

FOR SALE

THREE OAKS

BUSINESS CENTRE



Make the *superior* choice: Secure the future of your business in this prime location today.

3303, 3313 & 3323 Superior Court, Oakville, ON

Developed by

Beedie/

Marketed by

Colliers



OPPORTUNITY

A short driving distance to central Oakville, Three Oaks Business Centre ("Three Oaks") offers a unique opportunity for investors and owners to purchase premium industrial space with first-in-class Beedie specifications. This highly anticipated space has been architecturally designed for efficiency with state-of-the-art features. At Three Oaks, each unit comes equipped with various dock and grade configurations, pre-built mezzanine space for additional business or warehouse needs, and ample parking. These premium industrial condo units range from 4,364 SF to 10,656 SF across three buildings with a total of up to 78,513 SF of contiguous space. Purchase with confidence knowing you are collaborating with one of Canada's largest and most experienced industrial developers.



ZONING

E2-Business Employment



ANTICIPATED COMPLETION

Summer 2024



BUILDING
FEATURES

CONSTRUCTION

Insulated concrete pre-cast panels

CEILING HEIGHT

Warehouse: 28' clear
Mezzanine: 10' clear

LOADING

Dock and grade loading configuration varies by unit

POWER

2,000 amp at 600/347 volts

WALK-UP SECOND FLOOR

Structural steel mezzanine complete with guard rail and designed to 100 lb PSF floor load capacity

LIGHTING

High efficiency LED fixtures

FLOOR LOAD

500 lb PSF live load warehouse floor load capacity

SPRINKLERS

ESFR sprinkler system

HEATERS

Gas-fired unit heaters

RECIRCULATION FANS

Ceiling fans located near loading doors

INTERIOR WAREHOUSE

5'6" x 5'6" skylights with interior walls painted white for greater illumination

PARKING

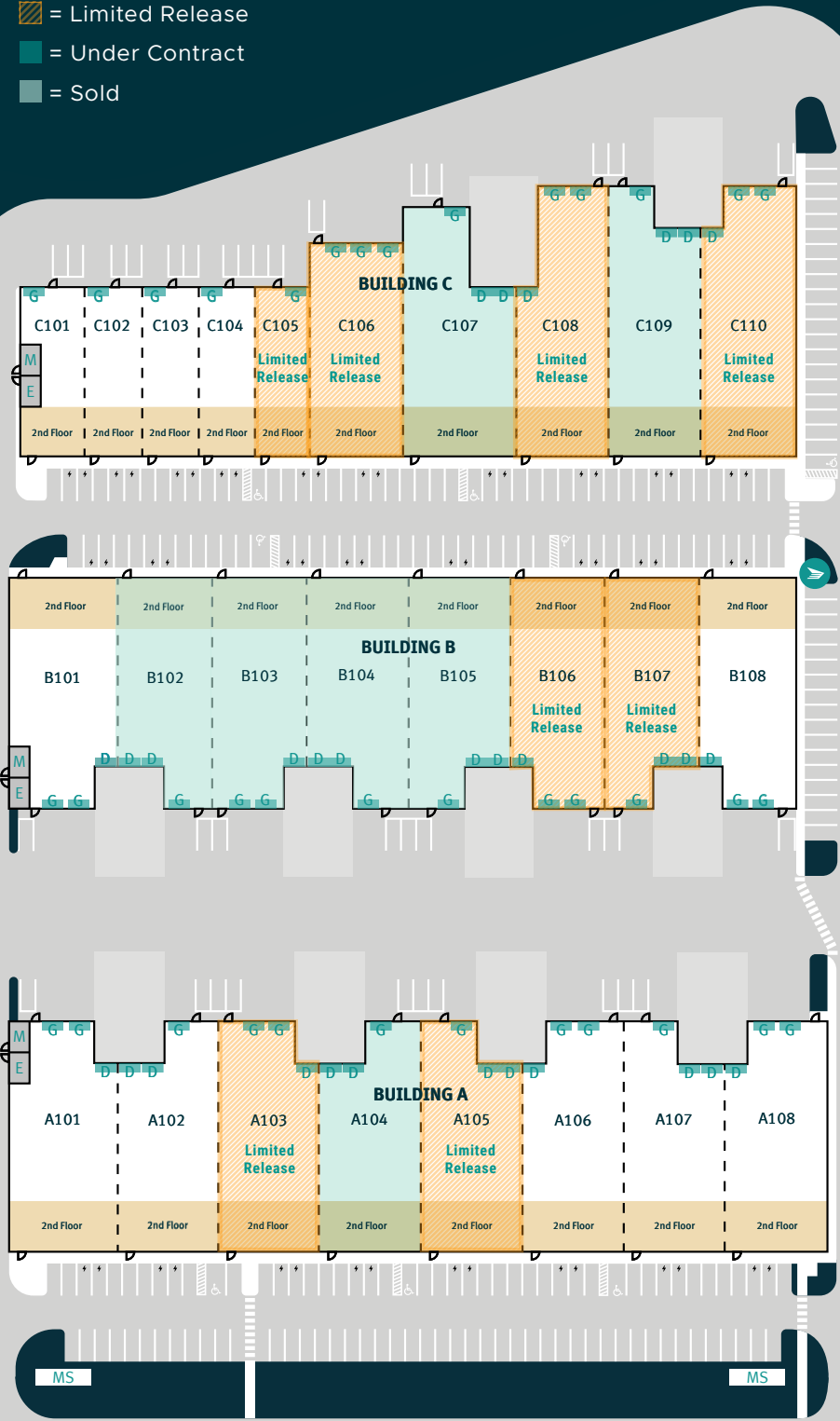
Ample on-site vehicle and bicycle parking

