FOR SALE

THREE OAKS

BUSINESS CENTRE
NOW 70% SUBSCRIBED

New Limited Time Incentive
$30 PSF price reduction on firm deals completed for the remainder of 2026

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 4,368 SF to 10,280 SF across three buildings with a total of up to 29,591 SF of contiguous space currently available. Purchase with confidence knowing you are collaborating with one of Canada's largest and most experienced industrial developers.

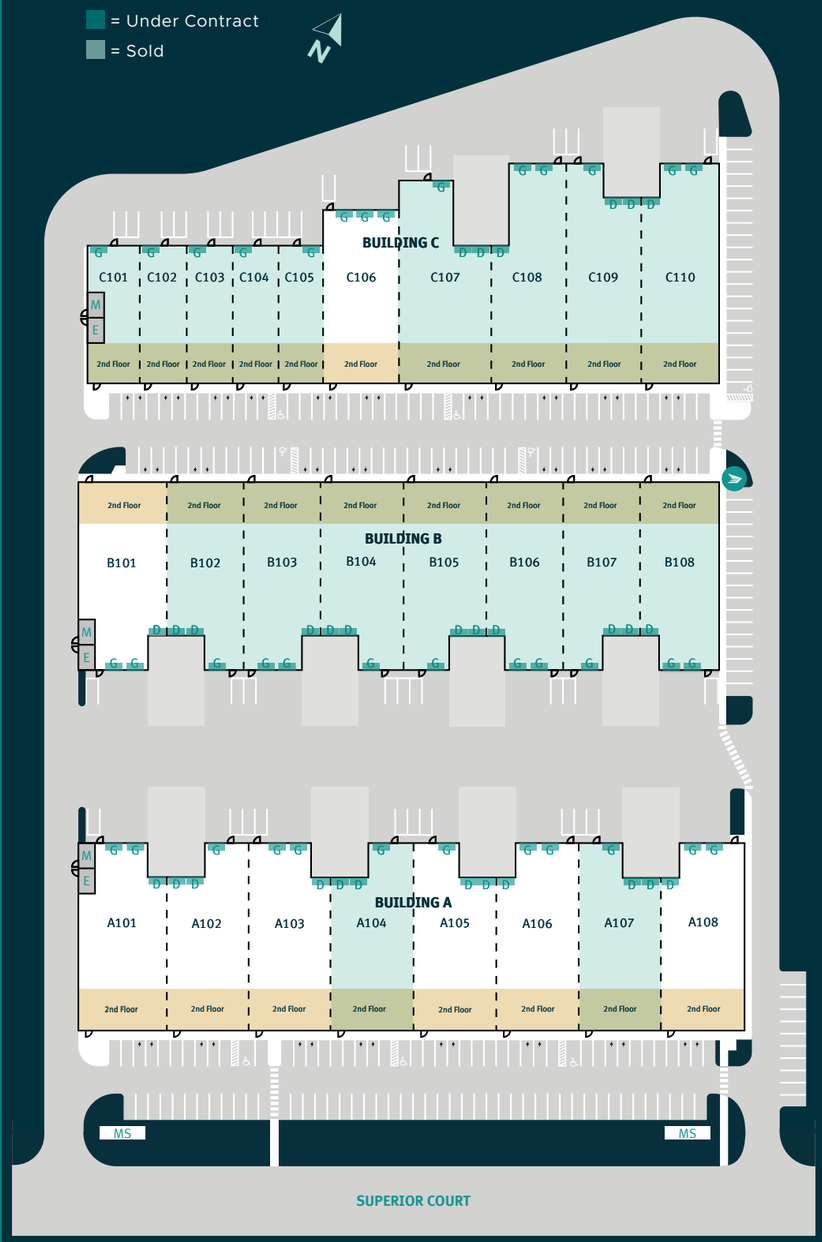
ZONING
E2-Business Employment

OCCUPANCY
Move-in Ready

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**
  200 amps & 600/347 volts per unit
- **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
- **EV CONDUIT**
  Underground conduit with pull string for future installation of EV chargers

SITE PLAN



LEGEND

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

UNIT BREAKDOWN & PRICING

BUILDING C | 71,461 SF

Unit	Unit Footprint	Walk-Up 2nd Floor	Total	Sale Price*	Loading	Parking
C101			SOLD			
C102			SOLD			
C103			SOLD			
C104			SOLD			
C105			SOLD			
C106	7,000 SF	1,652 SF	8,652 SF	$410 PSF*	3G	9
C107			SOLD			
C108			SOLD			
C109			SOLD			
C110			SOLD			

