

**B** **BRONTE STATION**  
**LOGISTICS HUB**  
625 BRONTE ROAD

AVAILABLE FOR LEASE

UP TO

**291,325 SF**



READY FOR  
**OCCUPANCY**

625 BRONTE ROAD, OAKVILLE

CUSHMAN & WAKEFIELD ULC, BROKERAGE

FIRST GULF

POWERED BY  
**N** NICOLA  
WEALTH  
REAL ESTATE

**CUSHMAN & WAKEFIELD**



** BRONTE STATION  
LOGISTICS HUB**

PRIME POSITION, INDUSTRIAL PRECISION

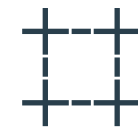
**BUILDING FEATURES**



**291,325 SF**  
FACILITY (DIVISIBLE)



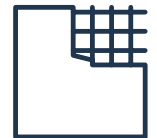
**40'**  
CLEAR HEIGHT



**55 X 42'11"**  
BAY SIZE  
WITH 60' DEEP  
STAGING BAY



**65 TL**  
SHIPPING  
DOORS



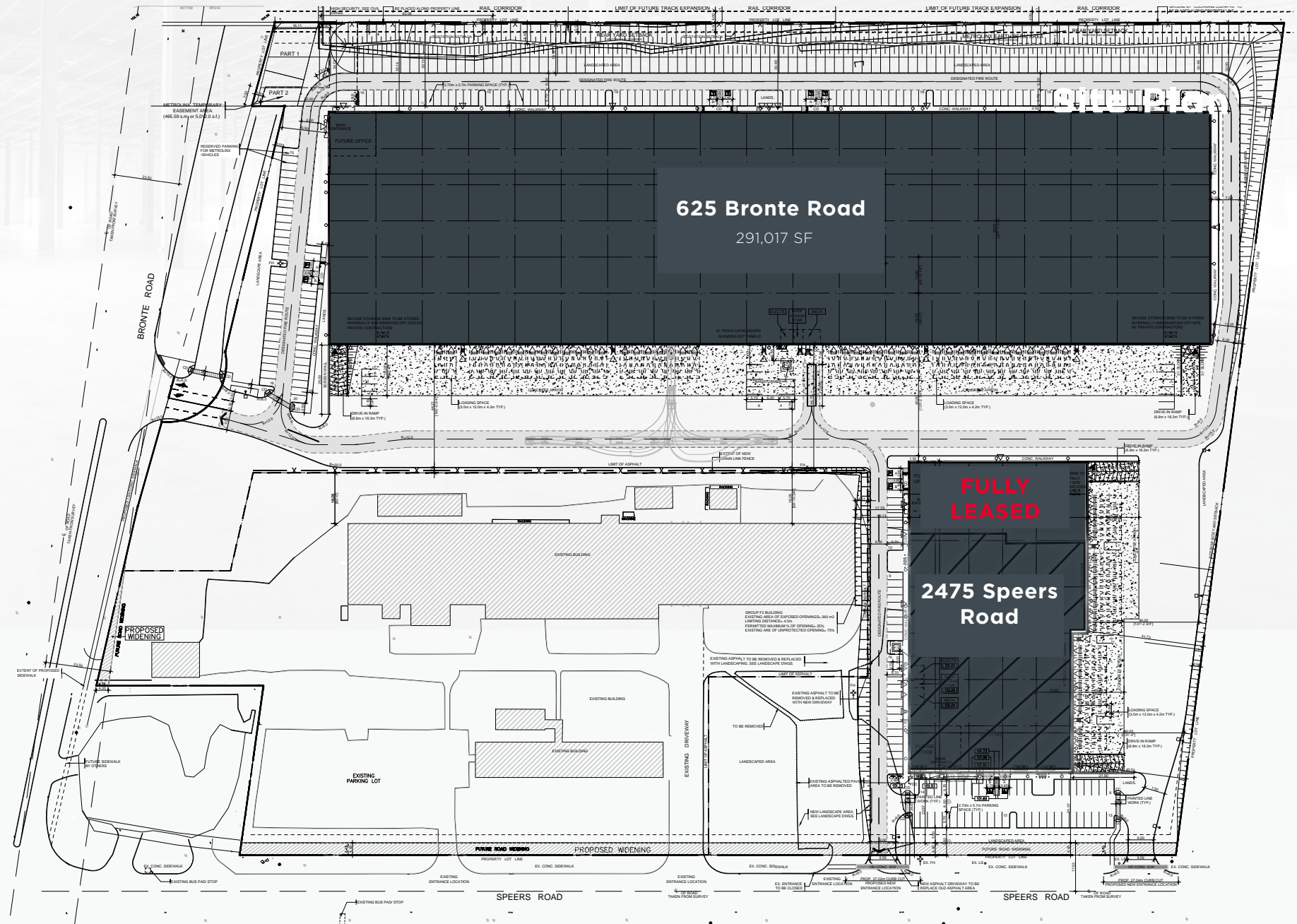
**60'**  
CONCRETE APRON



**237**  
CAR PARKING



**1 KM**  
ONTO HIGHWAY 403



## BUILDING DETAILS

BUILDING SIZE	<b>291,325 SF DIVISIBLE</b>
