

BRONTE CREEK

BUSINESS PARK

574-576 BRONTE ROAD | OAKVILLE, ON

AVISON
YOUNG

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REAL ESTATE

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BUSINESS PARK

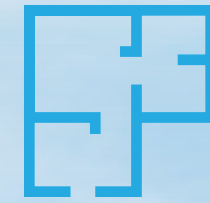
DEVELOPMENT OVERVIEW

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



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](#)

WHAT IS THE DEPOSIT STRUCTURE?

- **5%** due upon signing the APS
- **5%** due within 60 days
- **5%** due within 180 days
- **5%** due within 270 days

AVAILABILITIES | PHASE 1

Ability to combine units up to ±64,481 sf

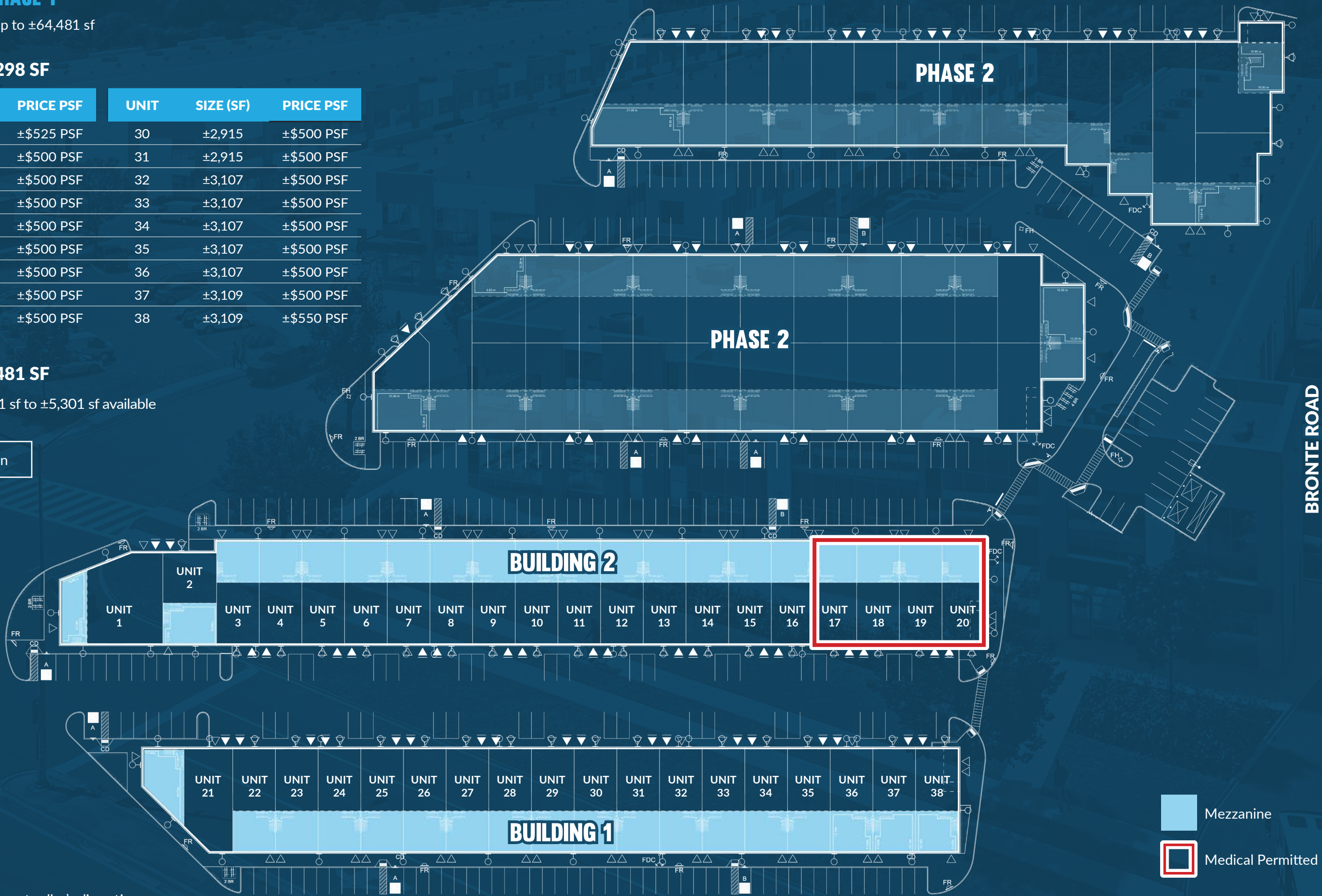
BUILDING 1 - ±57,298 SF

UNIT	SIZE (SF)	PRICE PSF	UNIT	SIZE (SF)	PRICE PSF
21	±4,961	±\$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	±3,109	±\$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

