

# OAKVILLE GLEN

BUSINESS PARK

TRINistar  
\* \* \* CORPORATION

Capital  
North

# IT'S BUSINESS AS USUAL IN OAKVILLE

**FOR LEASE**

Trinistar Corporation and Capital North Realty Corporation are proud to present a spectacular new business complex in North Oakville. Oakville Glen Business Park offers 5 stunning buildings close to Trafalgar and Highway 407. With hundreds of new residences and thousands of people moving in within a 5km radius, this area promises to be a hotbed of activity for years to come. Occupancy begins in Fall 2024.





## MASTER PLANNED FOR YOUR SUCCESS

With ample parking, 48 units with multiple configurations and over 160,000 sq. ft. of total space, Oakville Glen Business Park is set to become a true industrial landmark. Zoned for Light Employment, businesses of all sizes will be able to set up shop in dependable and comfortable surroundings. Loyalist Trail will connect directly to Trafalgar for easy transport access from Highway 407.



**341 PARKING SPOTS WITH  
DESIGNATED EV PARKING**  
48 AVAILABLE UNITS

**24FT. – 26FT.  
CEILINGS/CLEARANCE**  
(DEPENDING ON BUILDING)

**DRIVE-IN &  
DOCK LEVEL**  
SHIPPING ACCOMMODATIONS

## DEVELOPMENT FEATURES:

**FROM 1,583 UP  
TO 68,616 SQ.FT.**  
UNIT SIZE  
CONFIGURATIONS

**L.E.D.  
LIGHTING**  
WITH ESFR SPRINKLERS  
100 AMP & 200AMP ELECTRICAL SERVICES

**HEATING &  
COOLING**  
WITH FORCED AIR &  
ROOFTOP-MOUNTED HVAC

# FOR LEASE

## BUILDING A

Unit	Cost per sq. ft.
A-1	\$18.00
A-2	\$18.00
A-3	\$18.00
A-4	\$18.00
A-5	\$18.00
A-6	\$18.00
A-7	\$18.00
A-8	\$18.00

## BUILDING B

Unit	Cost per sq. ft.
B-1	\$18.00
B-2	\$18.00
B-3	\$18.00
B-4	\$18.00
B-5	\$18.00
B-6	\$18.00
B-7	\$18.00
B-8	\$18.00
B-9	\$18.00
B-10	\$18.00
B-11	\$18.00
B-12	\$18.00

## BUILDING C

Unit	Cost per sq. ft.
C-1	\$18.00
C-2	\$18.00
C-3	\$18.00
C-4	\$18.00
C-5	\$18.00
C-6	\$18.00
C-7	\$18.00
C-8	\$18.00
C-9	\$18.00
C-10	\$18.00

## BUILDING D

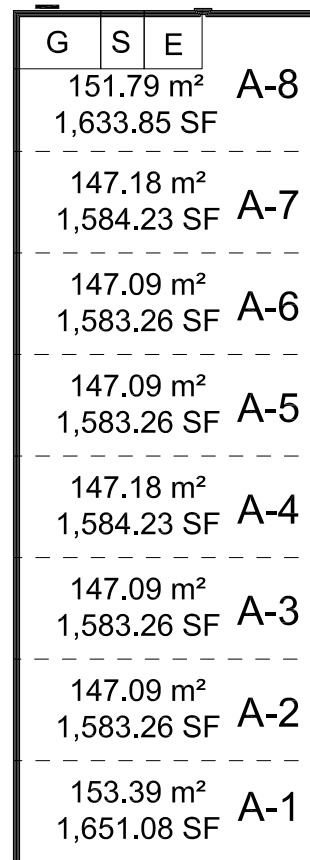
Unit	Cost per sq. ft.
D-1	\$16.95
D-2	\$16.95
D-3	\$16.95
D-4	\$16.95
D-5	\$18.00
D-6	\$18.00
D-7	\$18.00
D-8	\$18.00

## BUILDING E

Unit	Cost per sq. ft.
E-1	\$16.95
E-2	\$16.95
E-3	\$16.95
E-4	\$16.95
E-5	\$16.95
E-6	\$16.95
E-7	\$16.95
E-8	\$16.95
E-9	\$16.95
E-10	\$16.95

