

BRONTE CREEK

BUSINESS PARK

574-576 BRONTE ROAD | OAKVILLE, ON

**AVISON
YOUNG**

F1RST GULF

N NICOLA
WEALTH
REAL ESTATE

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BRONTE CREEK BUSINESS PARK

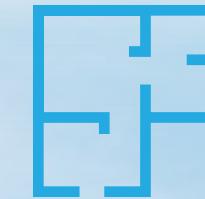
DEVELOPMENT OVERVIEW

The Bronte Creek Business Park is Oakville's newest premier industrial condominium development. This 4-building, $\pm 262,377$ sf project is being developed to meet the market's demand for ownership of well-located, well-designed industrial condos. Unit sizes ranging from $\pm 2,915$ to $\pm 64,481$ sf are available. This prestigious location offers users access to multiple major highways, fantastic amenities, and the opportunity to build equity by owning commercial real estate in the sought-after market of Oakville, ON.



LOCATION

Minutes away from major highways and an abundance of amenities



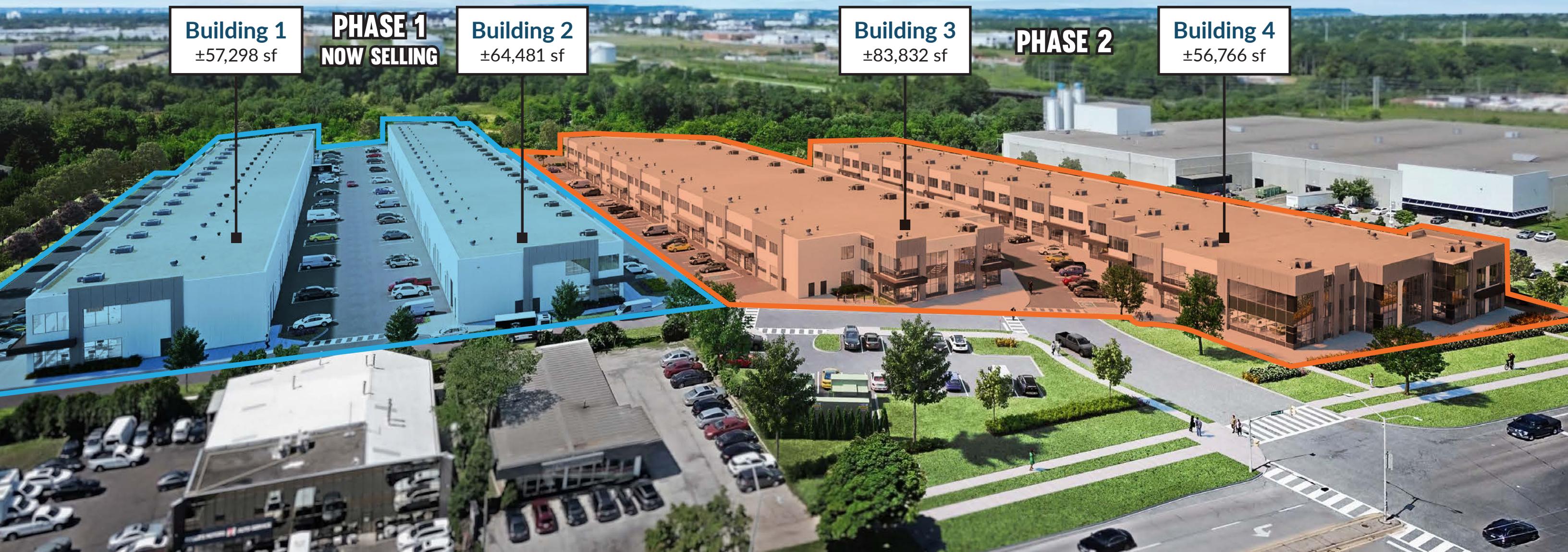
FLEXIBLE SIZES

Flexible unit sizing available, ranging from $\pm 2,915$ to $\pm 64,481$ sf



BUILD EQUITY

Opportunity to build equity by owning commercial real estate





PROPERTY SPECIFICATIONS

AVAILABLE AREA (PHASE 1)

- Building 1** Units starting from ±2,915 sf
- Building 2** Units starting from ±2,921 sf