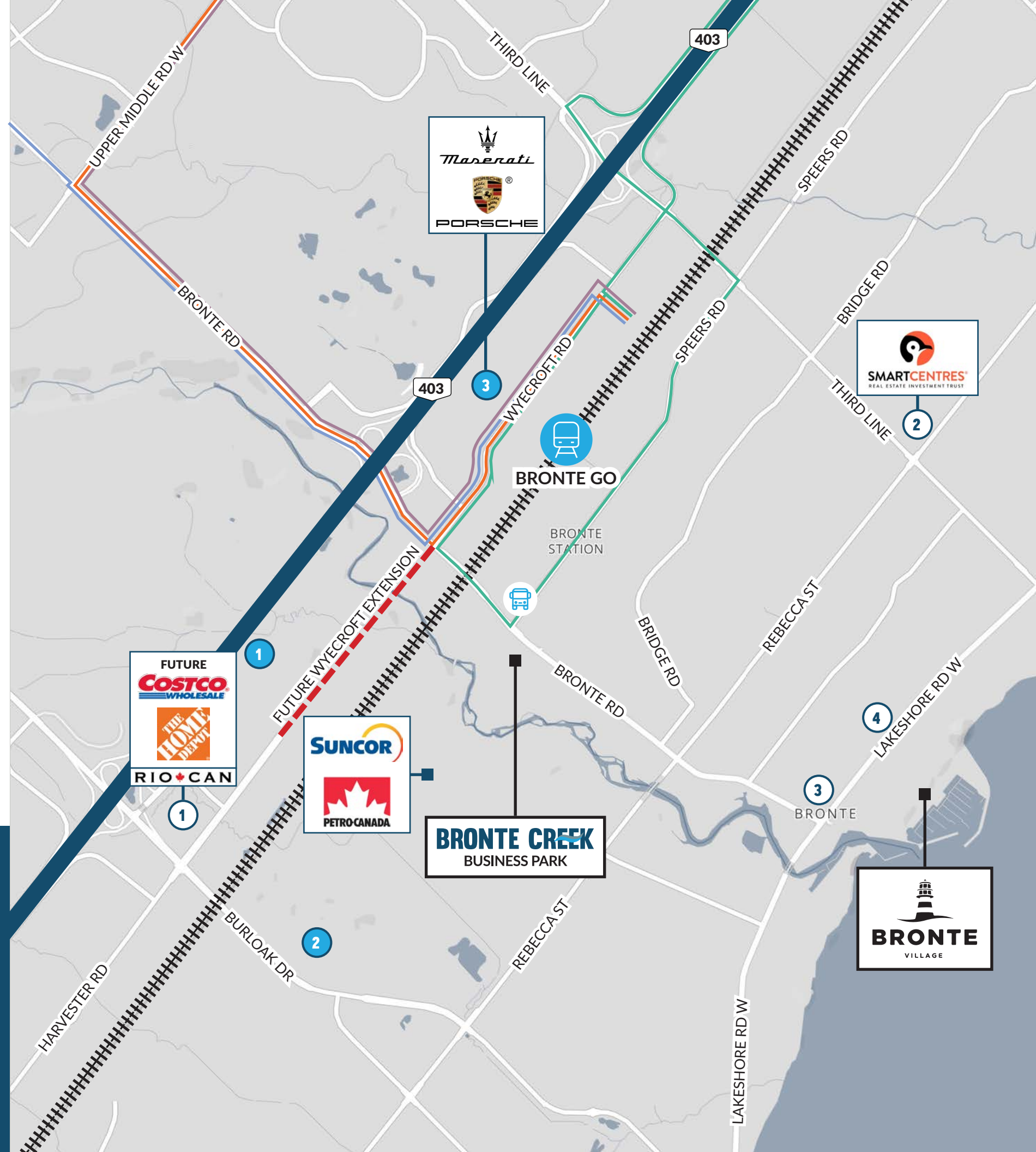
 #6 - Upper Middle

 #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
 - Manufacturing
 - Warehousing
 - Wholesaling
- Rental establishment
 - Repair shop
 - Retail store, accessory and showroom
 - School, private
- Medical office (appointment only)
 - Veterinary clinic