**BLDG  
A**

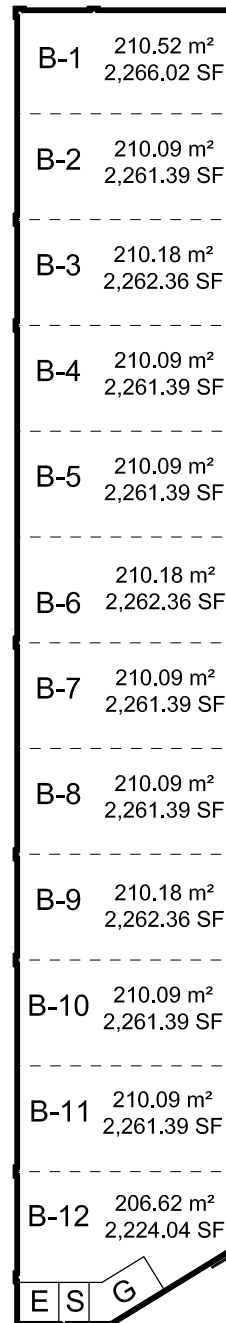
Ceiling Height: 24ft.  
Shipping: Drive-In



13,348 sq.ft.  
1,240.08 m<sup>2</sup>

**BLDG  
B**

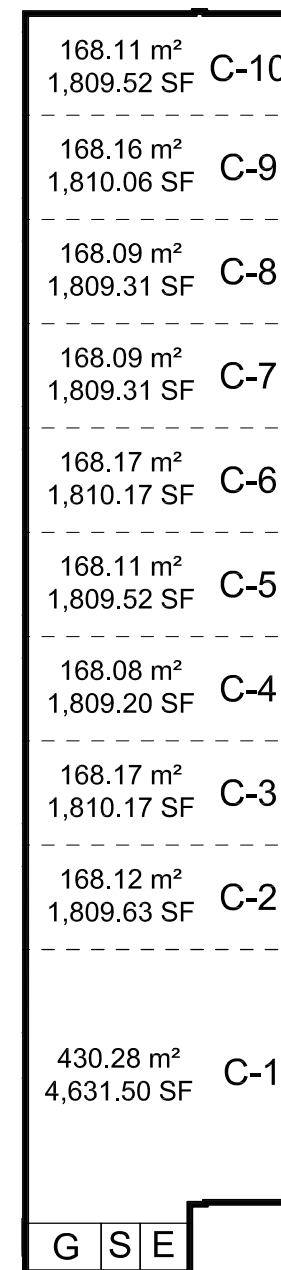
Ceiling Height: 24ft.  
Shipping: Drive-In



27,724 sq.ft.  
2,575.63 m<sup>2</sup>

**BLDG  
C**

Ceiling Height: 24ft.  
Shipping: Drive-In

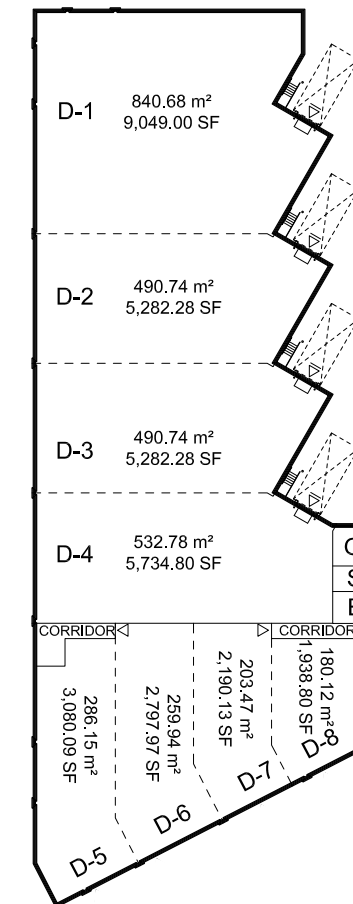


21,484 sq.ft.  
1,995.88 m<sup>2</sup>

**BLDG  
D**

Ceiling Height: 26ft.  
Shipping: Truck Level

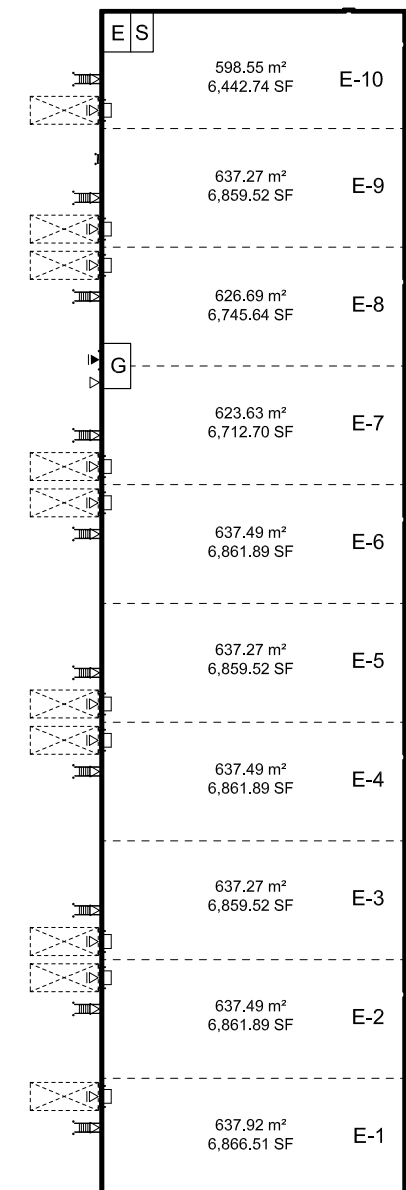
**D1, D2, D3, D4**  
24,348 sq.ft.  
2,354.94 m<sup>2</sup>



