

FIRST CLASS INDUSTRIAL COMPLEX

WYECROFT PARK

3540 Wycroft Road | Oakville, ON



VISIBILITY STARTS HERE

Ready for Tenant Fixturing | Space Available from 15,000 sf to 38,000 sf

AVISON
YOUNG

Carterra

WYECROFT PARK

DISCOVER THE PINNACLE OF NEW CONSTRUCTION

Avison Young, in partnership with Cartera, is pleased to introduce **Wycroft 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 38,000 sf available. **Ready for Tenant Fixturing!**

3540 WYECROFT ROAD

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

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. (2026) \$3.85 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



LEED SILVER CERTIFIED

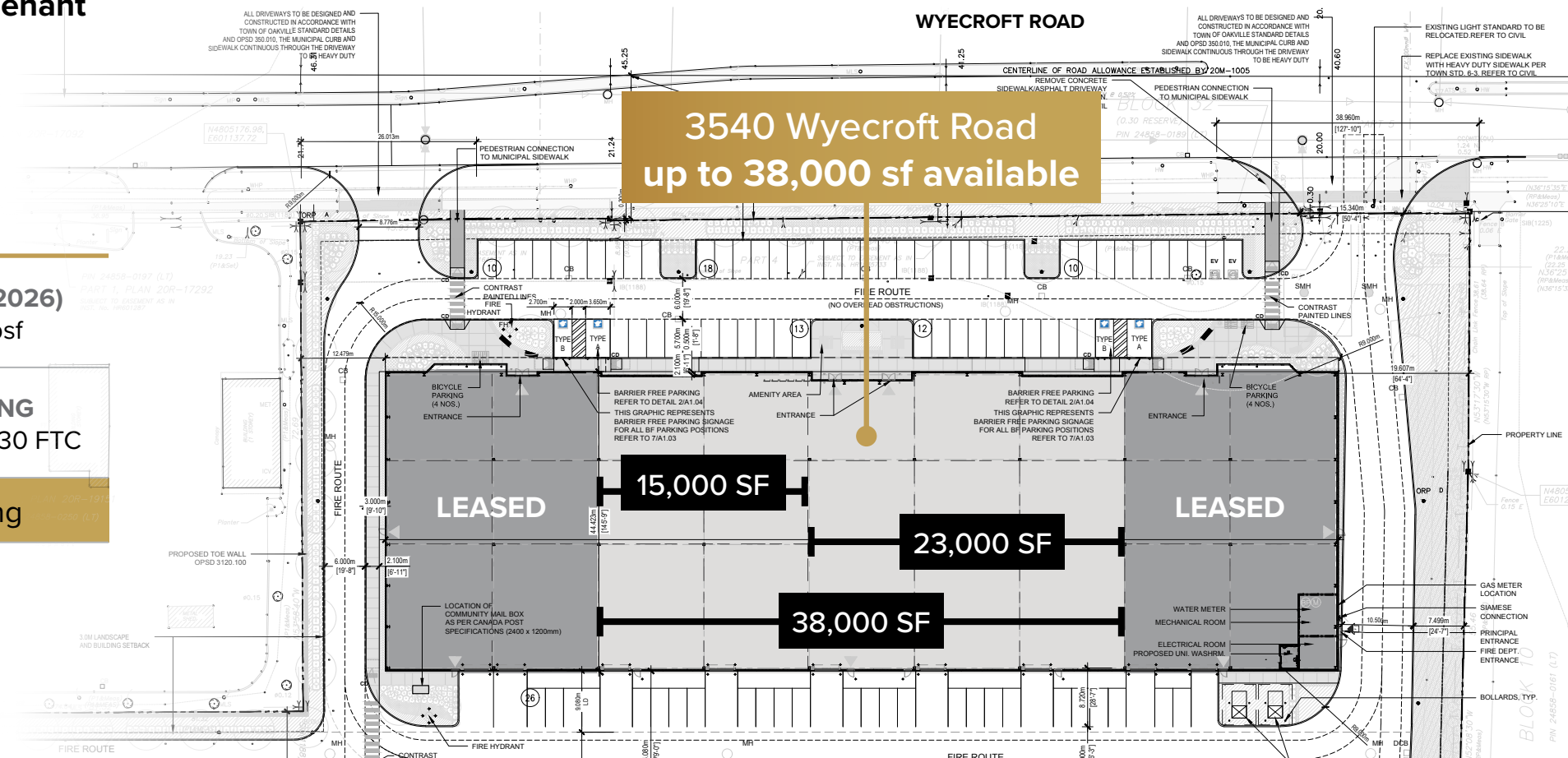


6,155

Cars per day on Wycroft Rd.

10,481

Cars per day on Burload Dr.





