

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 4,368 SF to 10,692 SF across three buildings with a total of up to 78,613 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



OCCUPANCY

November 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

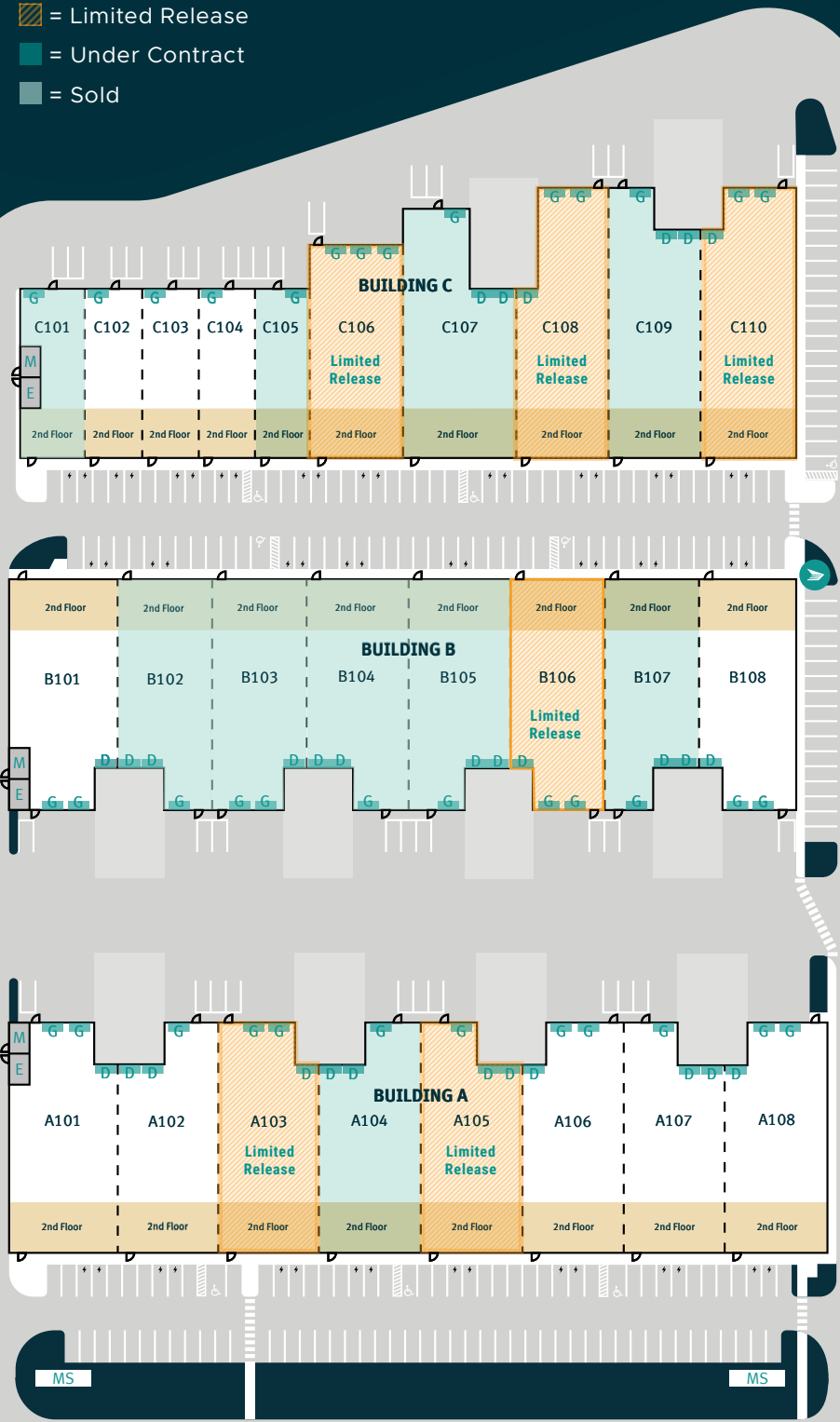
Ample on-site vehicle and bicycle parking

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

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 2 nd Floor	Total	Sale Price*	Loading	Parking
C101	SOLD					
C102	3,363 SF	1,005 SF	4,368 SF	—	1G	5
C103	3,363 SF	1,005 SF	4,368 SF	—	1G	5
C104	3,363 SF	1,006 SF	4,369 SF	—	1G	5
C105	SOLD					
LIMITED RELEASE C106	7,000 SF	1,652 SF	8,652 SF	\$455 PSF	3G	9
C107	SOLD					
LIMITED RELEASE C108	7,910 SF	1,636 SF	9,546 SF	\$480 PSF	1D 2G	11
C109	SOLD					
LIMITED RELEASE C110	8,628 SF	2,064 SF	10,692 SF	\$495 PSF	1D 2G	12

BUILDING B | 75,629 SF**

Unit	Unit Footprint	Walk-Up 2 nd Floor	Total	Sale Price*	Loading	Parking
B101	7,937 SF	2,343 SF	10,280 SF	—	1D 2G	9
B102	SOLD					
B103	SOLD					
B104	SOLD					
B105	SOLD					
LIMITED RELEASE B106	7,232 SF	2,036 SF	9,268 SF	\$495 PSF	3G	9
B107	SOLD					
B108	7,465 SF	2,122 SF	9,587 SF	—	1D 2G	9

BUILDING A | 78,613 SF**

Unit	Unit Footprint	Walk-Up 2 nd Floor	Total	Sale Price*	Loading	Parking
A101	7,754 SF	2,347 SF	10,101 SF	—	1D 2G	14
A102	7,403 SF	2,173 SF	9,576 SF	—	2D 1G	13
LIMITED RELEASE A103	7,741 SF	2,173 SF	9,914 SF	\$530 PSF	1D 2G	14
A104	SOLD					
LIMITED RELEASE A105	7,487 SF	2,196 SF	9,683 SF	\$545 PSF	2D 1G	14
A106	7,741 SF	2,173 SF	9,914 SF	—	1D 2G	14
A107	7,403 SF	2,173 SF	9,576 SF	—	2D 1G	14
A108	7,939 SF	2,227 SF	10,166 SF	—	1D 2G	14

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



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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