

FIRST CLASS INDUSTRIAL COMPLEX

WYECROFT PARK

3540 & 3560 Wyecroft Road | Oakville, ON

SUSTAINABILITY STARTS HERE

Ready for Tenant Fixturing | Space Available from 15,000 sf to 208,000 sf

**AVISON
YOUNG**

Cartterra

WP WYECROFT PARK

Avison Young, in partnership with Carttera, is pleased to introduce **Wyecroft Park**: a brand new, state-of-the-art industrial development, certified **LEED Silver and Zero Carbon Ready Standards**. With a key focus around sustainable design, this opportunity is ideally located right on the Oakville / Burlington border.

Various size configurations are possible, with lease options starting at 15,000 sf and up to a full building of 208,000 sf available. **Ready for Tenant Fixturing!**



LEED SILVER CERTIFIED

3560 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA 208,000 SF	OFFICE 3% (build out to be provided)	ASKING NET RENT Negotiable - speak to LA	T.M.I. (2025) \$4.12 psf
CLEAR HEIGHT 40'	POWER 2500 Amps	BAY SIZES 57'2" x 48'10"	LIGHTING LED to 30 FTC

Leasing options starting from **41,800 SF** up to the full building of **208,000 SF**

3540 WYECROFT ROAD, OAKVILLE, ON

TOTAL AREA 67,000 SF	OFFICE 5% (build out to be provided)	ASKING NET RENT Negotiable - speak to LA	T.M.I. (2025) \$4.12 psf
CLEAR HEIGHT 24'	POWER 1000 Amps	BAY SIZES 51'3" x 41'4"	LIGHTING LED to 30 FTC

Leasing options starting from **15,000 SF** up to **38,000 SF** remaining

DISCOVER
THE PINNACLE OF NEW CONSTRUCTION



DEMISING OPTIONS

MULTIPLE CONFIGURATIONS POSSIBLE

3540 WYECROFT ROAD

CONFIGURATION	SHIPPING
15,000 SF	2 DI
23,000 SF	3 DI
38,000 SF	5 DI

3560 WYECROFT ROAD

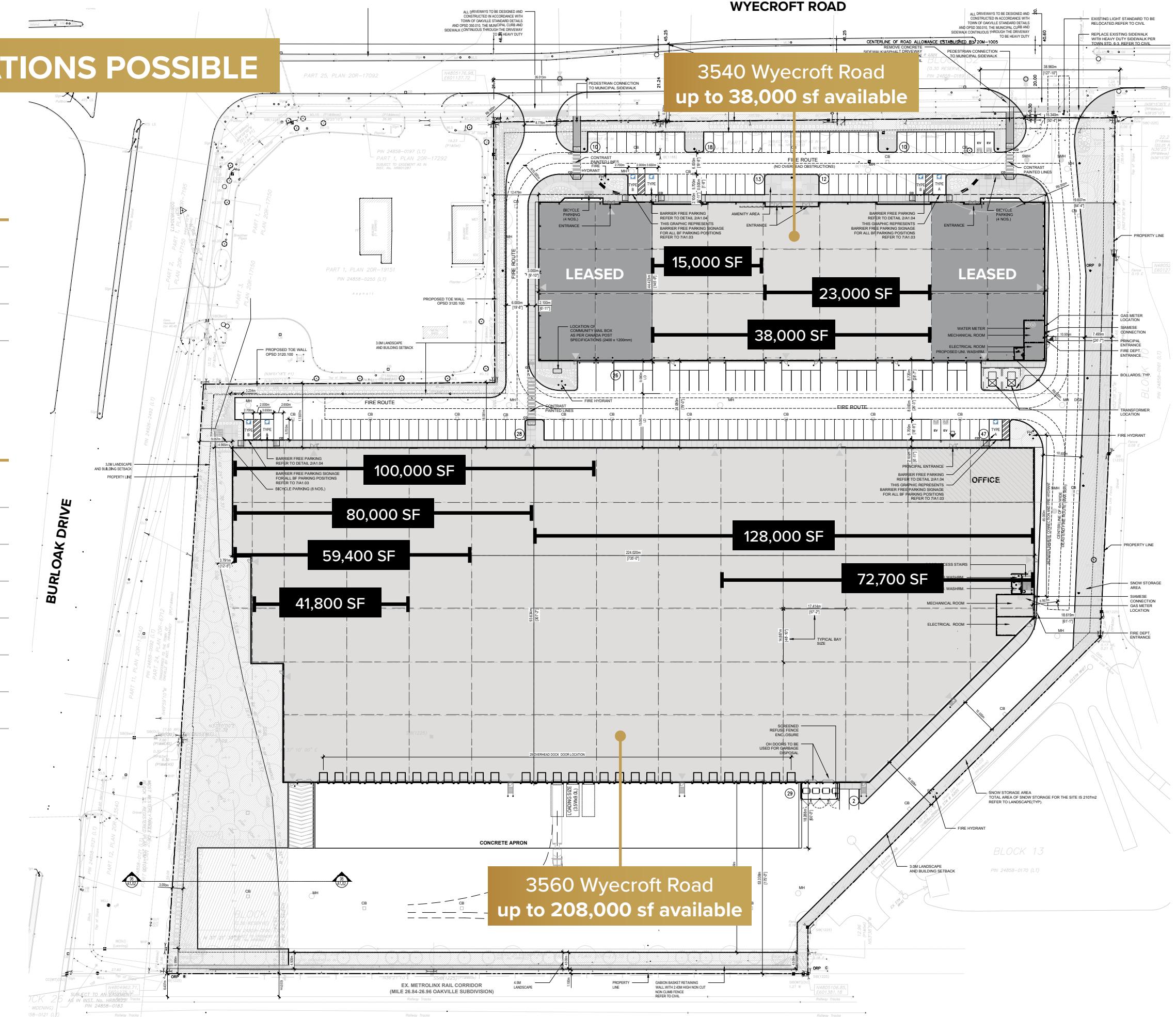
CONFIGURATION	SHIPPING
41,800 SF	6 TL, 1 DI
59,400 SF	10 TL, 1 DI
72,700 SF	5 TL
80,000 SF	13 TL, 1 DI
100,000 SF	17 TL, 1 DI
128,000 SF	12 TL
208,000 SF	29 TL, 1 DI

