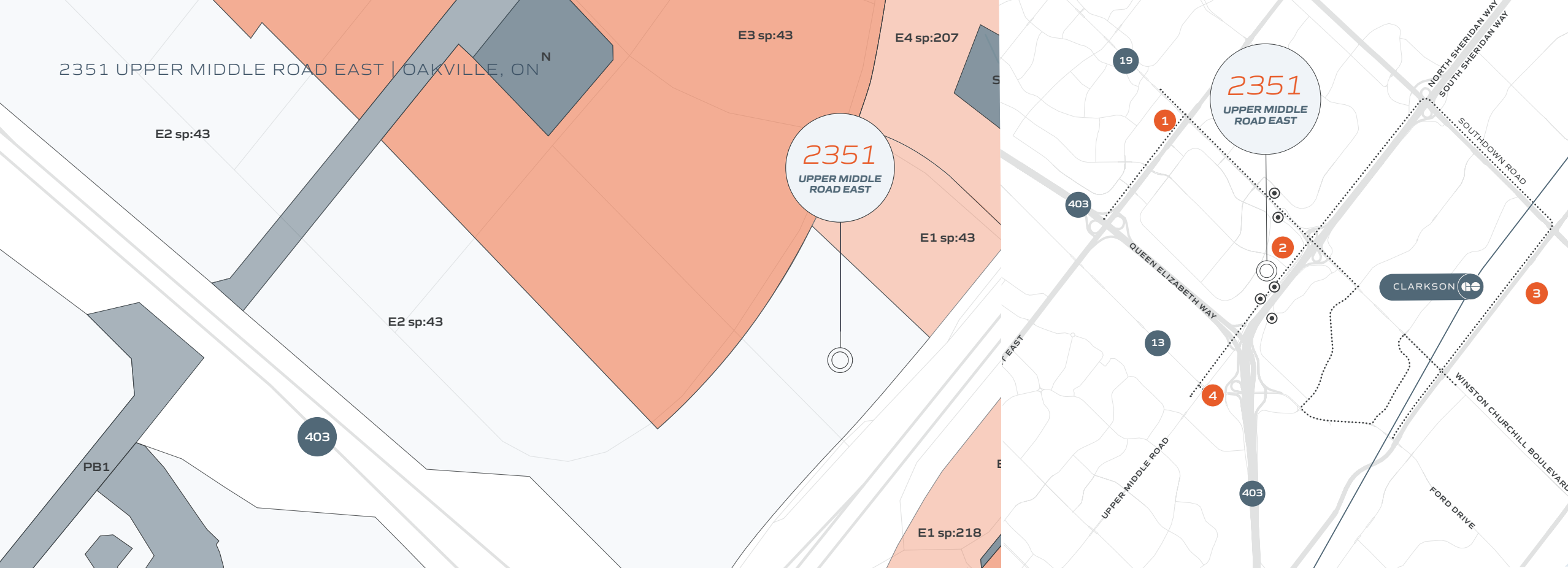
UPPER MIDDLE ROAD



# CONNECT TO QEW, 403, AND 407 WITH UNMATCHED EASE

Located in the highly desirable Winston Business Park, the building offers exceptional connectivity in Oakville's industrial sector. The property provides easy access to major highways including the QEW, 403, and 407.





**Driving Times**

<b>7 min</b> Sheridan College Trafalgar Campus	<b>17 min</b> Toronto Pearson International Airport
<b>8 min</b> Oakville GO Station	<b>18 min</b> Toronto Pearson International Airport
<b>9 min</b> University of Toronto Mississauga Campus	<b>28 min</b> Downtown Toronto
<b>11 min</b> Trillium Health Partners, Mississauga Hospital	

## 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 100 m 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

- |                    |                         |
|--------------------|-------------------------|
| • Costco Wholesale | • TD Canada Trust       |
| • Bank of Montreal | • Jack Astor's          |
| • LCBO             | • CIBC                  |
| • Longo's          | • Montana's BBQ & Bar   |
| • Milestones       | • Chapters              |
| • Home Depot       | • Lone Star Texas Grill |
| • Best Buy         | • Canadian Tire         |

### 3 Clarkson Crossing Shopping Mall 9 min drive

- |                  |                   |
|------------------|-------------------|
| • RBC Royal Bank | • Starbucks       |
| • Scotiabank     | • Metro           |
| • LCBO           | • Fionn MacCool's |

### 2 Oakville Entertainment Centrum 2 min drive

- |                    |                     |
|--------------------|---------------------|
| • Boston Pizza     | • Hilton            |
| • Cineplex         | • Bâton Rouge       |
| • Trattoria Timone | • Tim Hortons       |
| • Petro-Canada     | • 3 Brewers         |
| • Child Ventures   | • East Side Mario's |
| • iFly Toronto     | • Café Demetre      |

### 4 Oakwoods Centre Shopping Mall 4 min drive

- |              |                    |
|--------------|--------------------|
| • Farmboy    | • Scotiabank       |
| • Starbucks  | • Subway           |
| • barBurrito | • Qwench juice bar |



## THE TEAM

### FENGATE

Retaining quality tenants is a top priority for Fengate. 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 is a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate 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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FOR MORE INFORMATION, PLEASE CONTACT:



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\*\* Year 1 Promotional Rate: Rate is for Year 1 only and \$16.95 psf Net for Year 2, with market escalations.

Applies only for a minimum 5 year lease term for the full building.