SERVICE PLUS

12-month warranty on all material and workmanship defects from the date of substantial completion

SITE PLAN

- = Limited Release
- = Under Contract
- = Sold



LEGEND

- D = DOCK LOADING
- M = MECHANICAL ROOM
- MS = MONUMENT SIGN
- G = GRADE LOADING
- E = ELECTRICAL ROOM
- = MAILBOX

UNIT BREAKDOWN & PRICING

BUILDING C | 71,328 SF**

Unit	Unit Footprint	Walk-Up 2 nd Floor	Total	Sale Price*	Loading	Parking
C101	3,505 SF	1,156 SF	4,661 SF	—	1G	5
C102	3,362 SF	1,004 SF	4,366 SF	—	1G	5
C103	3,362 SF	1,004 SF	4,366 SF	—	1G	5
C104	3,362 SF	1,004 SF	4,366 SF	—	1G	5
C105	3,360 SF	1,004 SF	4,364 SF	\$480 PSF	1G	5
C106	7,000SF	1,651 SF	8,651 SF	\$455 PSF	3G	9
C107	SOLD					
C108	7,909 SF	1,635 SF	9,544 SF	\$480 PSF	1D 2G	11
C109	SOLD					
C110	8,610 SF	2,046 SF	10,656 SF	\$495 PSF	1D 2G	12

BUILDING B | 75,493 SF**

Unit	Unit Footprint	Walk-Up 2 nd Floor	Total	Sale Price*	Loading	Parking
B101	7,898 SF	2,322 SF	10,220 SF	—	1D 2G	9
B102	SOLD					
B103	SOLD					
B104	SOLD					
B105	SOLD					
B106	7,231 SF	2,035 SF	9,266 SF	\$495 PSF	1D 2G	9
B107	6,893 SF	2,035 SF	8,928 SF	\$525 PSF	2D 1G	8
B108	7,430 SF	2,095 SF	9,525 SF	—	1D 2G	9

