

# BRONTE CREEK BUSINESS PARK

574-576 BRONTE ROAD | OAKVILLE, ON

**AVISON  
YOUNG**

**FIRST GULF**

**N NICOLA**  
WEALTH  
REAL ESTATE

[BRONTECREEKBUSINESSPARK.COM](http://BRONTECREEKBUSINESSPARK.COM)





# BRONTE CREEK

## BUSINESS PARK

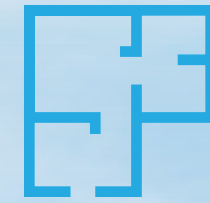
### DEVELOPMENT OVERVIEW

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

**Building 1**  
 $\pm 57,298$  sf

**PHASE 1**  
**NOW SELLING**

**Building 2**  
 $\pm 64,481$  sf

**Building 3**  
 $\pm 83,832$  sf

**PHASE 2**

**Building 4**  
 $\pm 56,766$  sf





**Building 2**  
±64,481 sf

**Building 1**  
±57,298 sf

**PROPERTY SPECIFICATIONS**

**AVAILABLE AREA (PHASE 1)**

<b>Building 1</b>	Units starting from ±2,915 sf
<b>Building 2</b>	Units starting from ±2,921 sf

**LOT SIZE**

±12.72 acres

**SHIPPING (PHASE 1)**

<b>Building 1</b>	18 drive-in
<b>Building 2</b>	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