LOT SIZE

±12.72 acres

SHIPPING (PHASE 1)

- Building 1** 18 drive-in
- Building 2** 20 drive-in

PARKING

- ±185 parking stalls
 - ±146 common parking stalls
 - ±33 exclusive use parking stalls
 - ±6 barrier free parking stalls
- 12 bicycle spaces (6 rings)

PRICING

- Approximately \$550 psf for prime corner units
- Approximately \$525 psf for other corner units
- Approximately \$500 psf for interior units

FEATURES

- LED lighting for Base Building and Parking Area
- Open Mezzanine with one set of stairs per unit
- Sanitary and Water connection at ground floor level to each unit
- Rough-ins for signage in front of each unit.
- Empty conduit to each unit for telecommunication.
- One drive in door to each unit.
- Storefront, glazing on ground floor and mezzanine exterior walls for natural light

FAQS

WHAT IS THE ANNUAL CONDO FEE?

\$2.01 psf (subject to change)

ESTIMATED CONDO REGISTRATION DATE?

Q1 2027 (subject to change)

ESTIMATED COMPLETION DATE

Q4 2026 (subject to change)

WHO IS THE PROPERTY MANAGER?

[Melbourne Property Management](#)

AVAILABILITIES | PHASE 1

Ability to combine units up to $\pm 64,481$ sf

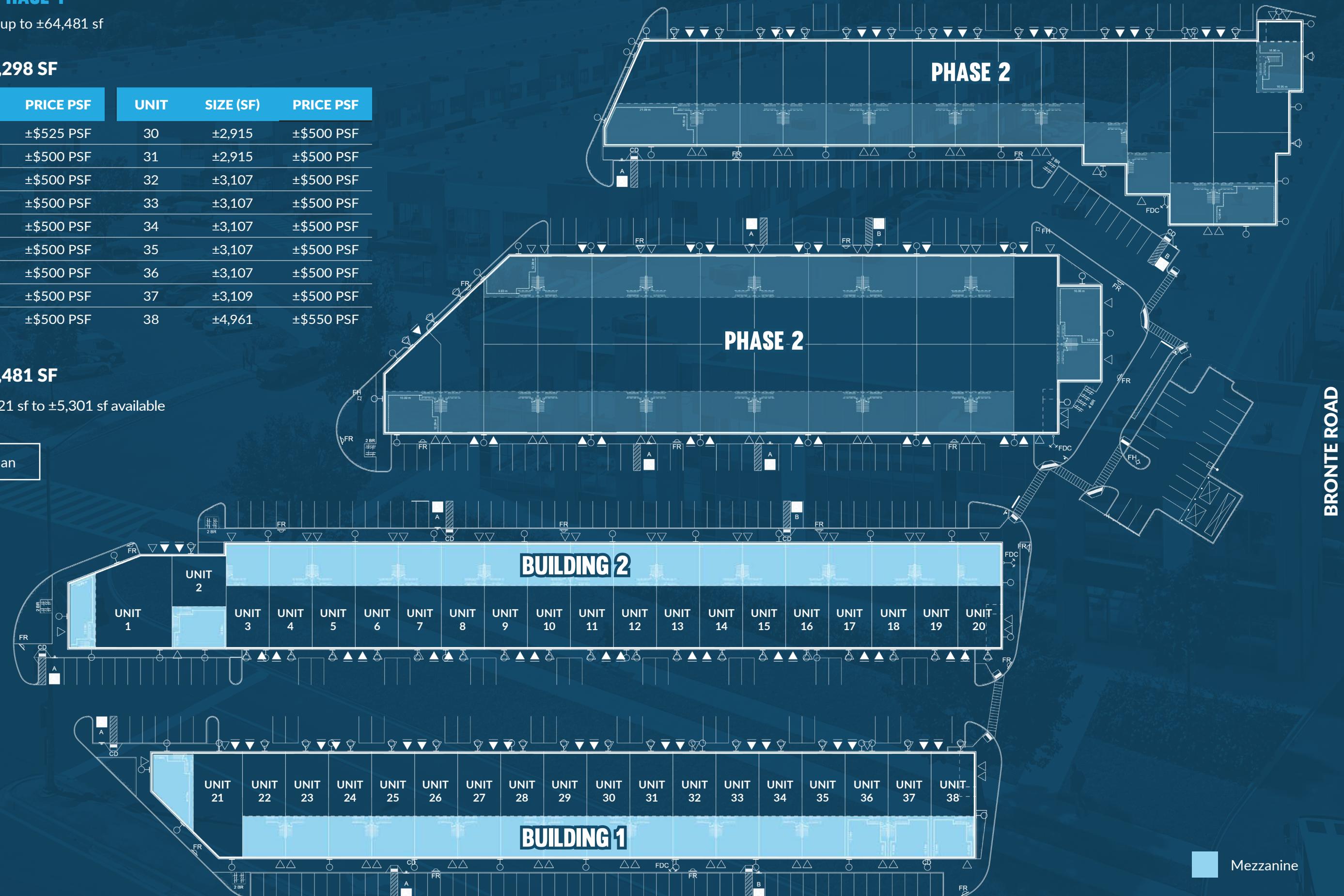
BUILDING 1 - $\pm 57,298$ SF

UNIT	SIZE (SF)	PRICE PSF	UNIT	SIZE (SF)	PRICE PSF
21	$\pm 3,003$	$\pm \$525$ PSF	30	$\pm 2,915$	$\pm \$500$ PSF
22	$\pm 3,107$	$\pm \$500$ PSF	31	$\pm 2,915$	$\pm \$500$ PSF
23	$\pm 3,107$	$\pm \$500$ PSF	32	$\pm 3,107$	$\pm \$500$ PSF