OFFICE AREA	<b>3%</b>
SHIPPING	<b>65 TL</b>
CLEAR HEIGHT	<b>40' CLEAR</b>
LIGHTING	<b>LED</b>
BAY SIZES	<b>55' X 42'11" WITH 60' STAGING AREA</b>
DRIVE IN DOORS	<b>2</b>
SPRINKLERS	<b>ESFR</b>
TRAILER PARKING	<b>15 TRUCK PARKING STALLS</b>
CAR PARKING	<b>237</b>
ZONING	<b>E3-SP3</b>
PERMITTED USES	<b>WAREHOUSING, LOGISTICS, MANUFACTURING, FULFILLMENT. &amp; E-COMMERCE</b>



FIRST GULF

NICOLA  
WEALTH  
REAL ESTATE

CUSHMAN &  
WAKEFIELD

BRONTE STATION  
LOGISTICS HUB



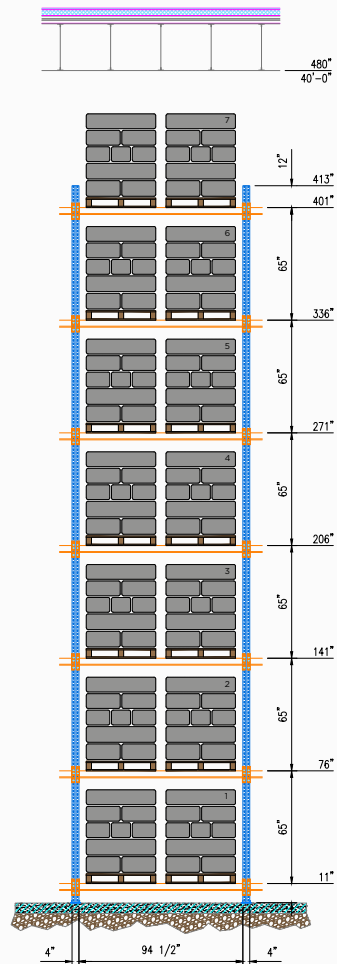
## SIZE CONFIGURATION

### AVAILABLE SIZES AND RATES

61,500 SF	\$18.95 PSF
76,600 SF	\$18.95 PSF
91,700 SF	\$18.95 PSF
106,800 SF	\$17.95 PSF
137,000 SF	\$17.95 PSF
167,200 SF	\$17.95 PSF
197,400 SF	\$17.95 PSF
242,700 SF	\$17.95 PSF
291,325 SF	\$16.95 PSF