OTHER


- Sports facility
- Training facility

COMMERCIAL

- Contractors establishment

OFFICE

- Business office

 Click for more zoning information



SAMPLE INTERIOR BUILDOUT



SAMPLE 3D RENDERINGS



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



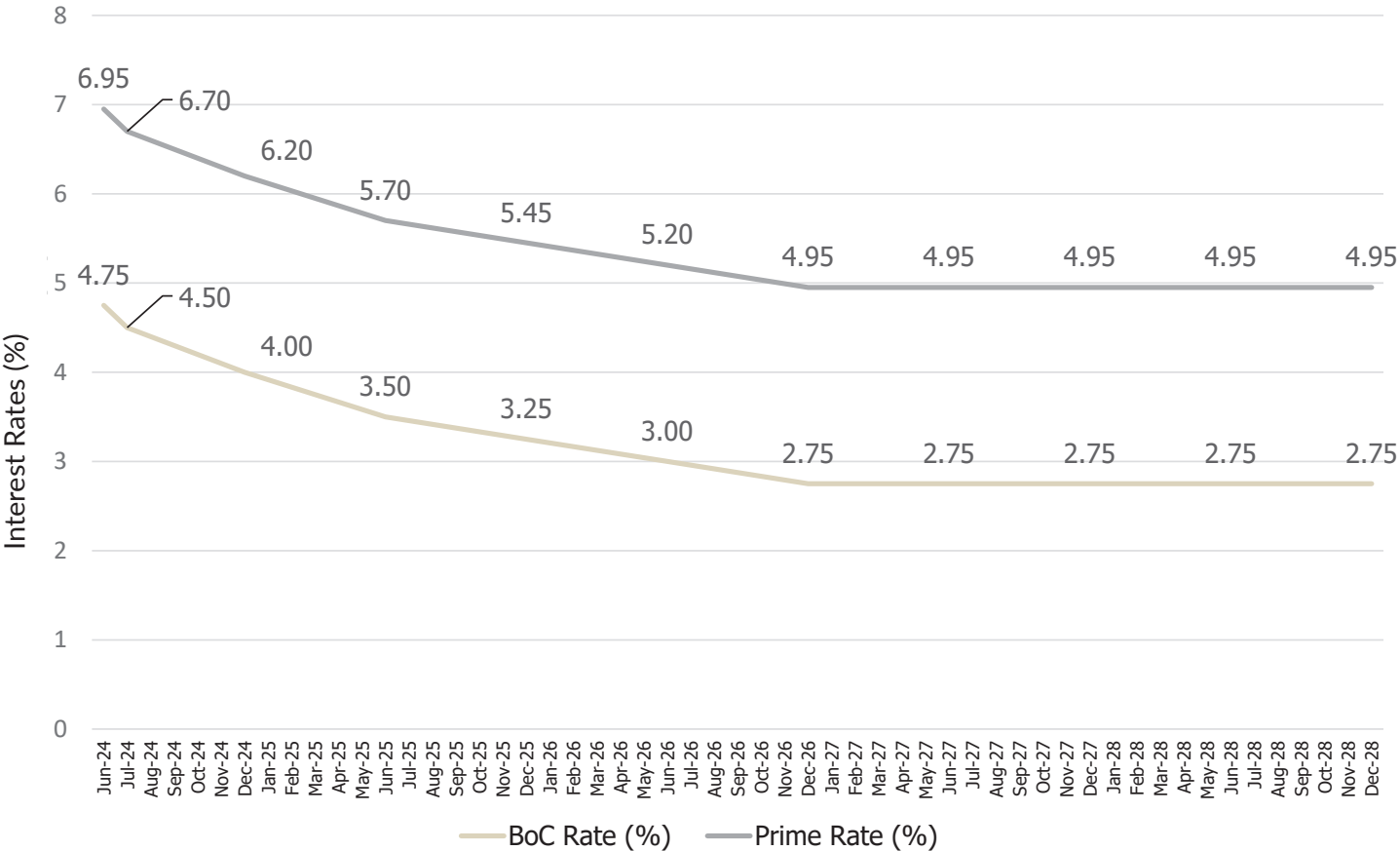
Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested 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
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prince.john@bdc.ca

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