24	$\pm 3,107$	$\pm \$500$ PSF	33	$\pm 3,107$	$\pm \$500$ PSF
25	$\pm 3,107$	$\pm \$500$ PSF	34	$\pm 3,107$	$\pm \$500$ PSF
26	$\pm 3,107$	$\pm \$500$ PSF	35	$\pm 3,107$	$\pm \$500$ PSF
27	$\pm 3,107$	$\pm \$500$ PSF	36	$\pm 3,107$	$\pm \$500$ PSF
28	$\pm 3,107$	$\pm \$500$ PSF	37	$\pm 3,109$	$\pm \$500$ PSF
29	$\pm 3,107$	$\pm \$500$ PSF	38	$\pm 4,961$	$\pm \$550$ PSF

BUILDING 2 - $\pm 64,481$ SF

Units ranging from $\pm 2,921$ sf to $\pm 5,301$ sf available

 Click for full site plan



*Site plan subject to change at seller's discretion

DRIVE TIMES

12 MINS | 8 KM

25 MINS | 38 KM

32 MINS | 44 KM

55 MINS | 92 KM

Downtown
Oakville / Town
Square

Pearson
International
Airport

Downtown
Toronto / Union
Station

Rainbow
International
Bridge

NEARBY AMENITIES

1 RIOCAN BURLOAK CENTRE

Home Depot
Nike
Crunch Fitness
Kitchen Stuff Plus
Longo's
Tommy Hilfiger
Urban Barn

Structube
Old Navy
Booster Juice
Guess
la Vie en Rose
Sleep Country
Dollarama

Farm Boy
Rexall

Pur & Simple
Hero Burgers

2 SMARTCENTRES SOUTH OAKVILLE

Shoppers Drug Mart
Winners
TD Bank
CIBC
Pet Valu
The Beer Store
Metro

Gino's Pizza
Subway
Canada Post
Stirling Optical
Hopedale Bowl
Boba Green
Oakdale Dental

Tim Hortons
McDonald's

Domino's Pizza
7-Eleven

NOTABLE NEIGHBOURS

1 BURLOAK BUSINESS PARK

PHC Distribution
Dynamic Connections
Burloak Technologies
Hoskin Scientific

2 GREAT LAKES BUSINESS PARK

Canadian Tire
John Deere
Javelin
Amerisource Bergen
Innomar Strategies
Procor Limited