**D5, D6, D7, D8**  
**OFFICE**  
10,007 sq.ft.  
929.68 m<sup>2</sup>

**BLDG  
E**

Ceiling Height: 26ft.  
Shipping: Truck Level



68,616 sq.ft.  
6,374.68 m<sup>2</sup>

# LEGEND

## Retail

- |                      |                              |             |
|----------------------|------------------------------|-------------|
| 1. Bed Bath + Beyond | 10. FreshCo.                 | 19. Sobeys  |
| 2. Beer Store        | 11. The Home Depot           | 20. Staples |
| 3. Best Buy          | 12. HomeSense                | 21. Walmart |
| 4. Canadian Tire     | 13. LCBO                     |             |
| 5. Chapters          | 14. Longo's                  |             |
| 6. Costco            | 15. Oakville Fine Hardware   |             |
| 7. Dollarama         | 16. Oakville Place           |             |
| 8. Food Basics       | 17. Real Canadian Superstore |             |
| 9. Fortinos          | 18. Shoppers Drug Mart       |             |

## Restaurants & Entertainment

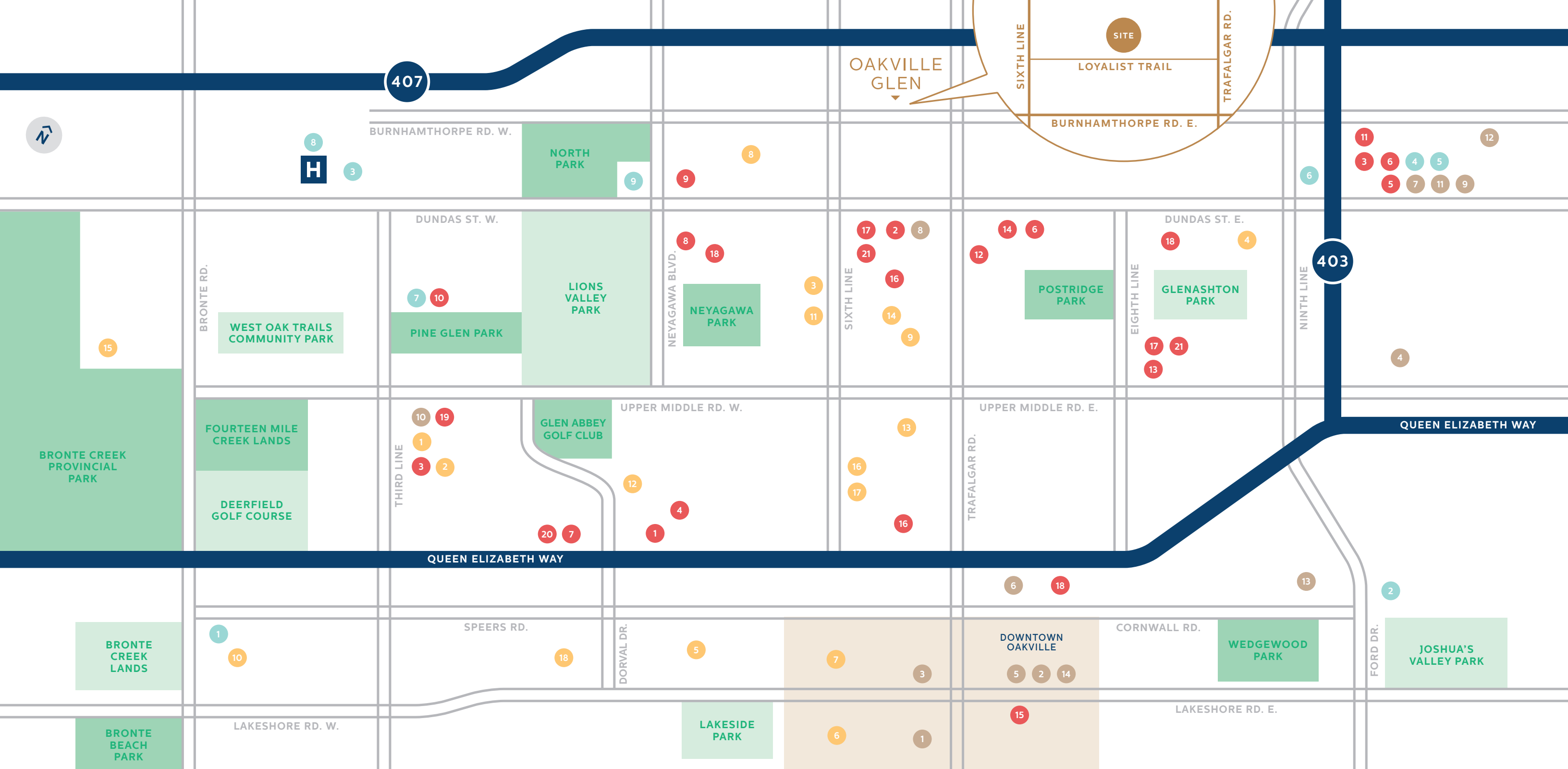
- |                             |                  |
|-----------------------------|------------------|
| 1. 7 Enoteca                | 10. McDonald's   |
| 2. Aroma Espresso Bar       | 11. Milestones   |
| 3. Borgo Antico Cucina Bar  | 12. Panera Bread |
| 4. Cineplex Cinemas         | 13. Pizza Nova   |
| 5. Cork's Restaurant        | 14. Pizzaiolo    |
| 6. Harper's Landing         |                  |
| 7. Jack Astor's Bar + Grill |                  |
| 8. The Keg Steakhouse       |                  |
| 9. Mandarin                 |                  |