WYECROFT PARK

QEW



Future Costco Wholesale
Oakville's first Costco location confirmed for Wyecroft Road & Bronte Road
Opening planned: Fall 2027

3540 Wyecroft Road

ZONING

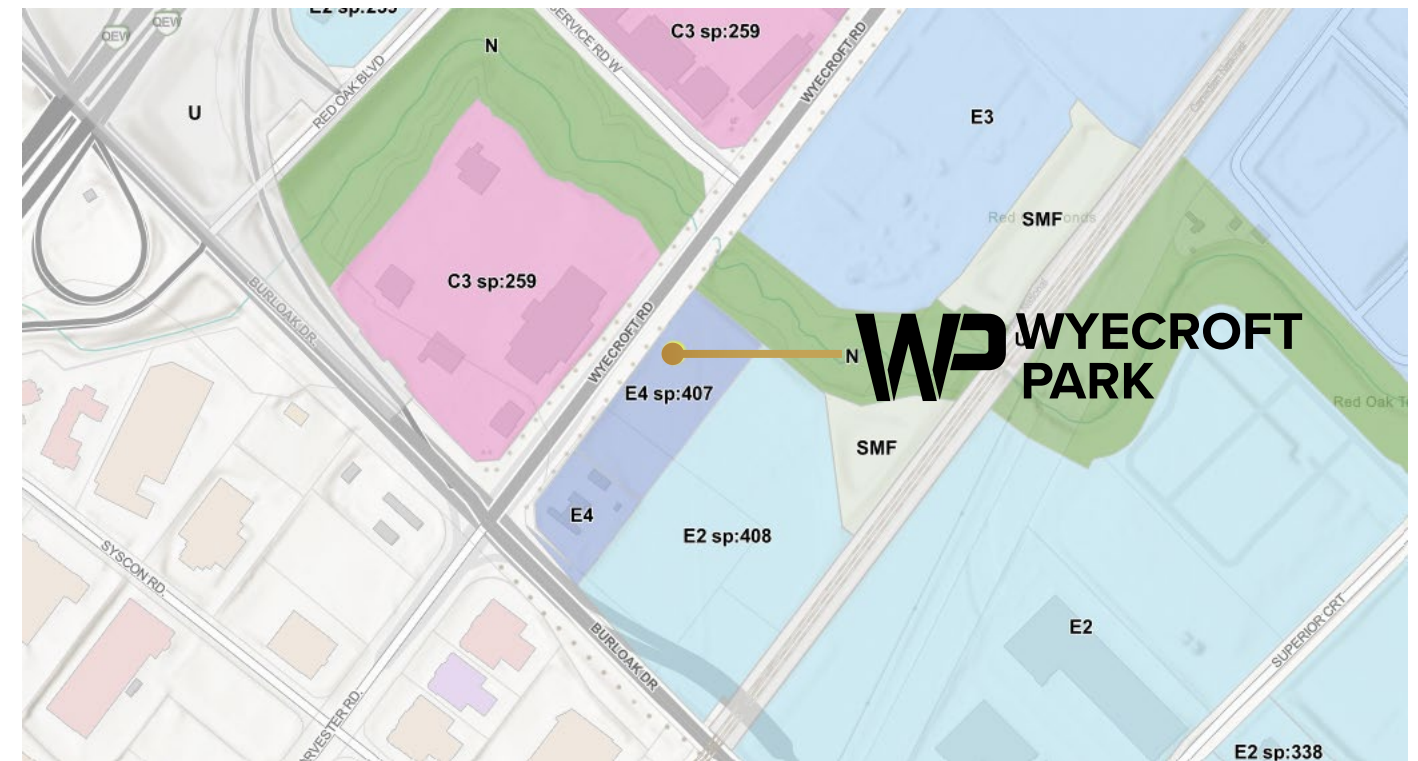
EMPLOYMENT ZONE E2 & E4

Permitted Uses

- Adult entertainment establishment
- Art gallery
- Business office
- Commercial school
- Commercial self-storage
- Community centre
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning depot
- Dry cleaning/laundry establishment
- Emergency service facility
- Financial institution
- Food bank
- Food production
- Funeral home

- Hotel
- Manufacturing
- Medical office
- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle rental facility
- Motor vehicle repair facility
- Motor vehicle service station
- Motor vehicle washing facility
- Outside display and sales area
- Outside storage
- Park, public
- Parking area, heavy vehicle
- Pet care establishment
- Place of entertainment
- Place of worship
- Public hall

- Public works yard
- Rental establishment
- Repair shop
- Restaurant
- Retail propane and transfer facility
- Retail store
- Retail store, accessory and showroom
- School, private
- Service commercial establishment
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehousing
- Wholesaling