3 AUTO MALL

BMW
Porsche
Ducati
Mini
Subaru
Maserati

NEARBY AMENITIES

Within 5 km

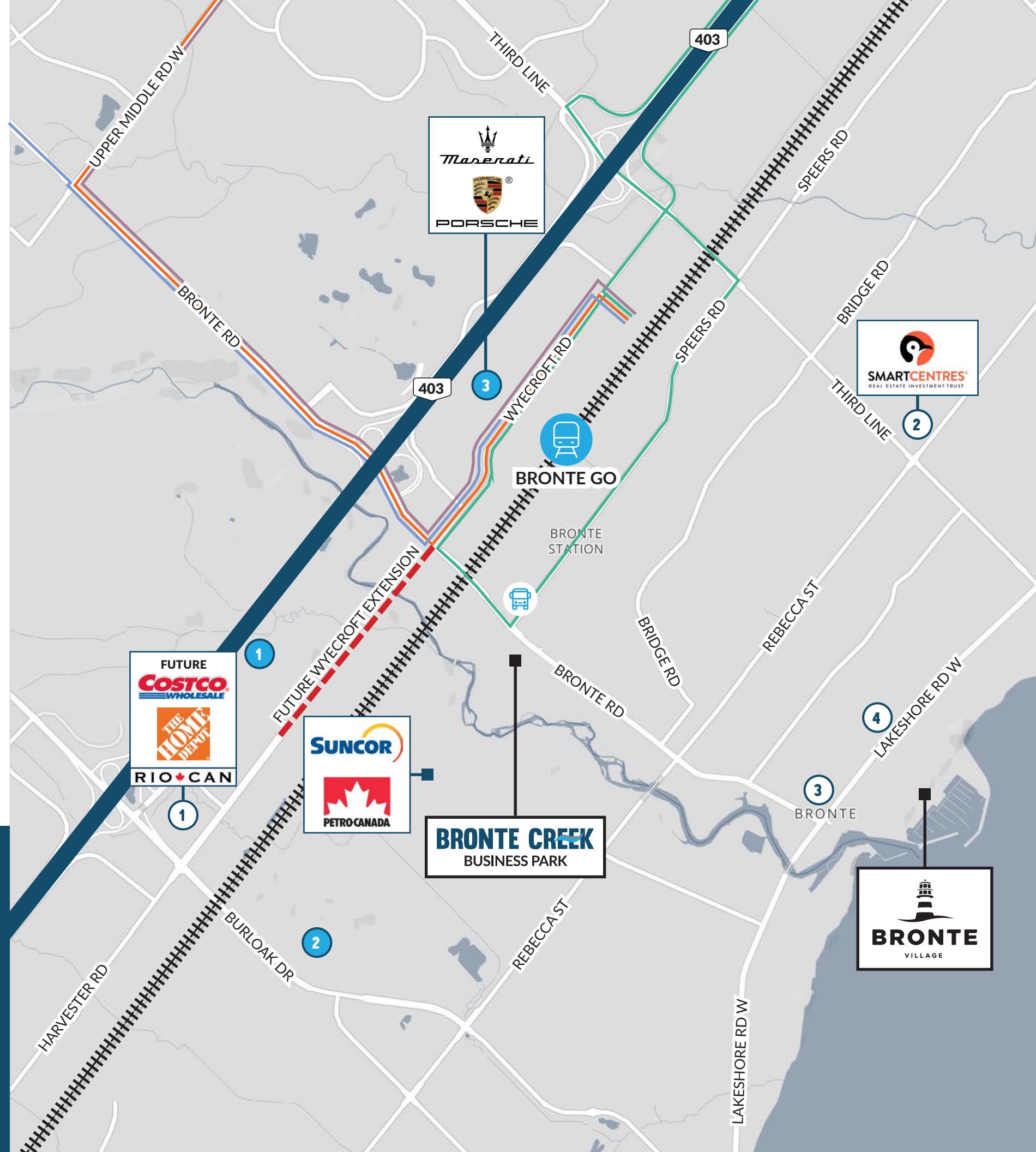
17 Banks
388 Retail

10 Fitness
139 Restaurants

25 Gas Stations
10 Hotels

PUBLIC TRANSPORTATION

-  GO Rail Transit Route
-  GO Station
-  #6 - Upper Middle
-  #10 - West Industrial
-  #13 - Westoak Trails
-  #34 - Pine Glen
-  Nearest Bus Stop





Unit Finishes

- Clear anodized aluminium doors and panel frames
- One (1) 10' x 14' drive-in door per unit
- Fire-rated drywall demising wall