ZONING

Employment Zone E2 & E4



Click to View Full Zoning By-Law

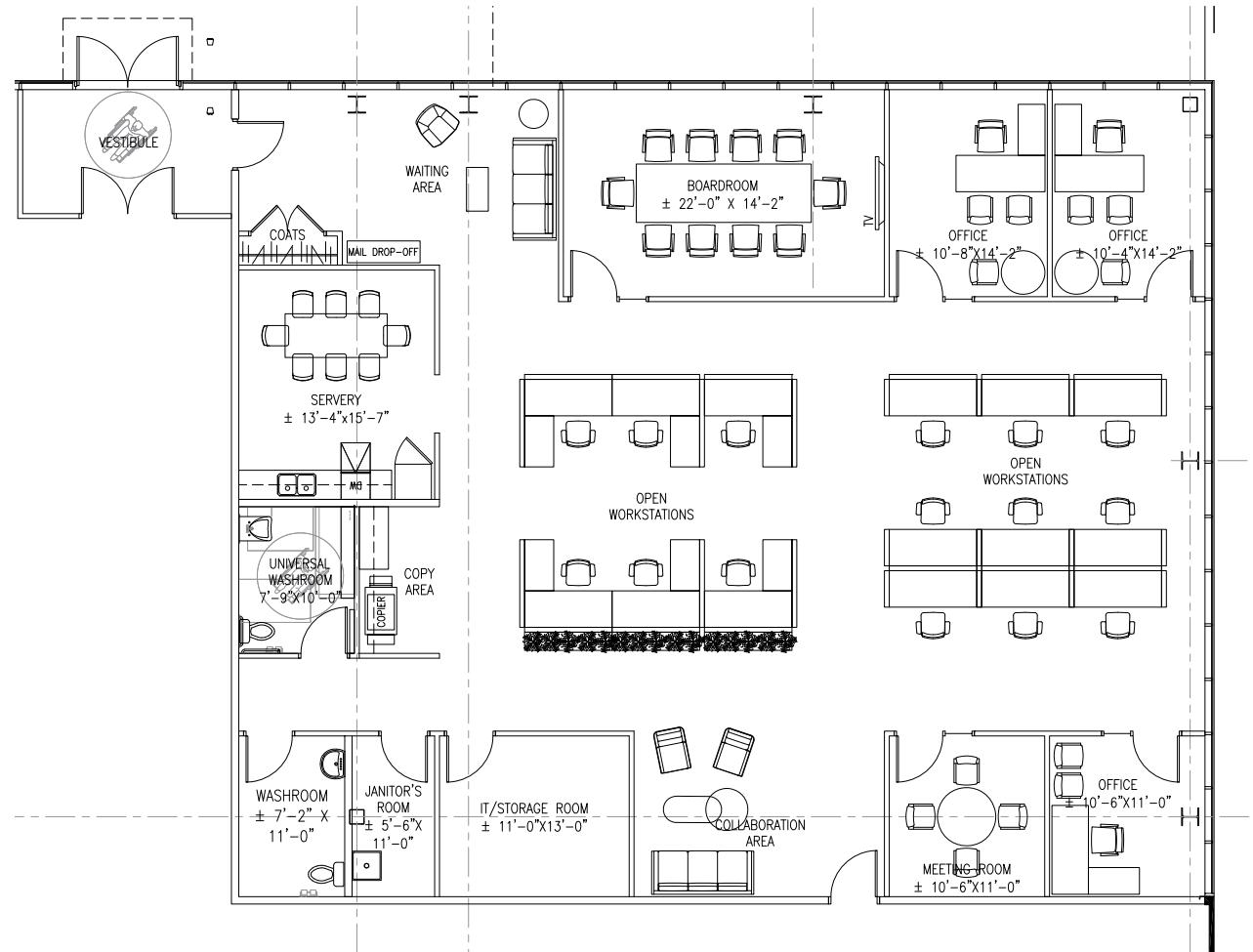


Conceptual Office Build Out

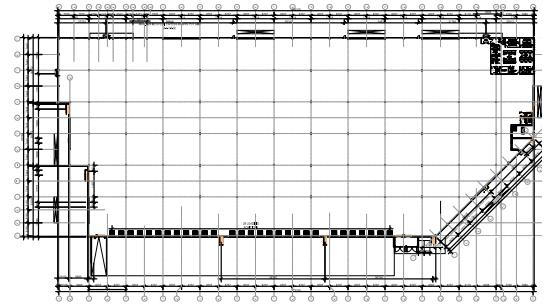
3560 Wyecroft Road | 3,853 SF*

 Permit received

 Immediate occupancy for warehouse



KEY PLAN

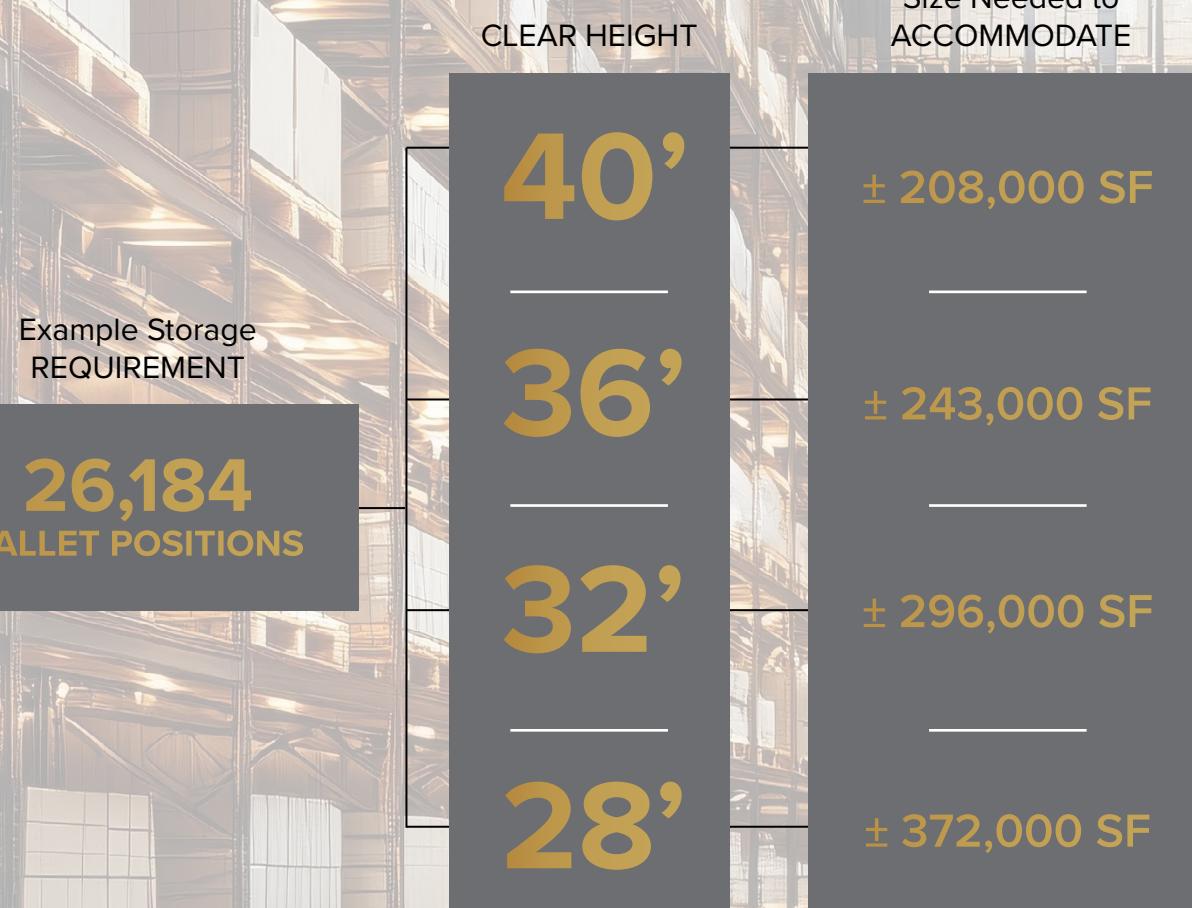


