FOR SALE

1021 INDUSTRY STREET, OAKVILLE

6,214 SF | FREESTANDING INDUSTRIAL BUILDING

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS | 1021 INDUSTRY STREET, OAKVILLE

PROPERTY DETAILS

PIN	24792-0022
LOCATION	Cornwall Rd / Chartwell Rd
LOT AREA	**0.31 Acres**
BUILDING SIZE	**6,214 SF**
OFFICE AREA	*1,153 SF*
INDUSTRIAL AREA	*5,061 SF*
CLEAR HEIGHT	13'4"
SHIPPING DOORS	3 Drive-In (10' x 12')
POWER	200 Amps / 600 Volts
ZONING	E2 sp:3 - Business Employment, Special Provision 3
OCCUPANCY	Flexible
ASKING PRICE	**$3,495,000**
TAXES (2026)	$14,678.08
HIGHLIGHTS	• Freestanding industrial building in Oakville • Permitted outside storage • Two driveway access points and three 10' x 12' drive-in shipping doors • Upgraded LED lighting, renovated office area, freshly painted, newly paved parking lot, and an upgraded security system • Features a commercial kitchen with floor drains, ideal for food service and catering operations • Well suited for a variety of industrial users, including food service, contractors, and manufacturing operations • Zoning includes a special provision permitting automotive uses, including motor vehicle repair and body shop operations • Excellent access to Highways 403, 401, 410, and the QEW