HVAC

- 2 rooftop units



Electrical Service

- 60 amps / 600 volts per unit
- LED lighting to 5 FTC
- Exterior LED lighting throughout



Unit Heater

- Suspended gas fired units with wall mounted thermostats



Exterior Finishes

- Precast panels to loading areas
- Metal panels with clear aluminium window frames with sealed glass



Floor Slab

- 6" thick concrete slab on grade
- 3 1/2" thick slab on deck to mezzanine areas
- Mezzanine designed to OBC standard for storage and office uses



Click for full feature sheet

ZONING | BUSINESS EMPLOYMENT ZONE (E2 SP:72)

PERMITTED USES

Unless otherwise permitted, all uses in an **E2, Business Employment zone** shall be located wholly within a building, structure or part thereof. The following uses are permitted under the Zoning By-Law:

BUSINESS ACTIVITIES

- Financial institution
- Food production
- Manufacturing
- Restaurant
- Warehousing
- Wholesaling

COMMERCIAL

- Contractors establishment
- Dry cleaning / laundry establishment
- Rental establishment
- Repair shop
- Retail store, accessory and showroom

OFFICE

Business office
Medical office

OTHER

Food bank
Public works yard



SAMPLE INTERIOR BUILDOUT



PROJECT TEAM

DEVELOPED BY

FIRST GULF

When it comes to the development of office, mixed-use, retail and industrial properties, First Gulf is a proven market leader with more than \$4-billion in developed assets. Offering development, construction, leasing, finance and property management expertise, we provide clients with unique and exciting market opportunities. Within the Greater Toronto Area alone, our team has completed development and construction of more than 5-million sf of premier, LEED®-certified office space, with another 2-million sf currently under construction. Within the industrial sector, First Gulf has constructed over 6-million sf of space, with an additional 6-million sf currently in the pipeline. First Gulf also manages over 4-million sf of fully-operational buildings.

DEVELOPED BY



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$16.1 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, self-storage, multi-family rental apartment, retail, seniors housing, and office. The Nicola Wealth Real Estate portfolio now exceeds \$10 billion gross asset value. For more information, please visit realestate.nicolawealth.com

SALES AND MARKETING BY



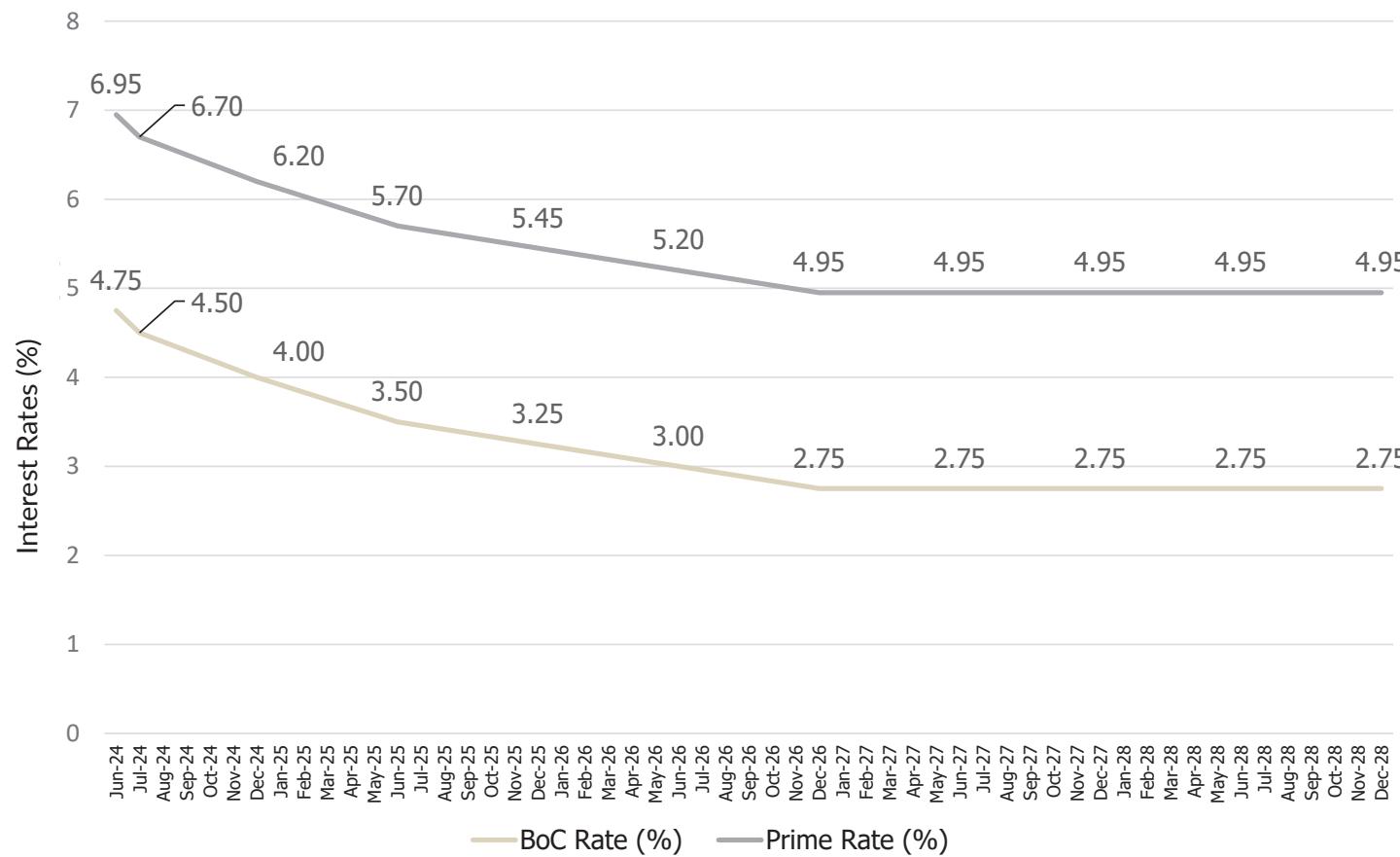
Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.