RACKED HEIGHT & SF IMPACT

CUBE EFFICIENCY ANALYSIS

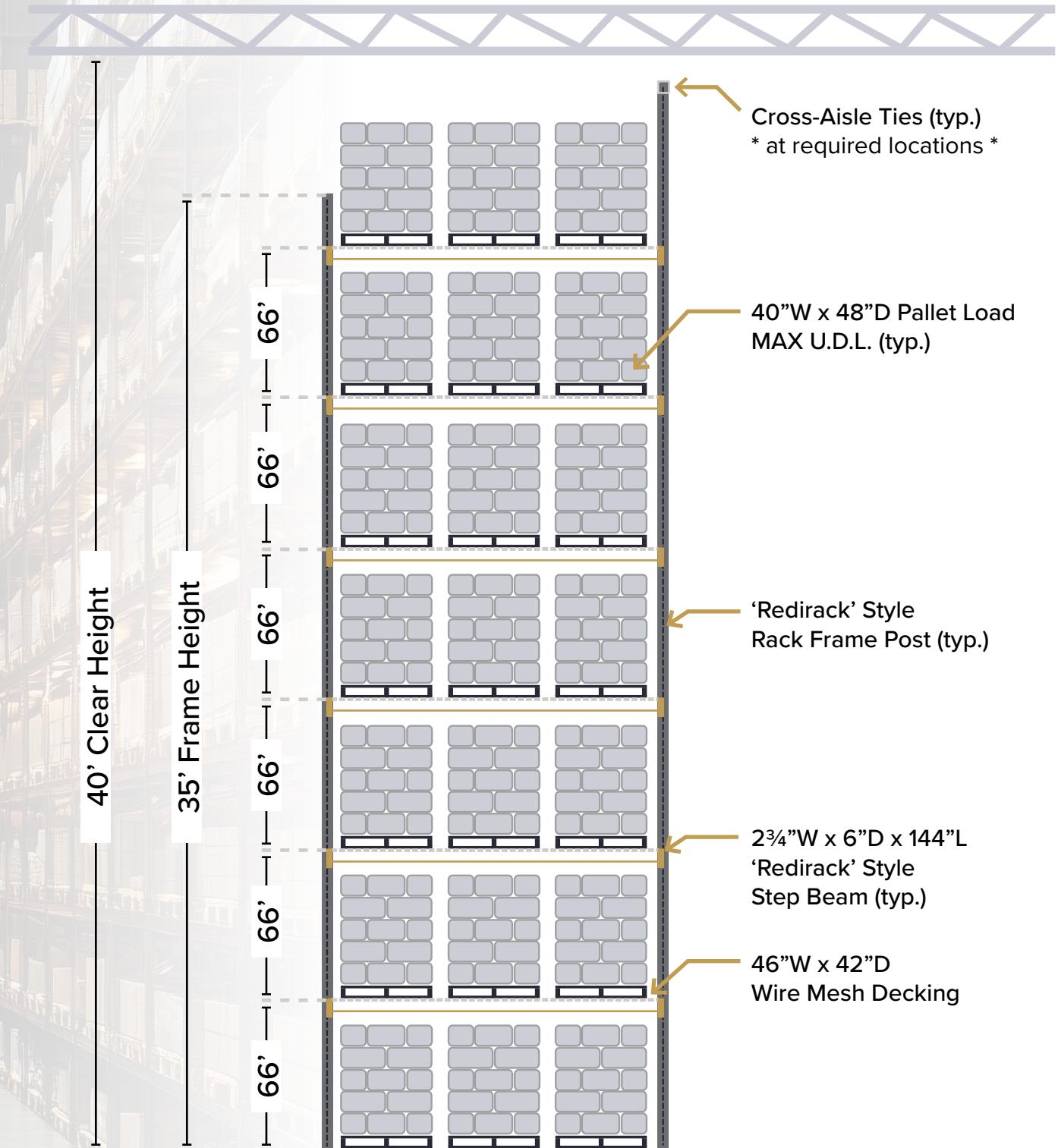


When comparing a 40' clear height building to other common heights, there is a **79%** efficiency in the overall cubic storage capacity.



208,000 sf in our building is comparable to 372,000 sf in 28' clear.