**Building 2**  
±64,481 sf

**Building 1**  
±57,298 sf

**PHASE 2**

**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 ±64,481 sf

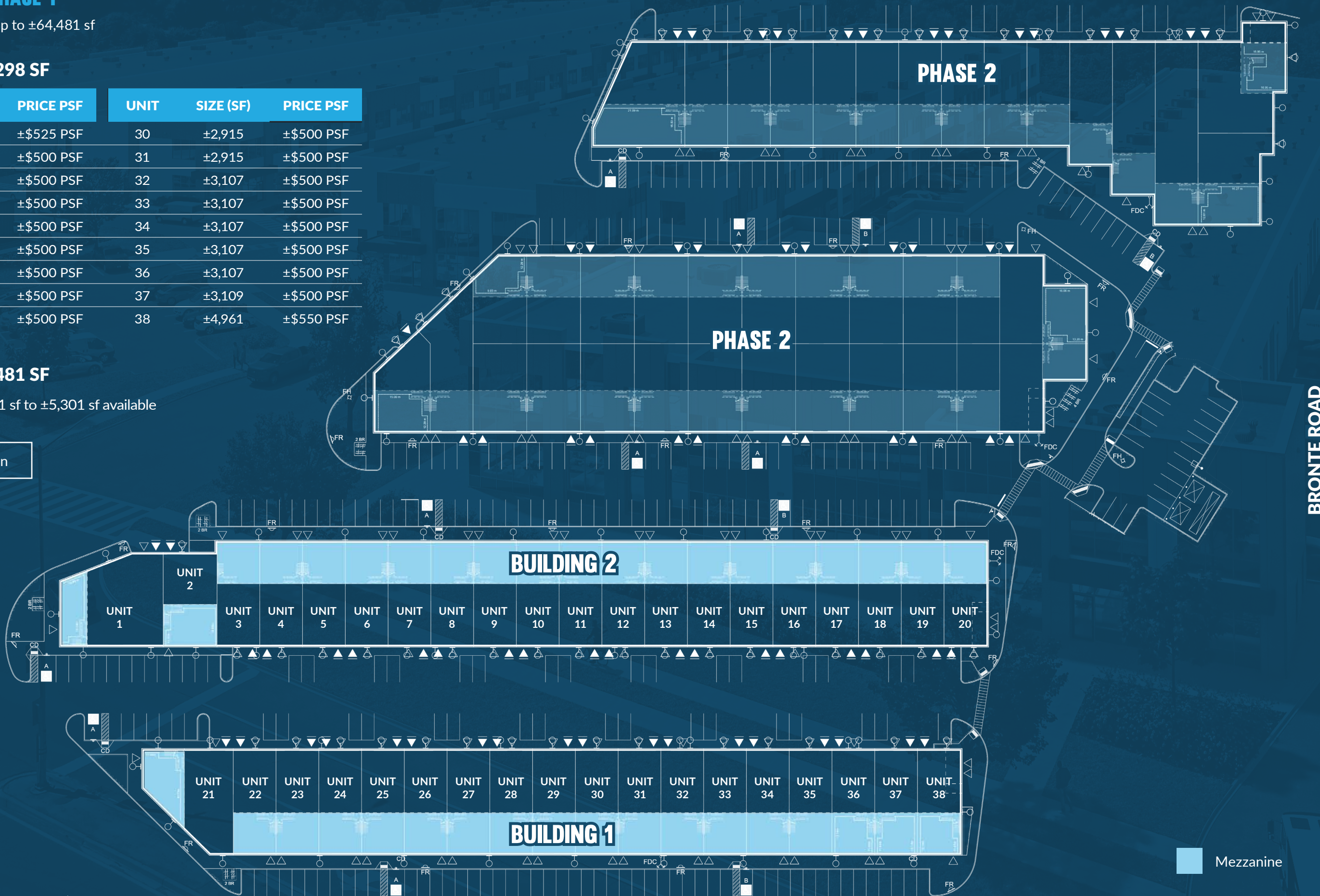
BUILDING 1 - ±57,298 SF

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

BUILDING 2 - ±64,481 SF

Units ranging from ±2,921 sf to ±5,301 sf available

 Click for full site plan



\*Site plan subject to change at seller’s discretion



# DRIVE TIMES

12 MINS | 8 KM

Downtown  
Oakville / Town  
Square

25 MINS | 38 KM

Pearson  
International  
Airport

32 MINS | 44 KM

Downtown  
Toronto / Union  
Station

55 MINS | 92 KM

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

## 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

## 3

Farm Boy  
Rexall

Pur & Simple  
Hero Burgers

## 4

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



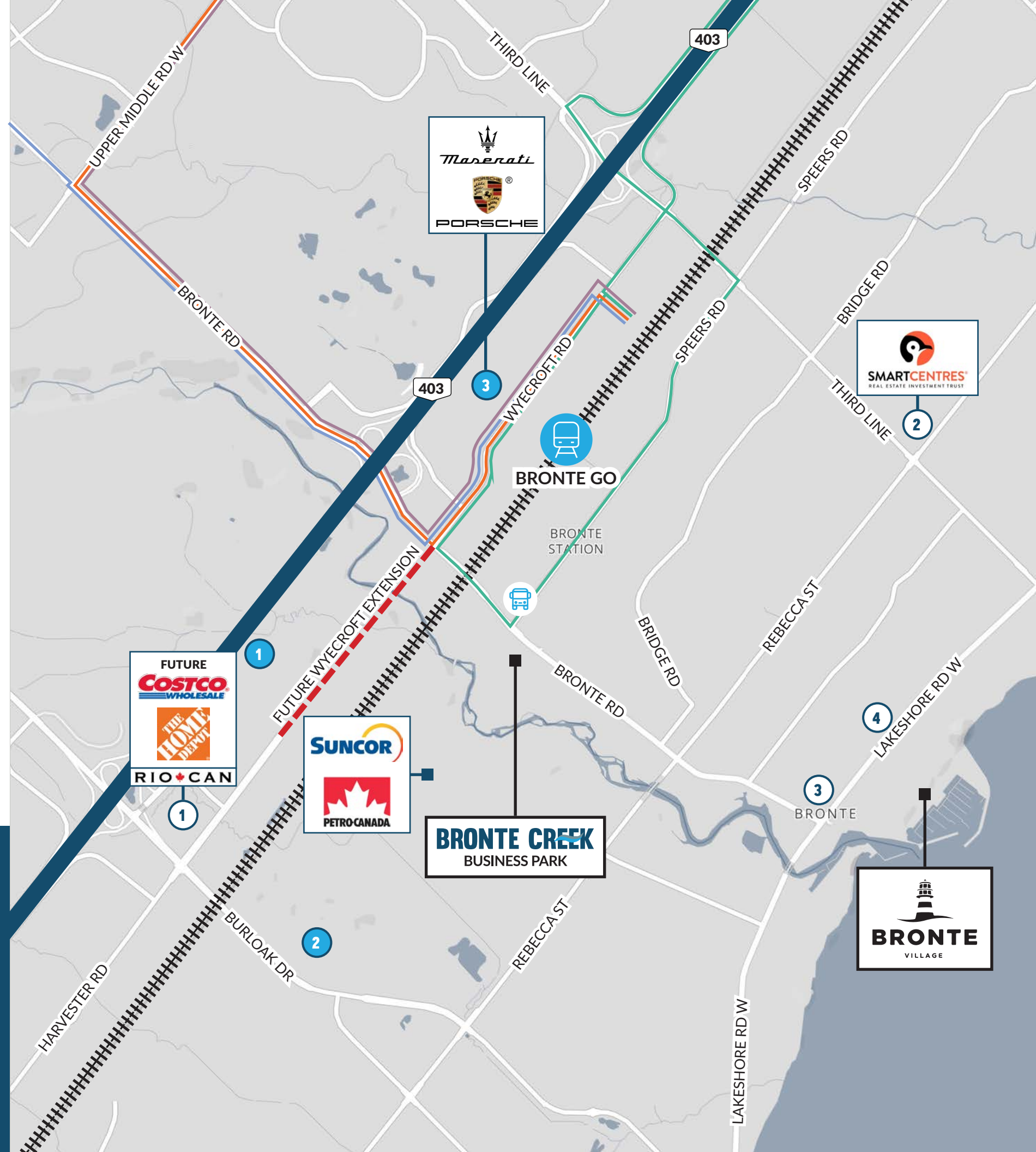
#13 - Westoak Trails



#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 thermostat unit

24'  
Clear  
Height



### 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 ½" 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

 [Click for more zoning information](#)