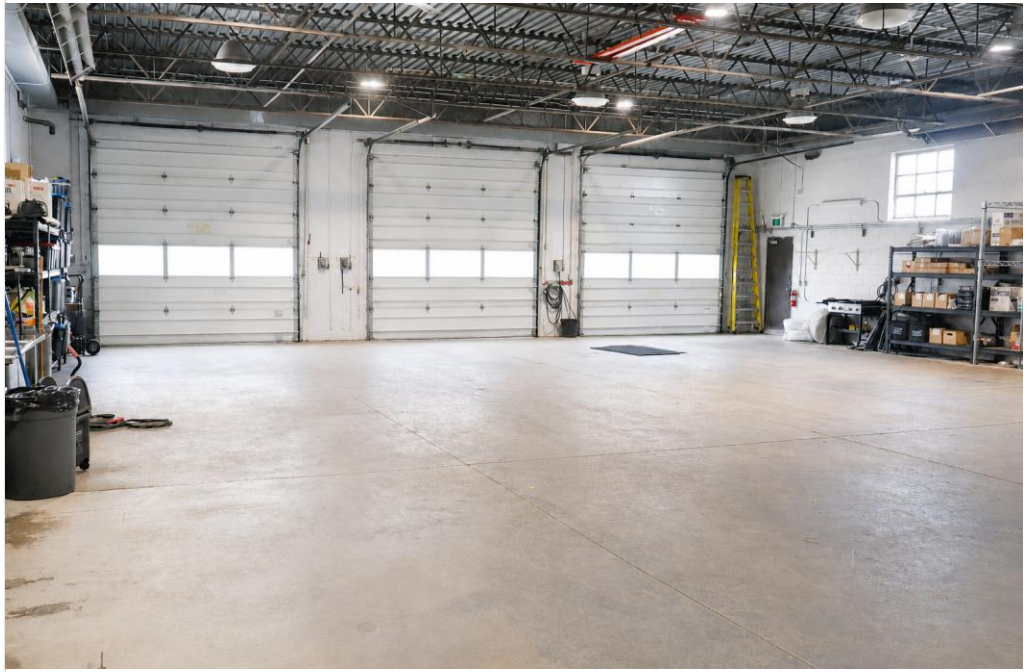
KEY FEATURES

MOVE-IN READY
UPGRADED INTERIOR & EXTERIOR AREA

FOOD SERVICE USE
FEATURES A COMMERCIAL KITCHEN WITH FLOOR DRAINS

AUTOMOTIVE USE
PERMITS VARIOUS AUTOMOTIVE USES

EXTERIOR PHOTOS



INTERIOR WAREHOUSE PHOTOS

LEE & ASSOCIATES COMMERCIAL REAL ESTATE INC., Brokerage

INTERIOR OFFICE PHOTOS

ZONING

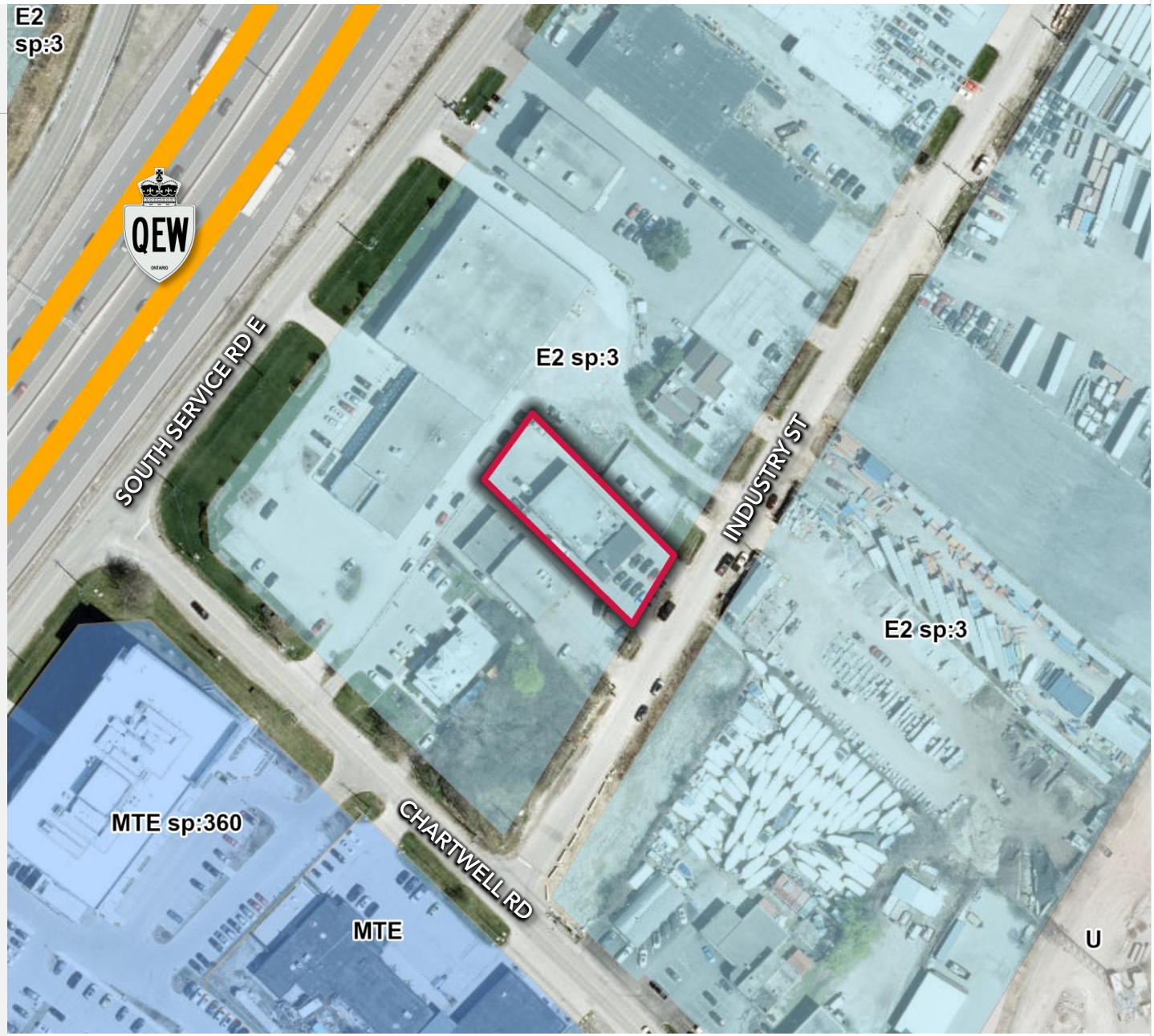
BUSINESS EMPLOYMENT (E2), *Special Provision 3 (sp:3)*

As per the Town of Oakville, the subject property is zoned **Business Employment (E2)**, which permits a broad range of industrial and commercial-related uses. Additionally, the property has a **Special Provision (sp:3)** which permits various **motor vehicle uses**.

PERMITTED USES:

- Adult entertainment establishment*
- Art gallery*
- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractor's establishment
- Day care*
- Drive-through facility*
- Dry cleaning/laundry establishment
- Emergency service facility
- Financial institution*
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Outside display and sales area
- Outside storage*
- Park, public
- Parking area, heavy vehicle*
- Place of worship*
- Public hall
- Public works yard
- Rental establishment
- Repair shop
- Restaurant*
- Retail store, accessory and showroom*
- School, private*
- Sports facility*
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehousing
- Wholesaling
- **Motor vehicle body shop***
- **Motor vehicle dealership***
- **Motor vehicle rental facility***
- **Motor vehicle repair facility***
- **Motor vehicle washing facility***

*indicates additional regulations



View the Town of Oakville Zoning By-Law

LOCATION OVERVIEW

DRIVE TIMES	
Downtown Toronto	50 minutes
Pearson Airport	30 minutes
Oakville GO Station	6 minutes
Queen Elizabeth Way	4 minutes
CN Oakville Yard	2 minutes

LABOUR & DEMOGRAPHICS

OAKVILLE

Strategically located in the western Greater Toronto Area, **Oakville** offers one of Canada's premier business locations, combining exceptional connectivity, a highly educated workforce, and a diverse, innovation-driven economy.