BANK OF CANADA

FORECAST OF CANADIAN MORTGAGE INTEREST RATES (2024-2028)



Source: WOWA Leads Inc.

 Click for Purchase Comparison

ASSUMPTIONS

PURCHASE ASSUMPTION

- 3,144 sf
- \$25 psf capital upgrades / leaseholds
- 30% down payment
- 4.5% interest rate
- Condo fees & real estate taxes \$8.00 psf

LEASE ASSUMPTION

- 3,144 sf
- 10 year lease term
- Yr 1 \$19.00 psf net (3.50% escalation in Yrs 2-10)
- \$25.00 psf capital upgrade
- Additional rent \$8.00 psf



TRUSTED LENDERS

BUSINESS DEVELOPMENT BANK OF CANADA



FINANCE YOUR BRONTE CREEK BUSINESS PARK PURCHASE WITH BDC

For over 75 years, BDC has been supporting commercial real estate projects to help businesses like yours increase their capacity or upgrade their facilities. Buying commercial real estate is an important decision, potentially very profitable and often complex. Make your realty project a reality with support from BDC experts and financing tailored to your needs:

- Up to 100% loan-to-value financing
- Up to 25 years to repay your loan
- Up to 36 months principal payment postponement
- Personal assets are not taken as collateral
- Build equity in real estate instead of paying a mortgage for someone else (buying vs. leasing)

WHY CHOOSE BDC?

- **Unparalleled flexibility:** Match payments to your cash flow cycle to avoid using money needed for your day-to-day activities.
- **Extra financing when you need it:** Get extra cash on top of the real estate loan to cover additional expenses such as moving costs.
- **Peace of mind:** Terms and conditions that don't change without due cause.

**Not sure whether to buy or lease
your commercial space?**

Scan the QR code to discover which
option is right for your business.