Potential rental savings in excess of **\$32.8M over 10 years.**

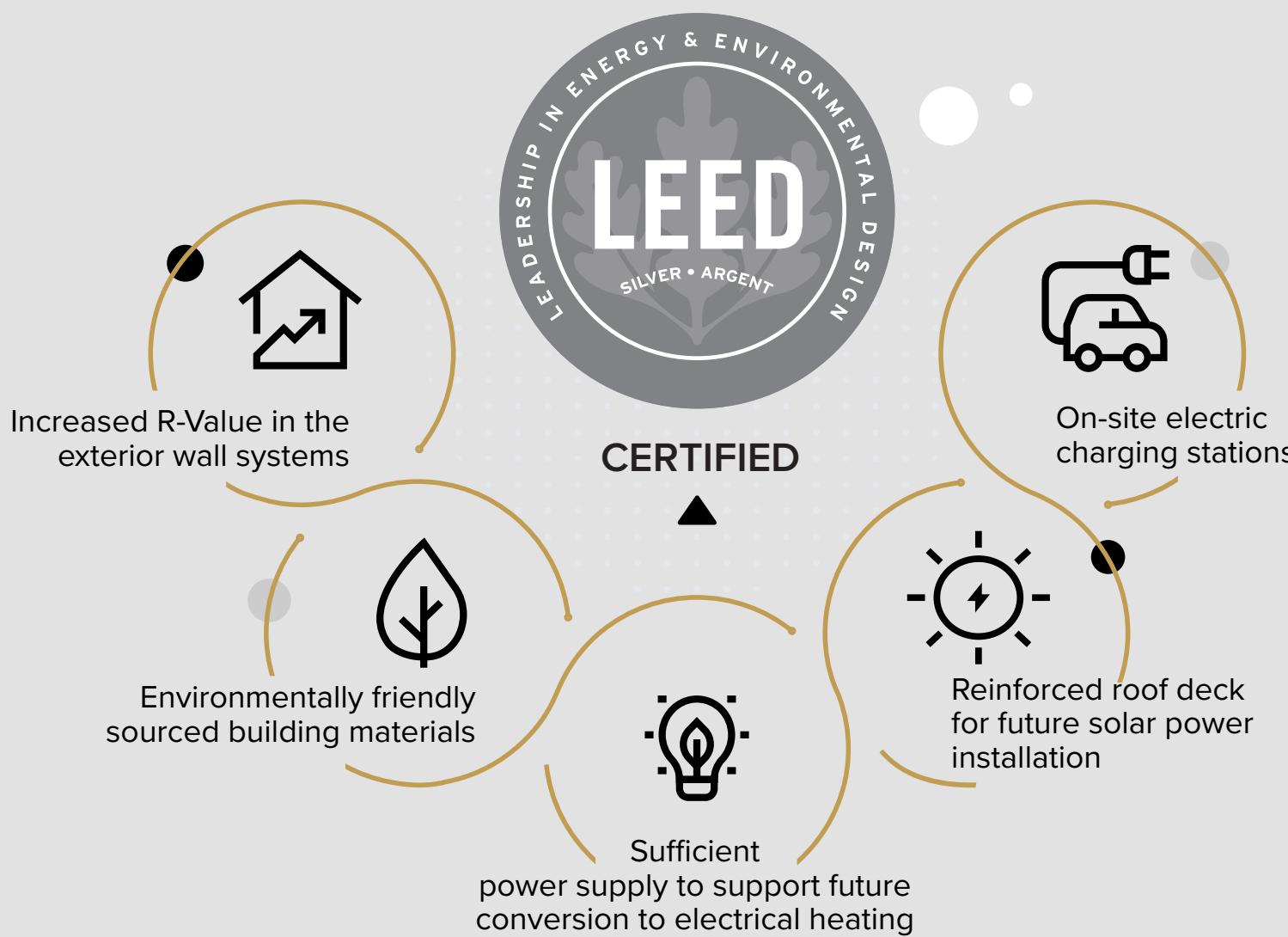


BEST PRACTICES IN SUSTAINABILITY & FUTURE-PROOFING

Sustainable Construction

Wyecroft Park is LEED Silver Certified and Zero Carbon Ready Standards upon completion. In achieving this certification, the Project Team recognizes the importance of lowering building emissions in order to contribute to national climate commitments.

The Project Team is committed to employing sustainability best practices during construction, including:



Passing on the Benefits to our Tenants

The Project Team aims to deliver buildings that are industry-leading and environmentally responsible. **Wyecroft Park** will offer unique flexibility for a variety of different users by creating high quality working environments and employment opportunities.

Our Tenants can reap the benefits of sustainably-built buildings.



Cost Savings

Realized through energy & carbon savings, resulting in lower operational & maintenance costs



Improved Efficiency

Innovative building design helping to reduce overall resource consumption



Lower Carbon Emissions

Leading the industry in minimizing the environmental impact of industrial buildings