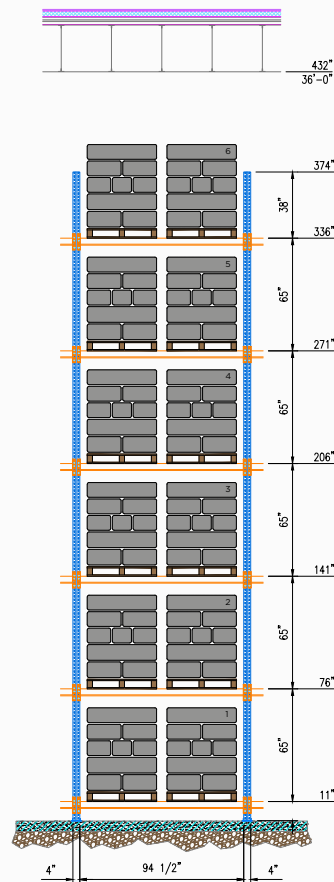


# CLEAR HEIGHT SAVINGS



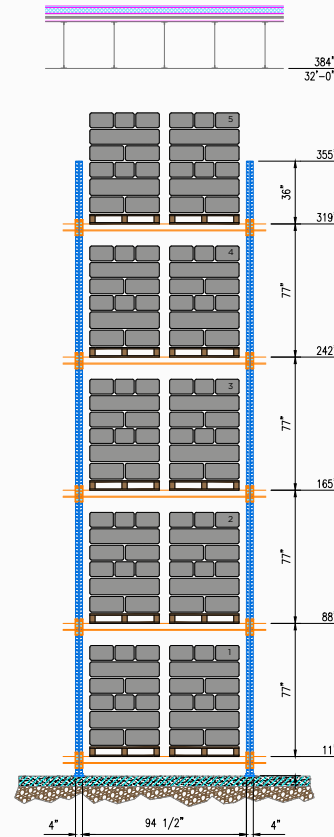
**40' Clear**  
RACK ELEVATION

**61,668**  
Net Pallet Count  
DOUBLE DEEP



**36' Clear**  
RACK ELEVATION

**52,380**  
Net Pallet Count  
DOUBLE DEEP



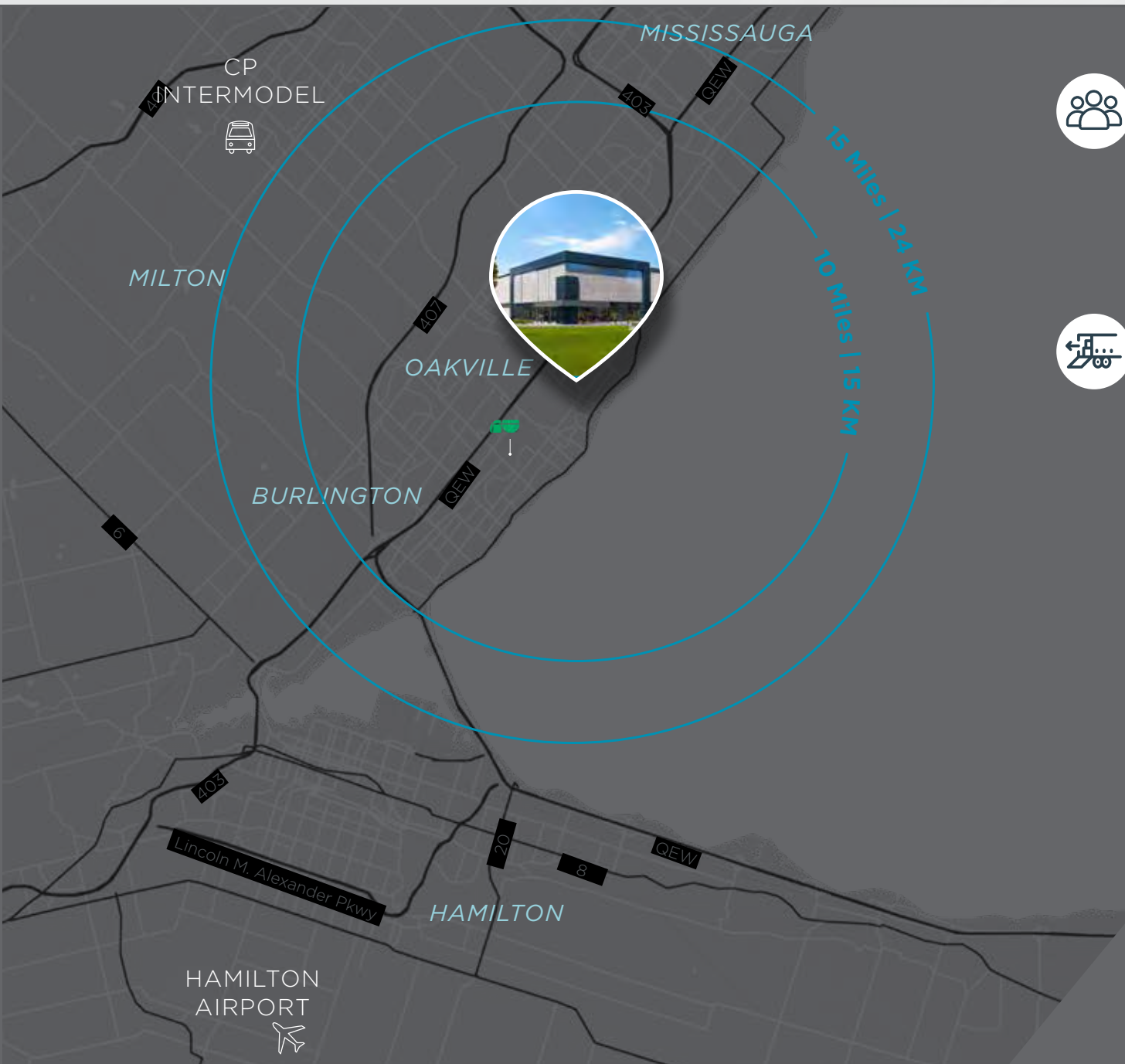
**32' Clear**  
RACK ELEVATION

**43,092**  
Net Pallet Count  
DOUBLE DEEP

## UNCOVER THE 40' ADVANTAGE

Bronte Station Logistics Hub's 40-foot ceilings have been built to exceed standard industrial clear heights, resulting in a critical increase in storage capacity. By design, these towering clear heights also reduce total square footage requirements by approximately 30% (compared to 28' clear heights), leading to significant potential cost savings over time.