## Education & Community

- |  |  |
|--|--|
| 1. Glen Abbey Community Centre                 | 10. Queen Elizabeth Park Community + Cultural Centre |
| 2. Glen Abbey Public Library                   | 11. River Oaks Community Centre                      |
| 3. Holy Trinity Catholic Secondary School      | 12. ServiceOntario                                   |
| 4. Joshua Creek Public School                  | 13. Sheridan College                                 |
| 5. The Oakville Centre for the Performing Arts | 14. St. Andrew Catholic Elementary School            |
| 6. Oakville Museum                             | 15. St. Mary Catholic Elementary School              |
| 7. Oakville Public Library                     | 16. White Oaks Public Library                        |
| 8. Oodenawi Public School                      | 17. White Oaks Secondary School                      |
| 9. Post's Corners Public School                | 18. YMCA Oakville                                    |

## Health & Recreation

- |   |
|---|
| 1. Bronte Tennis Club                   |
| 2. Canlan Ice Sports                    |
| 3. Fit4Life                             |
| 4. GoodLife Fitness                     |
| 5. LA Fitness                           |
| 6. Ninth Line Sports Park               |
| 7. Oakville Soccer Club                 |
| 8. Oakville Trafalgar Memorial Hospital |
| 9. Sixteen Mile Sports Complex          |



# HIGH-VALUE INDUSTRIAL REAL ESTATE

FOR LEASE

OAKVILLE GLEN  
BUSINESS PARK



This joint industrial and office space offers an exceptional opportunity for businesses seeking a prime location with easy access to highways and transportation. Situated in rapidly-growing North Oakville, the surrounding area is on the rise with new development, offering promising prospects for growth.

The property boasts the advantage of being newly constructed with modern amenities and facilities. Moreover, it is competitively priced per square foot, making it a compelling and high-value option for business owners in the current marketplace. For those seeking new industrial space in a thriving area, this property presents an appealing opportunity.

# OAKVILLE GLEN BUSINESS PARK BY THE NUMBERS

**7 MIN.  
DRIVE**

To Uptown Core

**14 MIN.  
DRIVE**

To Oakville GO Train

**OVER  
2,000  
HOMES**

To Trafalgar Bus Stop

**OVER 7,500  
RESIDENTS**

**OVER 200  
DESTINATIONS  
WITHIN 5KM'S,  
INCLUDING:**

- Banks
- Restaurants
- Grocery stores
- Shopping destinations
- Doctors and Dentists
- Salons & Spa's
- Gas Stations/EV Charging

To Highway 407

**5 MIN.  
DRIVE**

**10 MIN.  
WALK**

Within 5km's

Within 5km's

# OAKVILLE GLEN

BUSINESS PARK

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Broker of Record

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