Healthier Places to Work

Offering employees a more comfortable & sustainable work environment

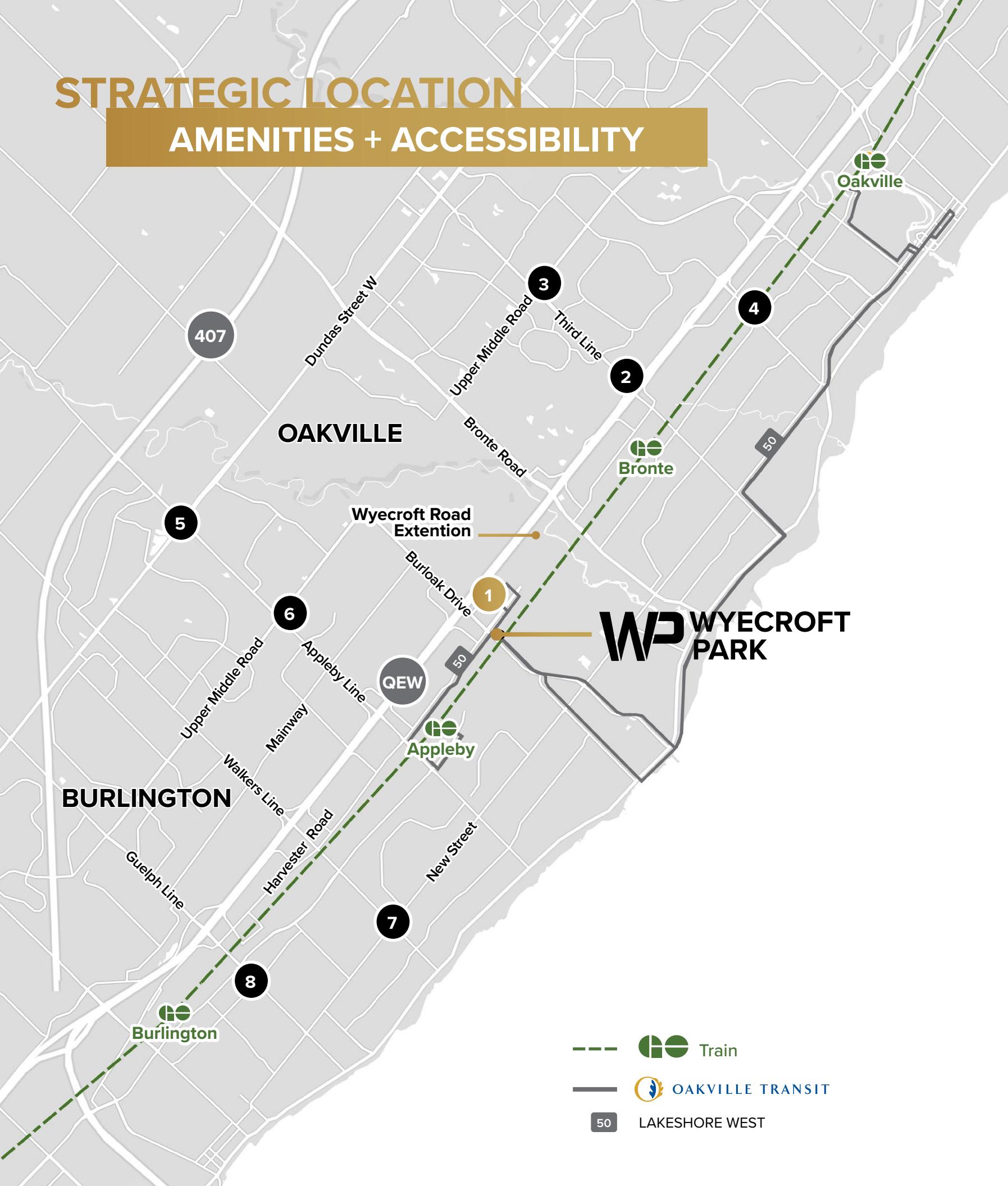


Upholding Social Values

Buildings that have positive and measurable benefits on the environment

STRATEGIC LOCATION

AMENITIES + ACCESSIBILITY



Amenities - within 1 minute walking distance:

1 RioCan Centre Burloak
 Home Depot Laura
 Winners Bath Depot
 Longo's Swiss Chalet
 Kitchen Stuff Plus Lindt
 Urban Barn Cineplex
 Kelsey's Crunch Fitness
 Dollarama

Coming Soon: Costco (2027)

ACCOMMODATIONS:
 Courtyard by Marriott Esso
 Hilton Garden Inn Petro Canada
 Homewood Suites
 Sandman

GAS STATIONS:
 Esso
 Petro Canada

Amenities - within 5 km:

2 South Oakville Centre
 LCBO CIBC
 Metro Pet Value
 Shoppers BMO
 Drug Mart The Beer Store
 Gino's Pizza Winners
 TD Subway

5 SmartCentres Burlington North
 Walmart Tim Hortons
 Boston Pizza Shoppers Drug Mart
 Scotiabank LA Fitness
 CIBC Petro Canada
 Starbucks Fortinos

3 Abbey Plaza
 Baskin-Robbins Sobeys
 BMO Tim Hortons
 CIBC Symposium Cafe
 Esso Scotiabank
 McDonald's Pizza Pizza
 Mr. Sub Beer Store

6 Tim Hortons LCBO
 Popeyes Metro
 Starbucks TD
 Movati McDonald's

4 RONA
 Chuck's Roadhouse Bar & Grill
 Tim Hortons
 A&W

7 RBC Circle K
 Scotiabank Goodwill
 Tim Hortons Marilu's Market
 Subway Inver Gas

8 Burlington Shopping Centre
 Starbucks TD
 Canadian Tire KFC
 Winners Burger King
 Pizza Pizza Kelsey's
 Chapters Red Lobster

Drive Times:

