

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



BOMA
Best Sustainability Initiatives

PRICING DETAILS AND AVAILABILITY



ASKING NET RENT
\$14.95 psf
(Year 1, Full Building)



TMI (2026 EST.)
\$4.59 psf



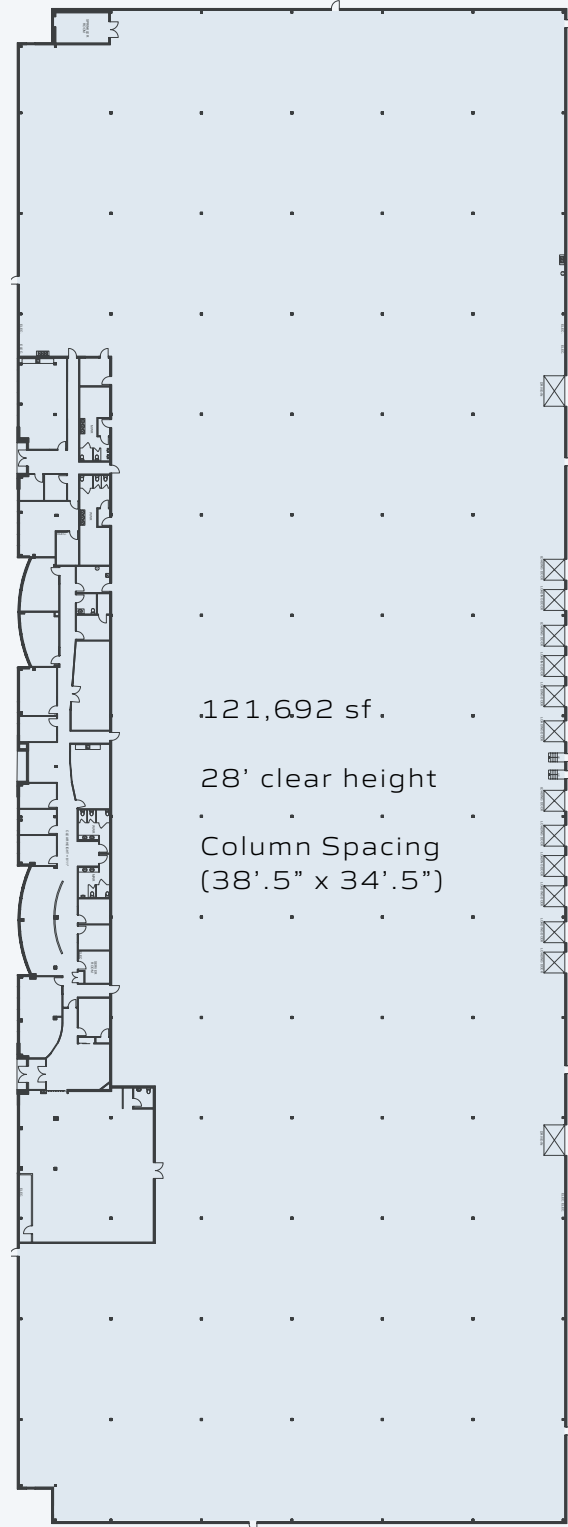
POSSESSION
Immediate

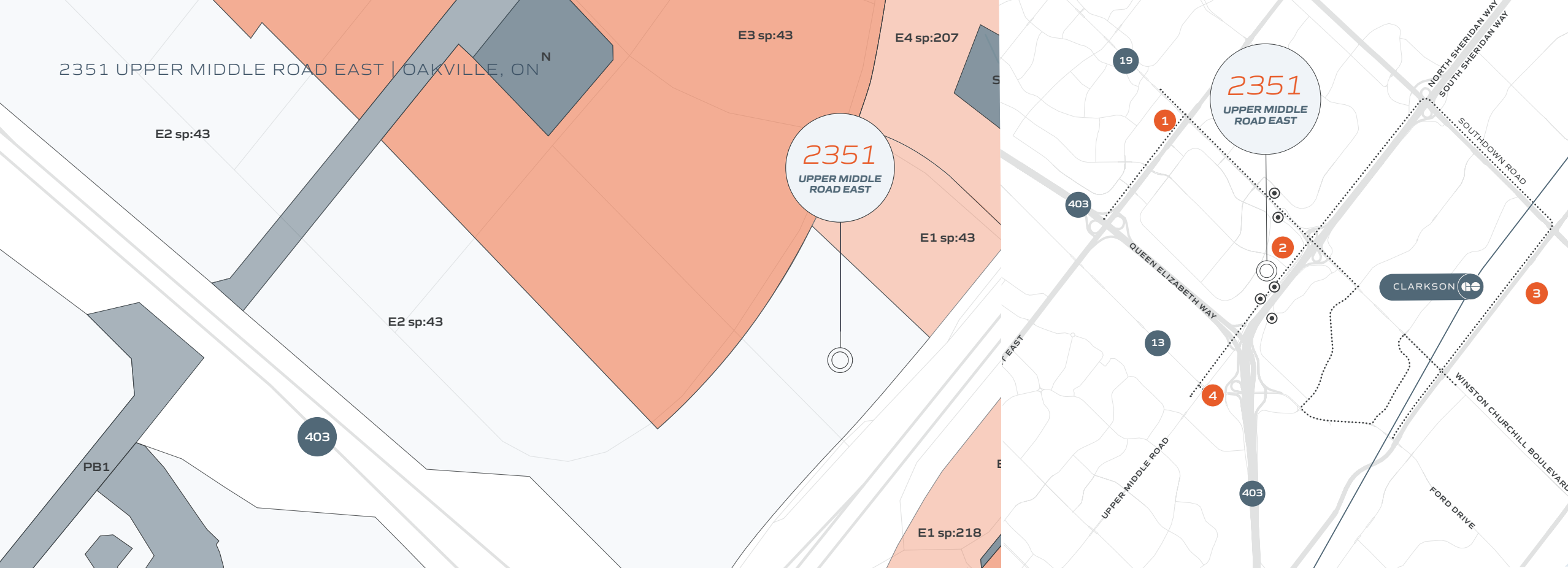


FLOOR PLAN

HIGHWAY QEW

UPPER MIDDLE ROAD





Driving Times

7 min Sheridan College Trafalgar Campus	17 min Toronto Pearson International Airport
8 min Oakville GO Station	18 min Toronto Pearson International Airport
9 min University of Toronto Mississauga Campus	28 min Downtown Toronto
11 min 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.

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