# 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](https://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.

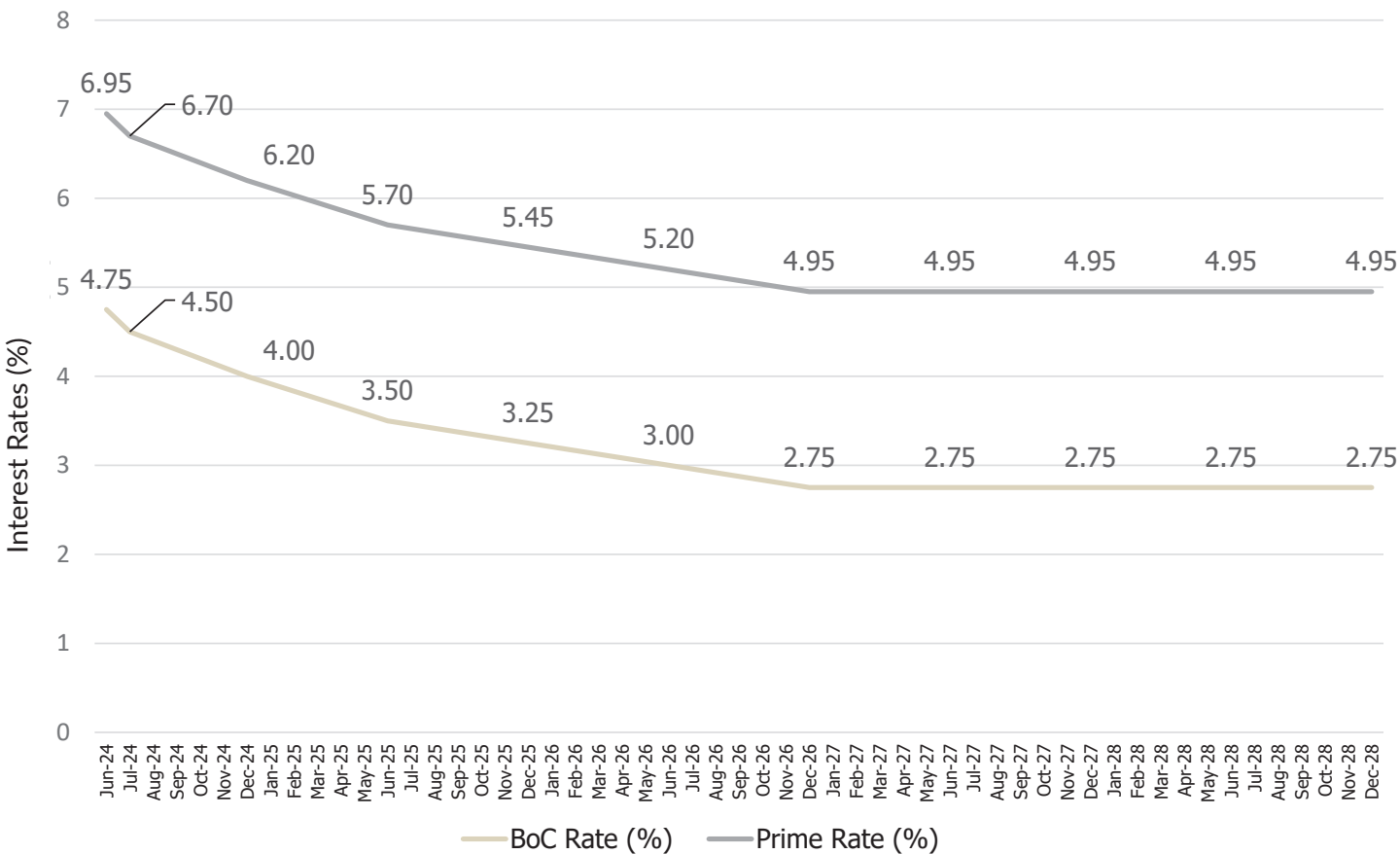
Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.





## 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  
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prince.john@bdc.ca



# BRONTE CREEK

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BRONTECREEKBUSINESSPARK.COM

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