# STRATEGICALLY LOCATED



TOTAL POPULATION WITHIN 60 MINUTE DRIVE  
**5,523,324**



TOTAL POPULATION WITHIN 60 MINUTE DRIVE WORKING IN TRANSPORTATION & WAREHOUSING  
**251,302**



## DRIVE TIMES & DISTANCES

QEW	2 km	4 mins
HIGHWAY 403	2 km	4 mins
HIGHWAY 407	8 km	9 mins
HIGHWAY 401	34 km	23 mins
HIGHWAY 427	29 km	20 mins
PEARSON INTERNATIONAL AIRPORT	39 km	25 mins
CN INTERMODAL (BRAMPTON)	46 km	31 mins
CP INTERMODAL	61 km	49 mins
CN MCMILLAN YARD (VAUGHAN)	58 km	44 mins
HAMILTON INTERNATIONAL AIRPORT	41 km	32 mins
BUFFALO BORDER	117 km	1:18 hrs
DETROIT BORDER	329 km	3:20 hrs



## AMENITIES

### RETAIL

1. Nike
2. Kitchen Stuff Plus
3. Old Navy Outlet
4. The Home Depot
5. Dollarama
6. Hyundai Oakville
7. Budd's BMW
8. Budd's Subaru
9. Lockwood Kia
10. Oakville Toyota
11. City Tire
12. Rexall