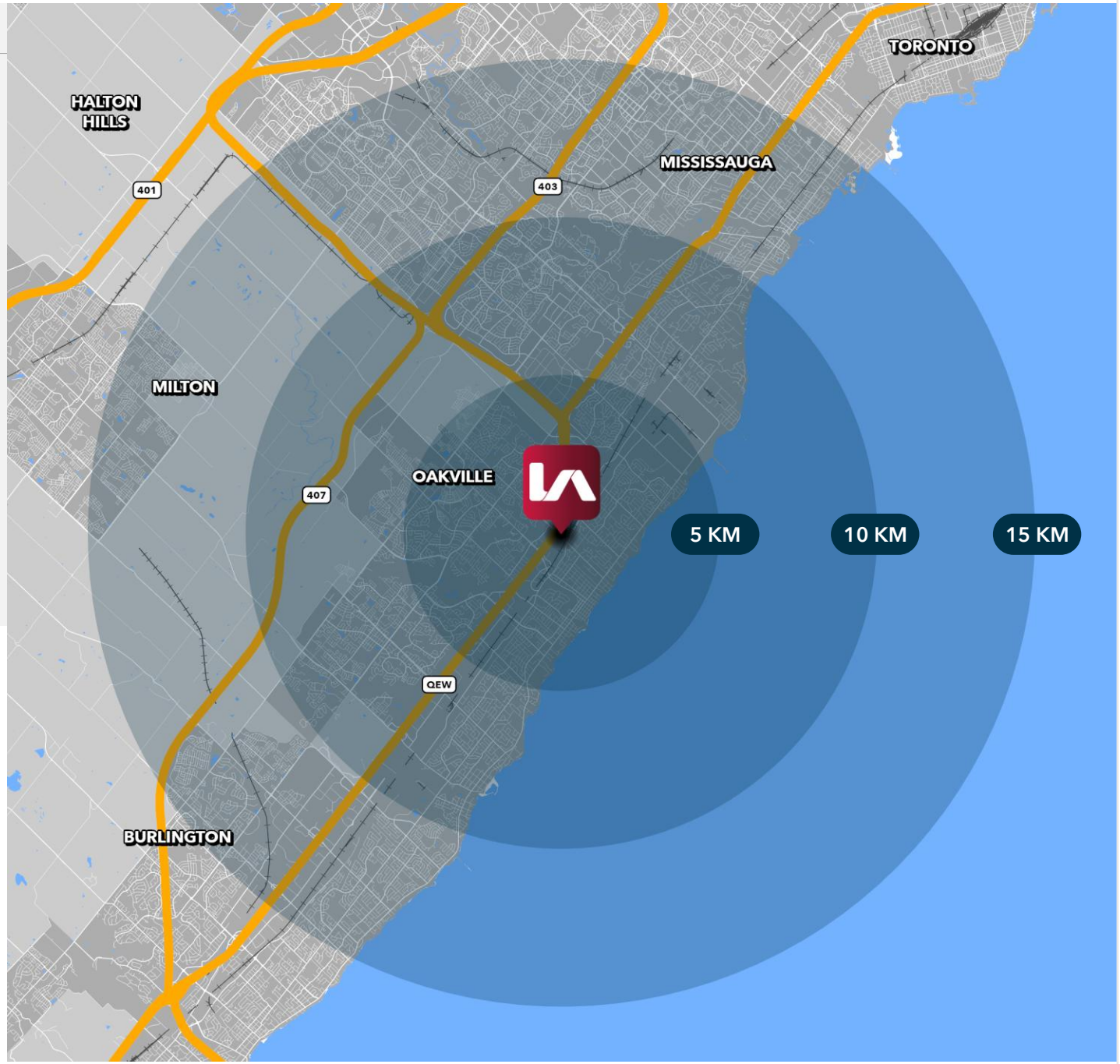
Positioned between Toronto and Hamilton, Oakville provides direct access to Highways 403, 407, and the Queen Elizabeth Way (QEW), as well as CN and CPKC rail corridors and Toronto Pearson International Airport. This strategic location supports efficient regional, national, and international transportation, making Oakville an ideal destination for corporate headquarters, advanced manufacturing, life sciences, and logistics operations.

Oakville is home to a strong and diversified employment base, with globally recognized companies in advanced manufacturing, automotive, life sciences, professional services, and technology. Employers benefit from access to one of Canada's most highly educated labour pools, supported by Sheridan College's nationally recognized programs and proximity to leading post-secondary institutions including McMaster University, the University of Toronto, and Toronto Metropolitan University. Combined with a high quality of life, strong municipal support for business, and continued investment in innovation, Oakville provides an exceptional environment for companies seeking long-term growth and talent.

213,759
TOTAL POPULATION

113,195
LABOUR FORCE

57.6%
EMPLOYMENT RATE



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FOR MORE INFORMATION, PLEASE CONTACT:

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