30 Minutes to Pearson International Airport

40 Minutes to Downtown Toronto

45 Minutes to Niagara-US border

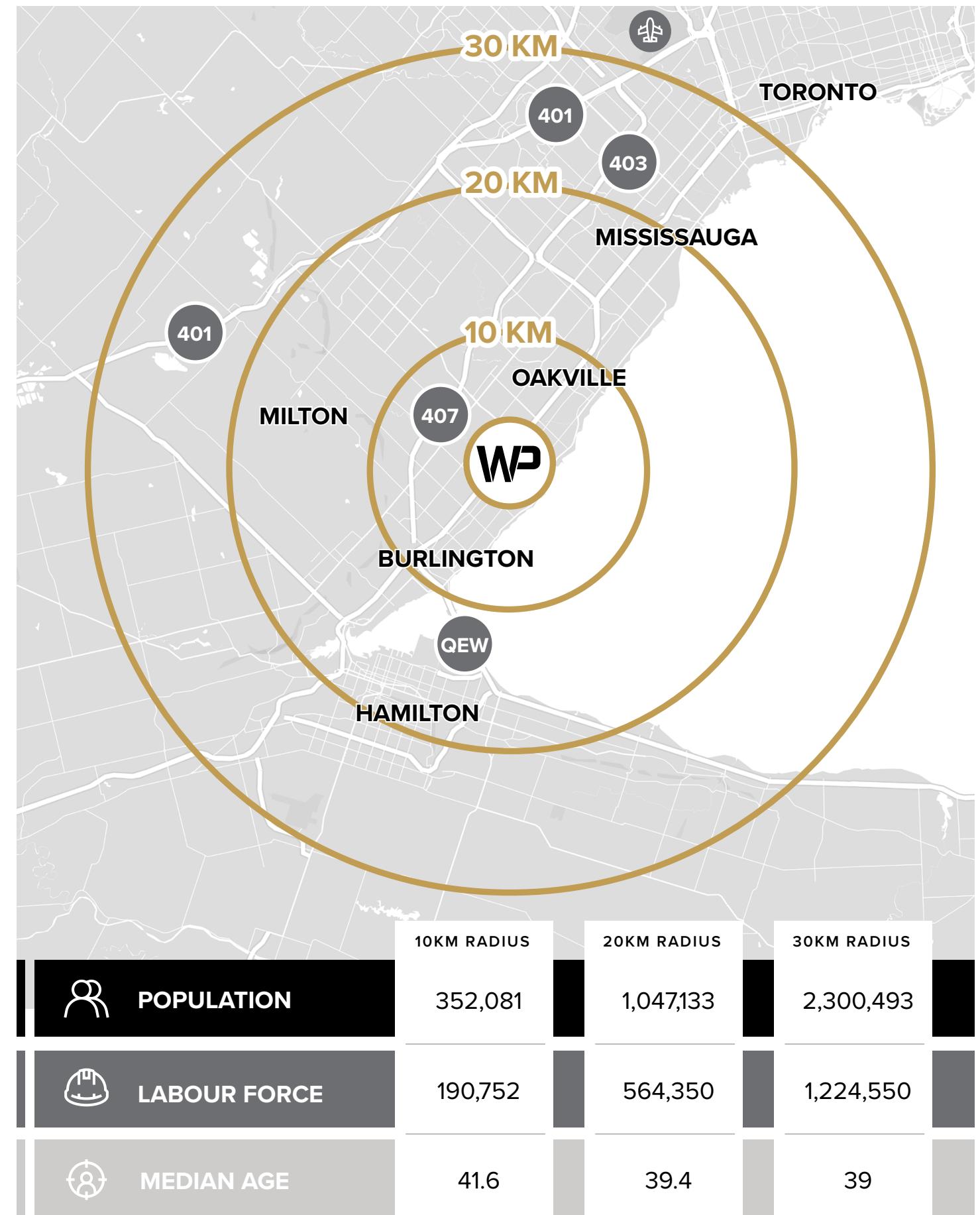
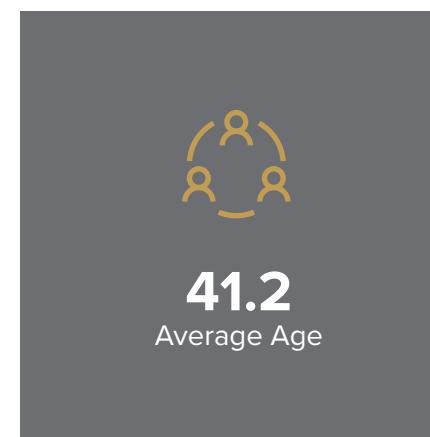