### GAS STATIONS

1. Petro-Canada
2. Pioneer Energy
3. Esso
4. Shell
5. Husky
6. 7-Eleven

### Sport & Entertainment

1. Oakville Conference Center
2. Deerfeild Golf Course

### FOOD/RESTAURANTS

1. Tim Hortons
2. Kelsey's Original Roadhouse
3. Swiss Chalet
4. Montana's
5. Milestones
6. Osmow's Shawarma
7. Bronte Sports Kitchen
8. Hero Certified Burgers
9. Cucci
10. Zara's By The Lake
11. The Firehall
12. Plank Restobar
13. The Wine Bar
14. Chestnut Cafe
15. Bronte Boathouse
16. McDonalds

### First Responders

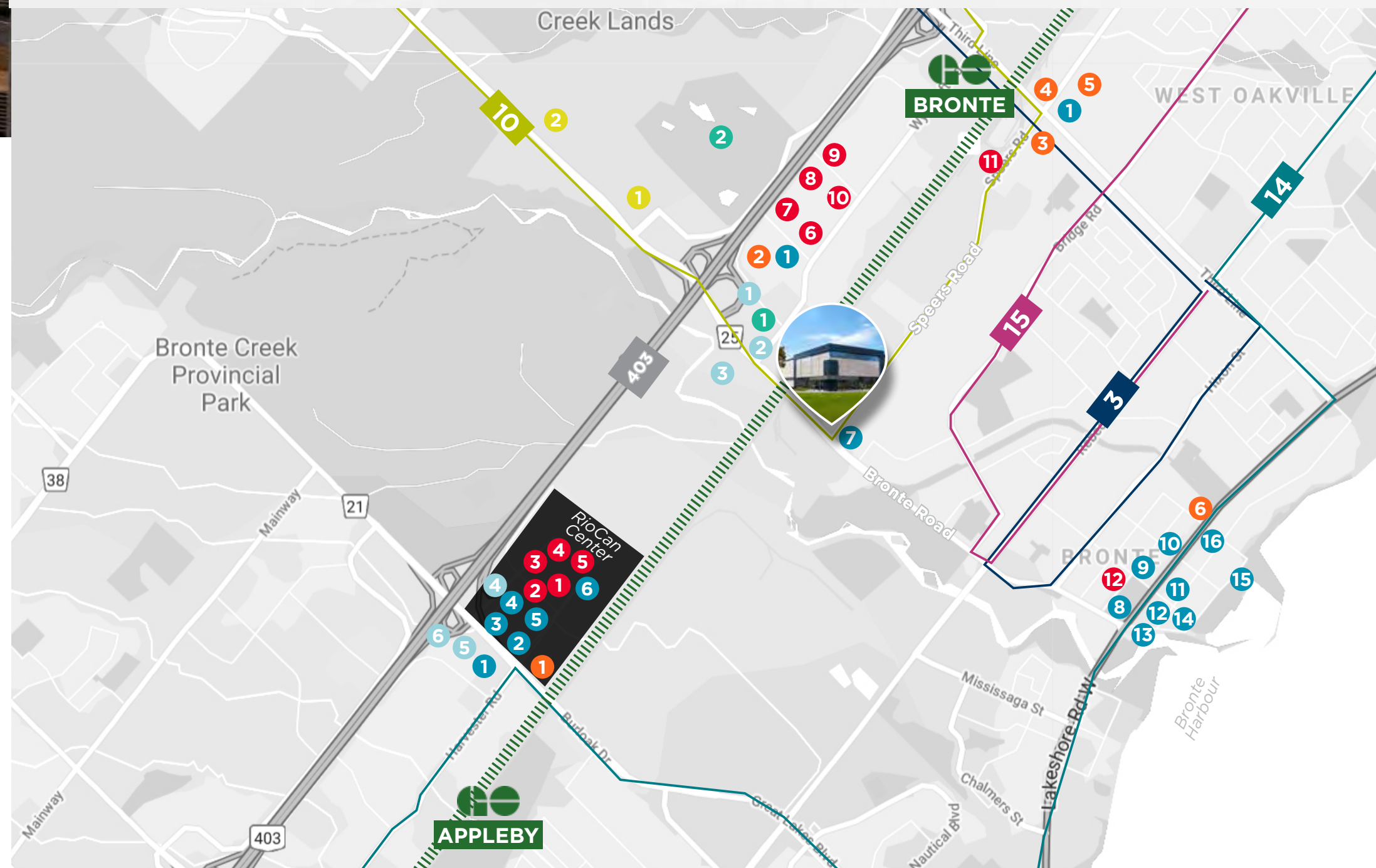
1. Halton Regional Police
2. Halton Regional Paramedic Headquarters