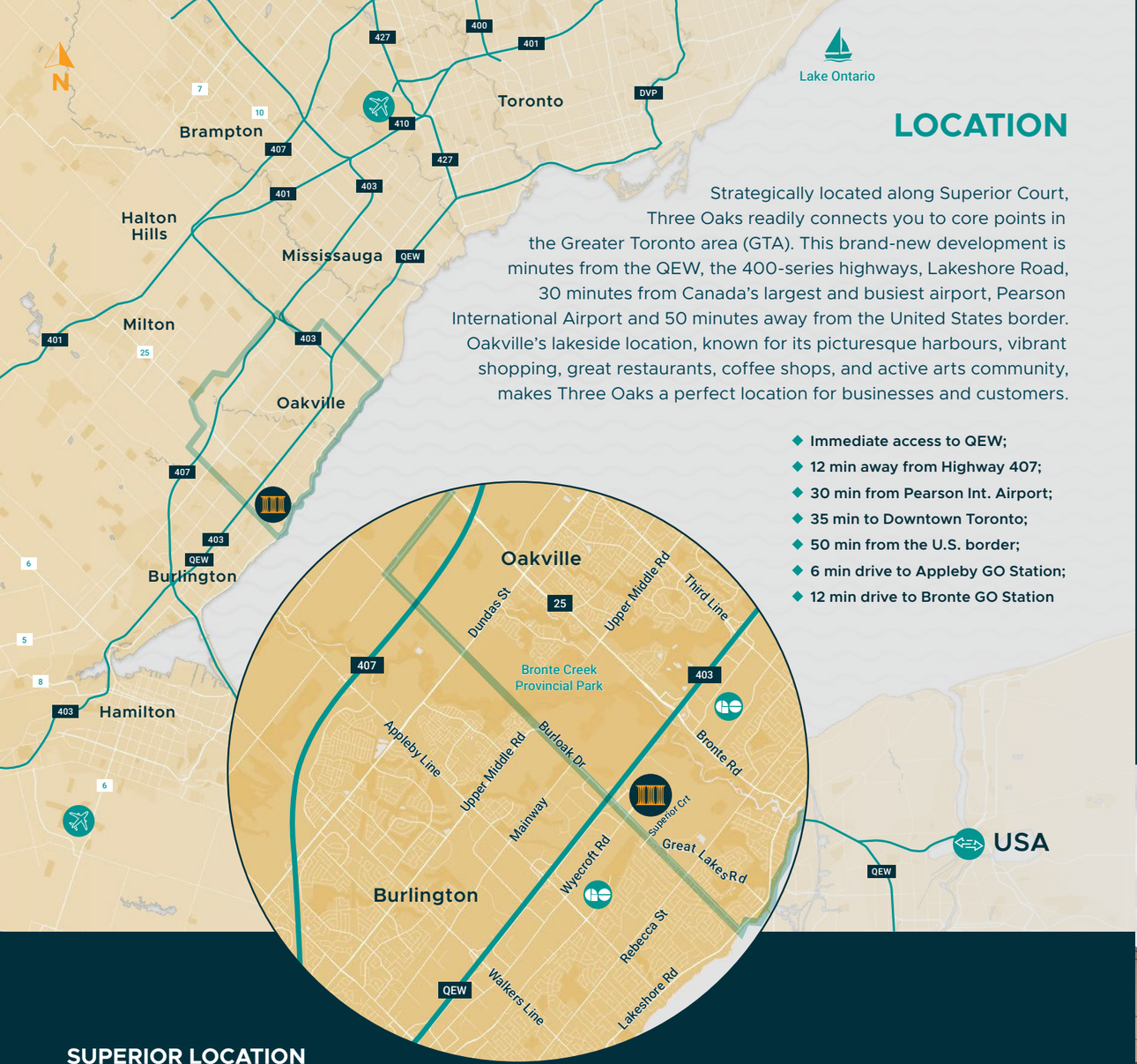
BUILDING B | 75,629 SF

Unit	Unit Footprint	Walk-Up 2nd Floor	Total	Sale Price*	Loading	Parking
B101	7,937 SF	2,343 SF	10,280 SF	$465 PSF*	1D 2G	9
B102			SOLD			
B103			SOLD			
B104			SOLD			
B105			SOLD			
B106			SOLD			
B107			SOLD			
B108			SOLD			

BUILDING A | 78,513 SF

Unit	Unit Footprint	Walk-Up 2nd Floor	Total	Sale Price*	Loading	Parking
A101	7,754 SF	2,347 SF	10,101 SF	$485 PSF*	1D 2G	14
A102	7,403 SF	2,173 SF	9,576 SF	$475 PSF*	2D 1G	13
A103	7,741 SF	2,173 SF	9,914 SF	$465 PSF*	1D 2G	14
A104			SOLD			
A105	7,487 SF	2,196 SF	9,683 SF	$475 PSF*	2D 1G	14
A106	7,741 SF	2,173 SF	9,914 SF	$465 PSF*	1D 2G	14
A107			SOLD			
A108	7,939 SF	2,227 SF	10,166 SF	$485 PSF*	1D 2G	14

* Prices Include $30 PSF Incentive (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 4.6%.

Inventory
10.4 million square feet currently under construction.

Net Absorption
An absorption of approximately 4.1 million square feet.

Source: Colliers' Toronto Industrial Market Report Q4 2025

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 their operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

Beedie

beedie.ca

THREE OAKS
BUSINESS CENTRE

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