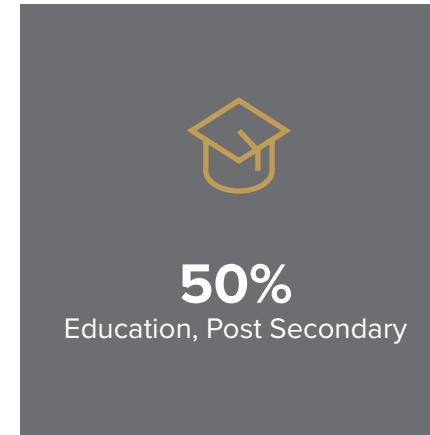
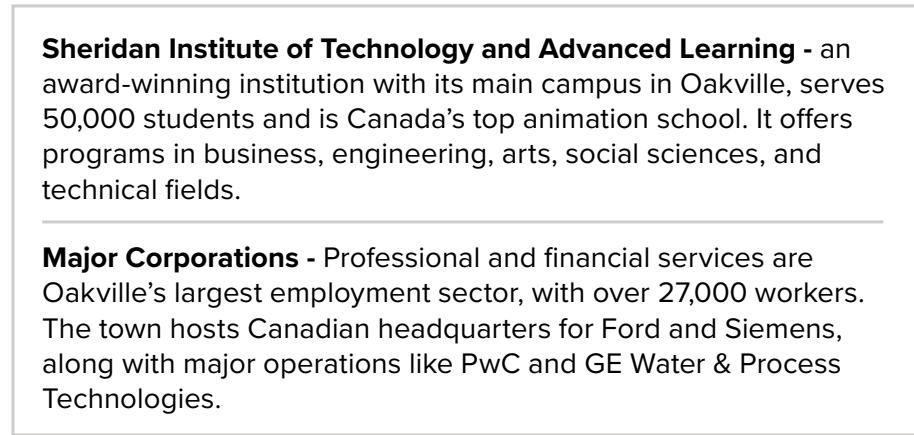
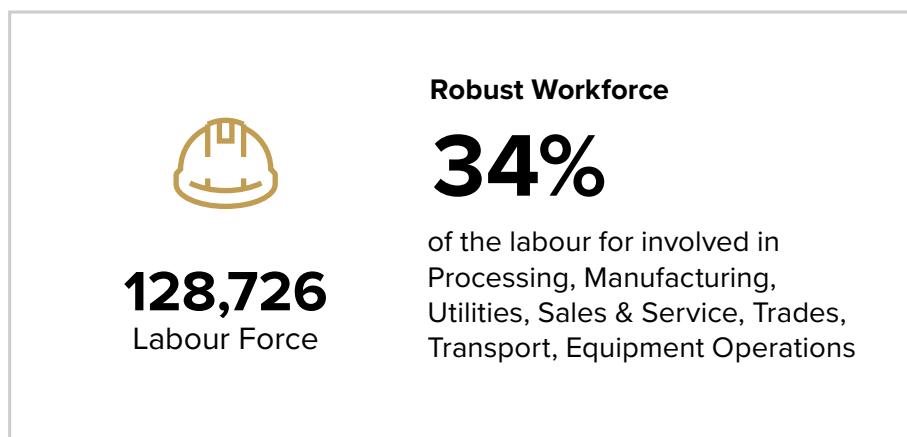
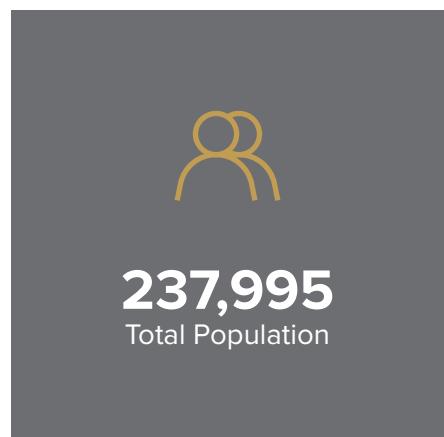
--- Train