BUILDING A | 78,513 SF*

Unit	Unit Footprint	Walk-Up 2 nd Floor	Total	Sale Price*	Loading	Parking
A101	7,699 SF	2,322 SF	10,021 SF	—	1D 2G	14
A102	7,401 SF	2,172 SF	9,573 SF	—	2D 1G	13
A103	7,739 SF	2,172 SF	9,911 SF	\$530 PSF	1D 2G	14
A104	SOLD					
A105	7,485 SF	2,195 SF	9,680 SF	\$545 PSF	2D 1G	14
A106	7,739 SF	2,172 SF	9,911 SF	—	1D 2G	14
A107	7,401 SF	2,172 SF	9,573 SF	—	2D 1G	14
A108	7,938 SF	2,226 SF	10,164 SF	—	1D 2G	14

**Commercial Condo Subdivision will show the final square footage of unit areas | *Prices subject to change without notice.



LOCATION

Strategically located along Superior Court, Three Oaks readily connects you to core points in the Greater Toronto area (GTA). This brand-new development is minutes from the QEW, the 400-series highways, Lakeshore Road, 30 minutes from Canada's largest and busiest airport, Pearson International Airport and 50 minutes away from the United States border. Oakville's lakeside location, known for its picturesque harbours, vibrant shopping, great restaurants, coffee shops, and active arts community, makes Three Oaks a perfect location for businesses and customers.

- ◆ Immediate access to QEW;
- ◆ 12 min away from Highway 407;
- ◆ 30 min from Pearson Int. Airport;
- ◆ 35 min to Downtown Toronto;
- ◆ 50 min from the U.S. border;
- ◆ 6 min drive to Appleby GO Station;
- ◆ 12 min drive to Bronte GO Station

SUPERIOR LOCATION

Oakville's vibrant community, recognized for its upscale retail, beautiful homes, and its professional business mix, is attractive to new and established owners or businesses, their clients, and employees. Oakville is home to companies like Ford Motor Company of Canada, Siemens Canada (Engineering Services), The UPS Store, Takeda Canada Inc., Canadian Tire Bank, and many more, setting the pace for constant growth. The city's slogan, Avancez – "Go Forward", reflects the city's commitment to fostering a dynamic and inclusive community for businesses, residents, and visitors to grow.

Thrive in Oakville's Dynamic Core

Oakville is home to some of the largest and most innovative companies in Canada and boasts a significant number of agencies, programs and services that provide support and connectivity to the business community.

Rich in Amenities

Enjoy the abundant amenities in Oakville, including beautiful parks and waterfront trails, diverse shopping and dining options, excellent schools, and cultural events, making it an ideal place to work, live and visit.

MARKET UPDATE

The Greater Toronto Area (GTA) industrial market is a highly sought-after sector for investors, purchasers or owners, and tenants alike. The region has experienced significant growth in recent years due to its strategic location, transportation infrastructure, and highly skilled workforce. The GTA's proximity to major highways and transportation hubs, including Pearson International Airport and the Port of Toronto, make it an attractive location for businesses looking to streamline their supply chain and distribution channels.

The demand for industrial space in the GTA has been fueled by the rise of e-commerce and the need for last-mile delivery solutions. As a result, there has been a surge in construction activity and a shortage of available space, which has led to rising rental rates and increasing property values. Despite the challenges posed by the COVID-19 pandemic, the GTA industrial market has remained resilient and continues to attract investors and businesses from around the world.

Superior Location, Superior Property.

STATISTICS

Vacancy %

The Greater Toronto Area's (GTA) industrial availability rate has reached 1.3%.

Inventory

15.5 million square feet currently under construction.

Net Absorption

An absorption of approximately 500,000 square feet.

Source: Colliers' Toronto Industrial Market Report Q4 2023

ABOUT BEEDIE

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Beedie's vertically integrated structure allows them to implement the highest construction and design standards, and its legacy of relationship-building enables the company to deliver projects that drive commercial value.

As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie/

beedie.ca



THREE OAKS

BUSINESS CENTRE

3303

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