For more information on financing your Bronte Creek Business Park purchase with BDC, please contact:

Prince John

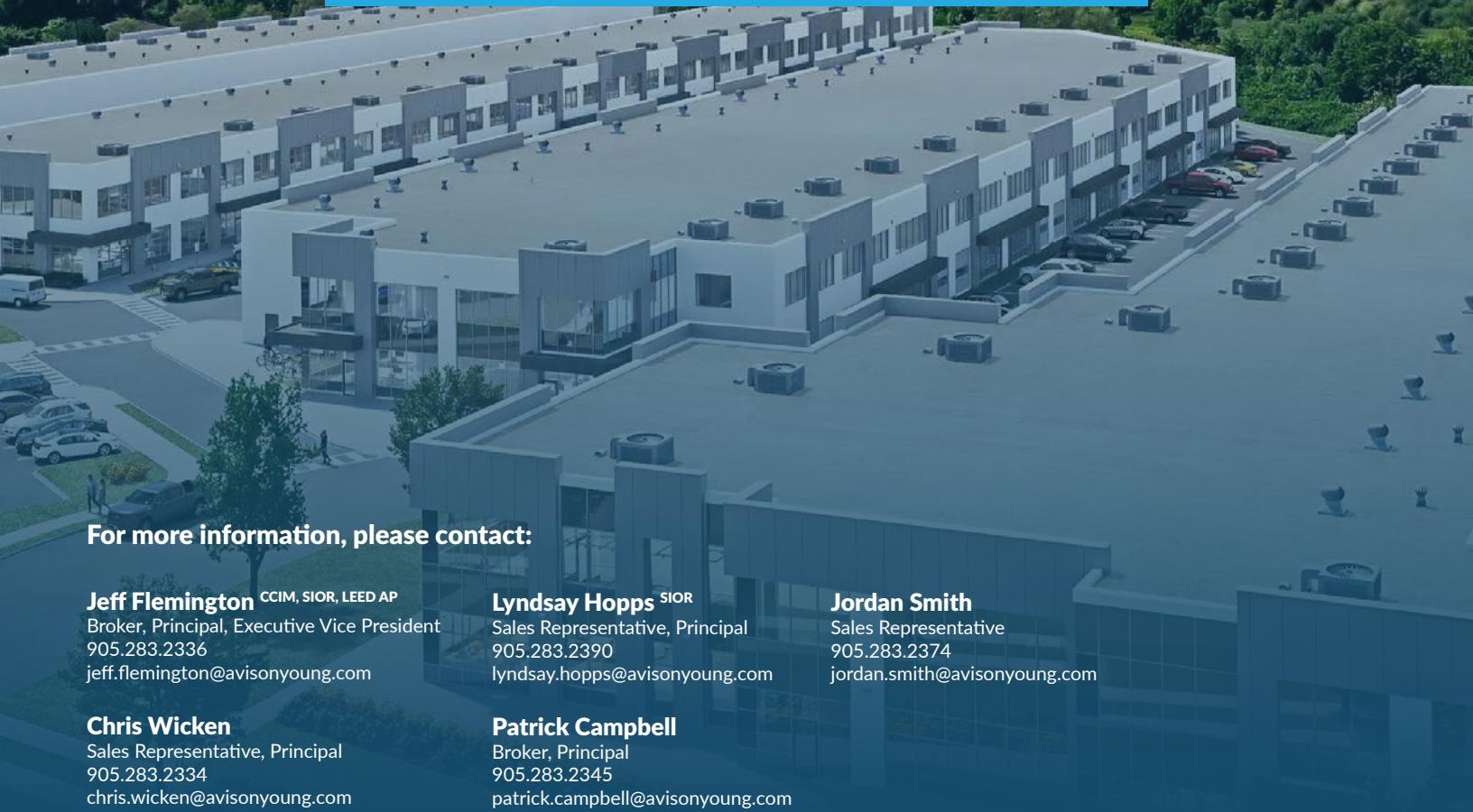
Senior Account Manager
289.772.8664
prince.john@bdc.ca

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BRONTECREEKBUSINESSPARK.COM



For more information, please contact:

Jeff Flemington CCIM, SIOR, LEED AP
Broker, Principal, Executive Vice President
905.283.2336
jeff.flemington@avisonyoung.com

Lyndsay Hopps SIOR
Sales Representative, Principal
905.283.2390
lyndsay.hopps@avisonyoung.com

Jordan Smith
Sales Representative
905.283.2374
jordan.smith@avisonyoung.com

Chris Wicken
Sales Representative, Principal
905.283.2334
chris.wicken@avisonyoung.com

Patrick Campbell
Broker, Principal
905.283.2345
patrick.campbell@avisonyoung.com

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937
avisonyoung.ca

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