— OAKVILLE TRANSIT

50 LAKESHORE WEST

CONNECTED TO A DYNAMIC LABOUR POOL

Oakville, located on Lake Ontario in the Greater Toronto Area, is a growing, diverse community committed to inclusion through its 2021 Diversity and Inclusion Action Plan. Residents enjoy parks, multicultural dining, and a range of shopping options. 'Business Improvement Areas' enhance local spaces with beautification, branding, and seasonal upgrades.



MEET THE

PROJECT TEAM

Developer



Carttera is a Canadian real estate investment fund manager, asset manager and developer. Carttera is an entrepreneurial real estate company focusing on development projects and a core portfolio of income producing properties located in the GTA and Montreal. By blending institutional capital with entrepreneurial agility Carttera creates award-winning commercial and residential developments.

Carttera has long term, collaborative relationships with tenants, owners and institutional investors, and has successfully developed multi-award-winning projects extending to over \$6 billion in total value. A proven track record, quiet achievements and integrity bear the cornerstones of our corporate mandate.

www.carttera.com



Leasing



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

www.avisonyoung.ca

**AVISON
YOUNG**

Carttera

Jeff Flemington, CCIM, SIOR, LEED AP
Broker, Principal, Executive Vice President
+1 905 283 2336
jeff.flemington@avisonyoung.com

Janse Rain
Broker, Principal, Executive Vice President
+1 905 283 2376
janse.rain@avisonyoung.com

Patrick Campbell
Broker, Principal, Senior Vice President
+1 647 393 7578
patrick.campbell@avisonyoung.com

Cody Goloubef
Sales Representative, Associate
+1 365 777 2719
cody.goloubef@avisonyoung.com

WYECROFT PARK | OAKVILLE, ON

Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301
Mississauga, ON L5B 1M5

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap