JLL | FENGATE

MOVE-IN READY
INDUSTRIAL BUILDING
FOR LEASE

2351 UPPER MIDDLE ROAD EAST

OAKVILLE, ON



Up to 121,692 SF Immediate Possession

Premium QEW Exposure with Exceptional Branding Opportunity

Building Upgrades Recently Done - Including New Roof!

YEAR 1 PROMO RATE:
$14.95 PSF
YEAR 1 (A)

NET FREE RENT PACKAGE:
6 MONTHS
NET FREE

(A) SEE LAST PAGE FOR DETAILS

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.

EXPLORE THE PROPERTY WITH A VIRTUAL TOUR, CLICK HERE

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

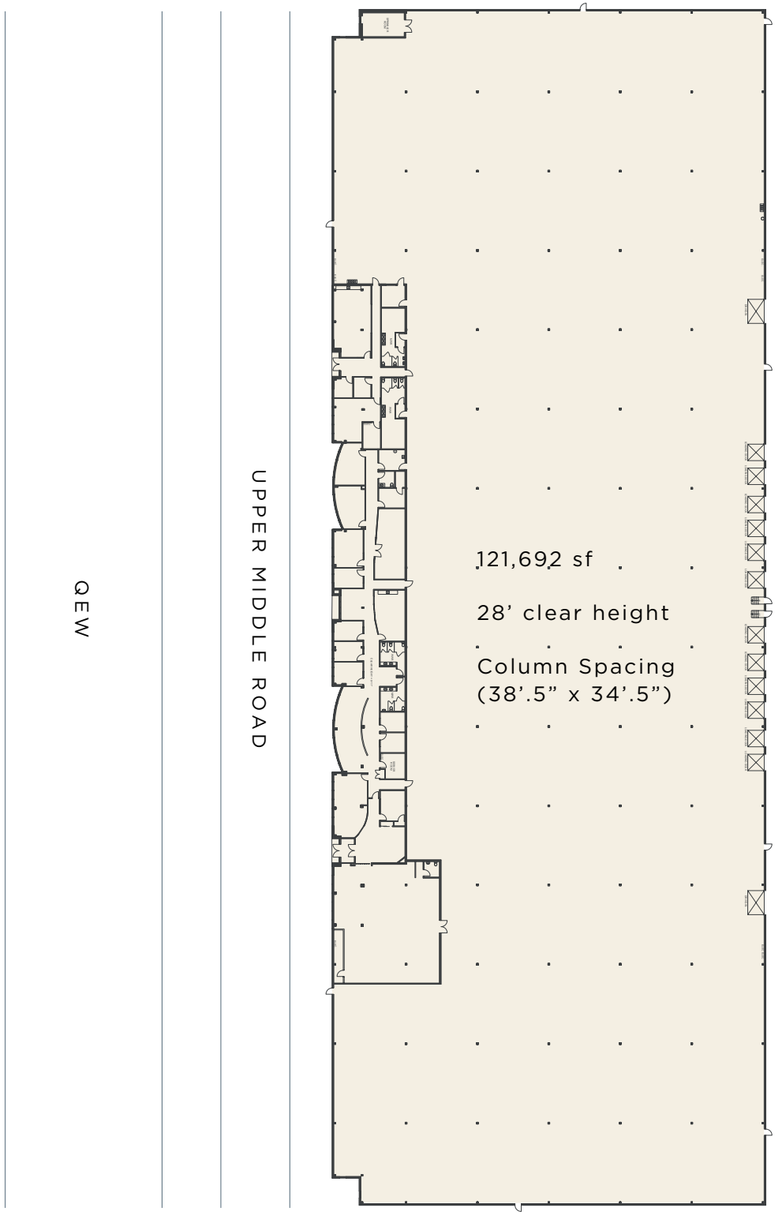
ASKING NET RENT
$14.95 psf
(Year 1, Full Building)

TMI (2026 EST.)
$4.59 psf

POSSESSION
Immediate



FLOOR PLAN


QEW
UPPER MIDDLE ROAD
121,692 sf
28’ clear height
Column Spacing
(38’.5” x 34’.5”)


2351
UPPER MIDDLE
ROAD EAST

CONNECT TO QEW, 403, AND 407 WITH UNMATCHED EASE

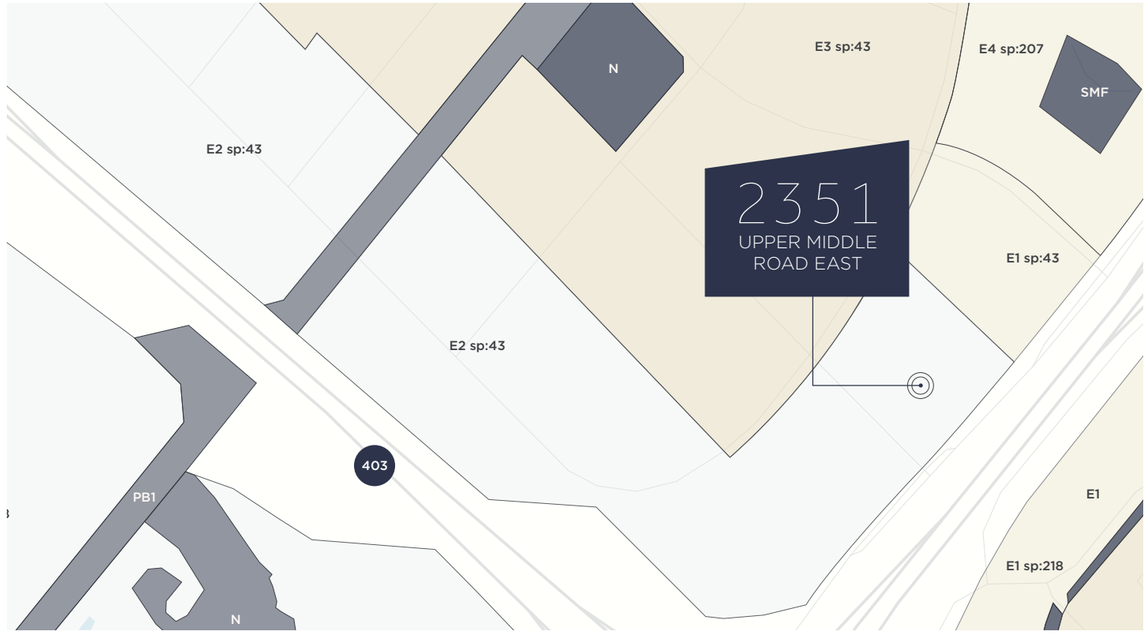
Located in the highly desirable Winston Business Park, the building offers exceptional connectivity in Oakville's industrial sector. The property provides easy access to major highways including the QEW, 403, and 407.



DRIVE TIME

- Highway 403 — **2 minutes**
- Highway QEW — **3 minutes**
- Downtown Toronto — **37 minutes**
- Highway 407 — **6 minutes**
- Toronto Pearson International Airport — **23 minutes**





ZONING OVERVIEW

ZONING BY-LAW

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

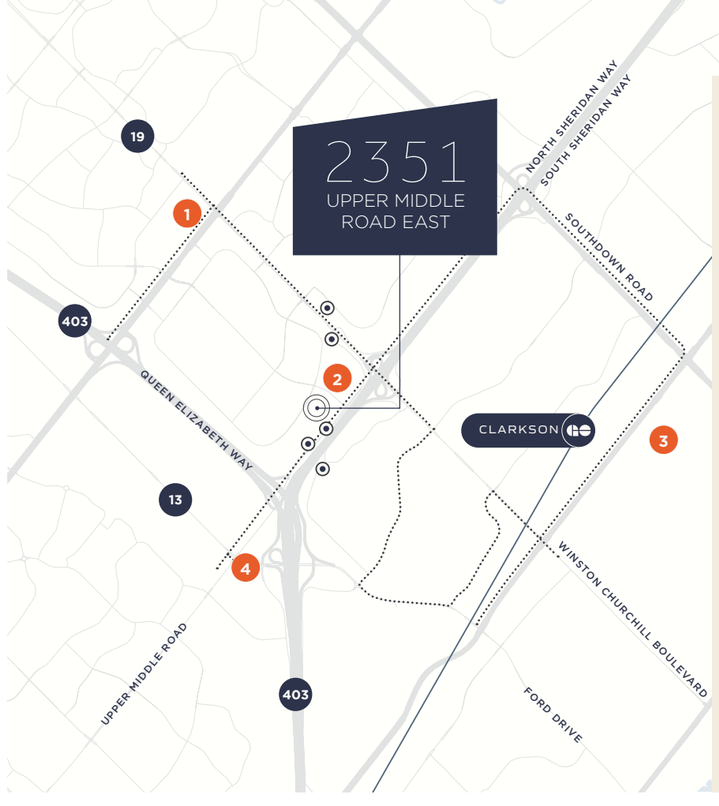
- Contractors establishment
- Manufacturing (only if legally existed before bylaw)
- Repair shop (only if legally existed before bylaw)
- Warehousing (only if legally existed before bylaw)
- Wholesaling
- Transportation terminal

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



DRIVE TIME

7 min
Sheridan College Trafalgar Campus

8 min
Oakville GO Station

9 min
University of Toronto Mississauga Campus

11 min
Trillium Health Partners, Mississauga Hospital

17 min
Toronto Pearson International Airport

18 min
Toronto Pearson International Airport

28 min
Downtown Toronto

AMENITIES MAP

WHY OAKVILLE

1 Churchill Crossing Shopping Mall
5 min drive

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

2 Oakville Entertainment Centrum
2 min drive

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

3 Clarkson Crossing Shopping Mall
9 min drive

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

4 Oakwoods Centre Shopping Mall
4 min drive

- Farmboy
- Starbucks
- barBurrito
- Scotiabank
- Subway
- 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

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FOR MORE INFORMATION, PLEASE CONTACT:



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(A) 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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