### Hotels

1. Holiday Inn & Suites
2. Staybridge Suites
3. Quality Suites
4. Sandman Hotel
5. Homewood Suites
6. Hilton Garden Inn

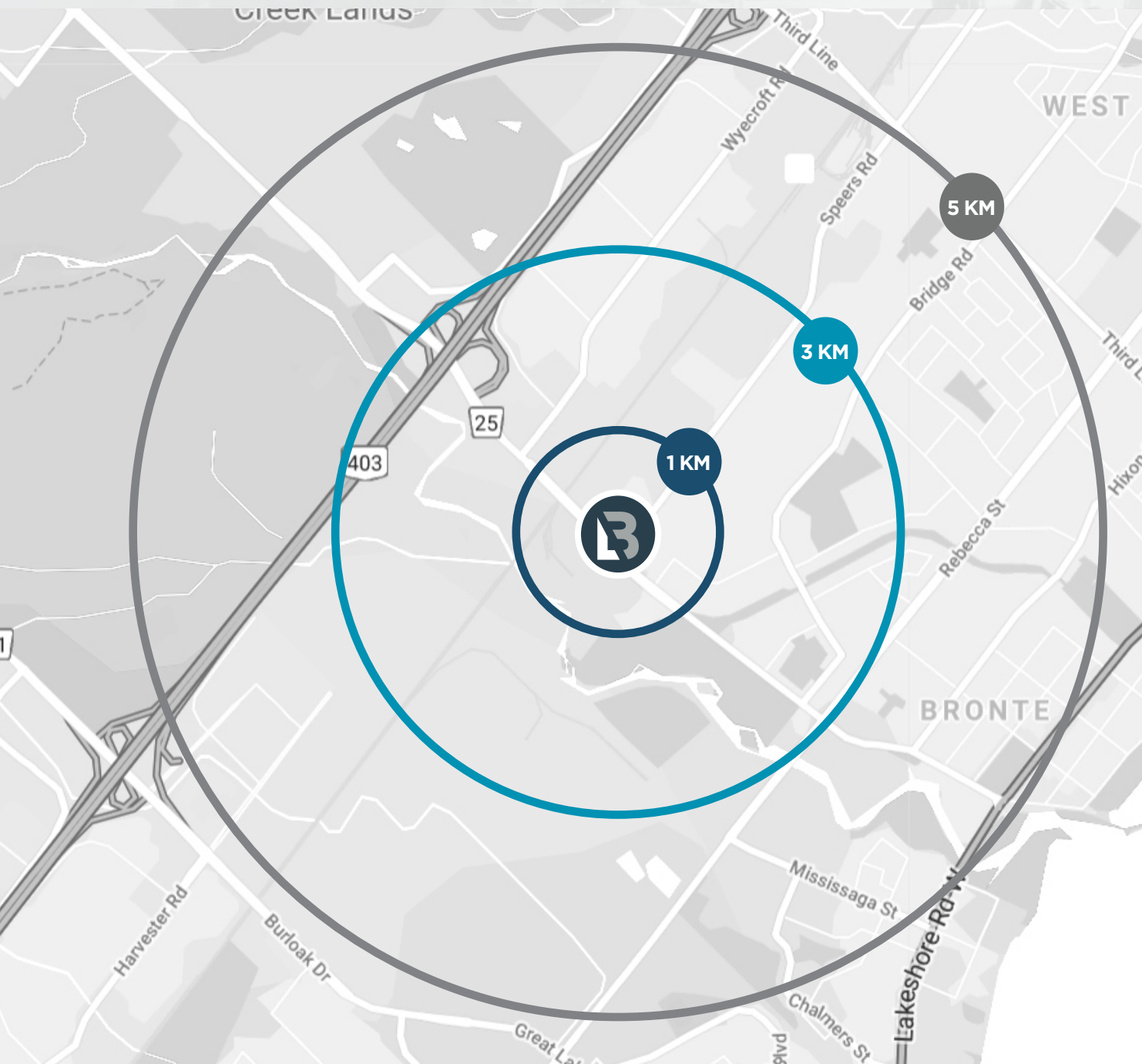
GO TRANSIT

OAKVILLE TRANSIT





# LABOUR POOL



**1 KM**

<b>2,043</b>	TOTAL POPULATION
<b>5,044</b>	DAYTIME POPULATION
<b>\$165,195</b>	HOUSEHOLD INCOME

**3 KM**

<b>36,421</b>	TOTAL POPULATION
<b>44,059</b>	DAYTIME POPULATION
<b>\$157,401</b>	HOUSEHOLD INCOME

**5 KM**

<b>127,726</b>	TOTAL POPULATION
<b>131,901</b>	DAYTIME POPULATION
<b>\$165,922</b>	HOUSEHOLD INCOME

Local Suitability Score



## ABOUT US



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 \$14.4 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, multi-family rental apartment, office, self-storage, retail and seniors housing. The Nicola Wealth Real Estate portfolio now exceeds \$10 billion gross asset value.

[realestate.nicolawealth.com](http://realestate.nicolawealth.com) | LinkedIn: [www.linkedin.com/company/nicola-wealth-real-estate](https://www.linkedin.com/company/nicola-wealth-real-estate) | Twitter: @NicolaWealthRE

## F1RST GULF

First Gulf is an award-winning leader in the development of office, industrial, mixed-use and retail properties with developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build, construction, leasing, financing and property management. To date, First Gulf has developed and constructed over 30 million sf of office, retail, and industrial real estate. First Gulf is part of the Great Gulf Group, one of North America's premier real estate organizations. Established in 1975, with major projects in Canada and the United States, the Group's fully-integrated activities span the entire real estate spectrum.

[www.firstgulf.com](http://www.firstgulf.com)

# BRONTE STATION LOGISTICS HUB

## PRIME POSITION, INDUSTRIAL PRECISION

FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

**RAYMOND RAMNAUTH\*\***

SR. VICE PRESIDENT

DIRECT: **905 501 6494**

RAYMOND.RAMNAUTH@CUSHWAKE.COM

**ZACK PARENT\***

SR. VICE PRESIDENT

DIRECT: **905 501 6441**

ZACK.PARENT@CUSHWAKE.COM

**KYLE KERR\***

ASSOCIATE VICE PRESIDENT

DIRECT: **905 501 6406**

KYLE.KERR@CUSHWAKE.COM

**FIRST GULF**

POWERED BY  
**N NICOLA**  
WEALTH  
REAL ESTATE

 **CUSHMAN &  
WAKEFIELD**

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIFIC LISTING CONDITION, IMPOSED BY OUR PRINCIPALS. BROKER\*\* SALES REPRESENTATIVE\*

©2024 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. \*\*Broker \*Sales representative