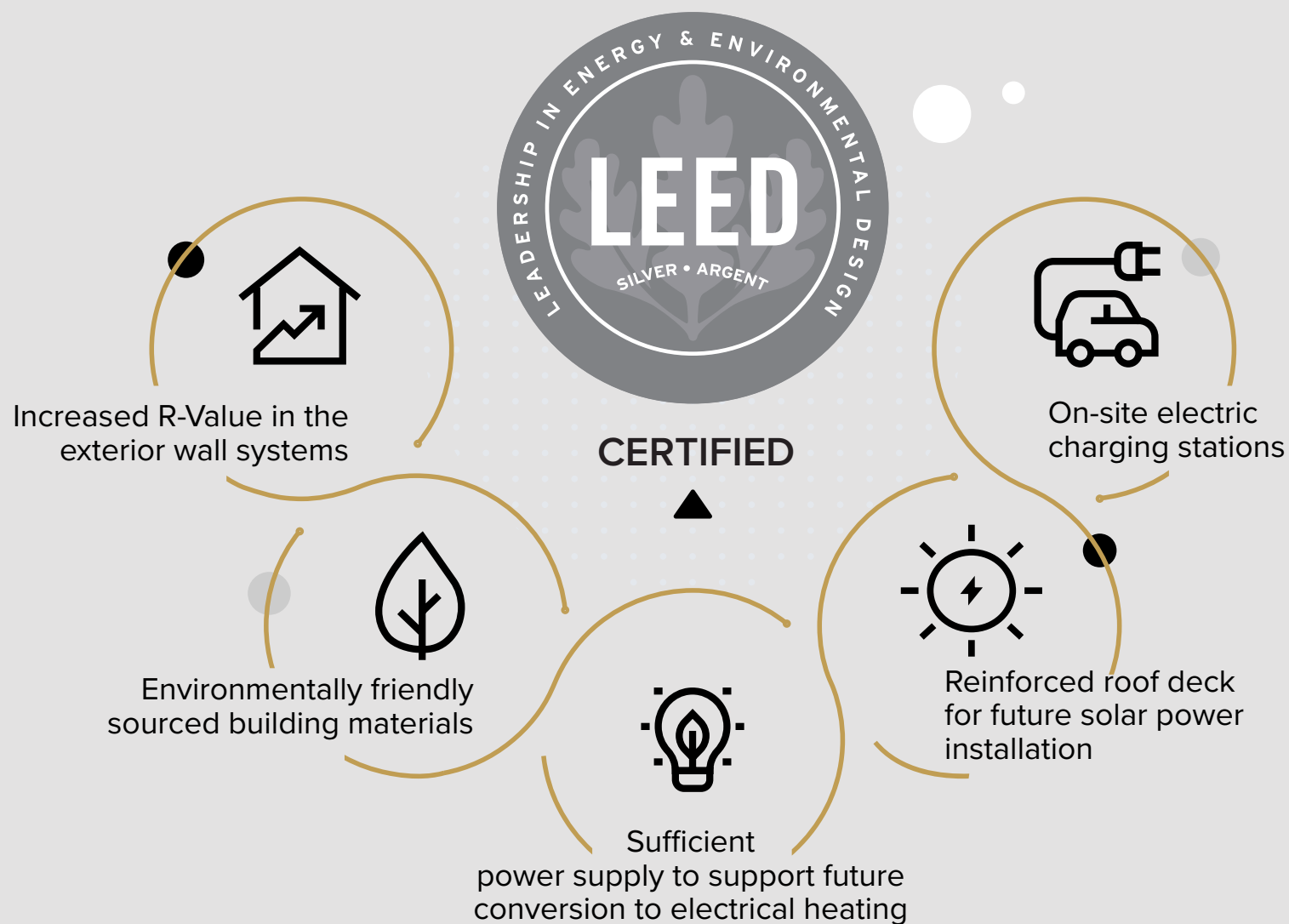
BEST PRACTICES IN SUSTAINABILITY & FUTURE-PROOFING



Sustainable Construction

Wycroft 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. **Wycroft 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.



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 | |

ACCOMMODATIONS:

- Courtyard by Marriott
- Hilton Garden Inn
- Homewood Suites
- Sandman

GAS STATIONS:

- Esso
- Petro Canada

Coming Soon: Costco (2027)

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

- | | |
|-----------|------------|
| Popeyes | LCBO |
| Starbucks | Metro |
| Movati | TD |
| | McDonald's |

4 RONA

- Chuck's Roadhouse Bar & Grill
- Tim Hortons
- A&W


7 RBC


- | | |
|-------------|-----------------|
| Scotiabank | Circle K |
| Tim Hortons | Goodwill |
| Subway | Marilu's Market |
| | 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


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.




237,995
Total Population



Robust Workforce
34%
of the labour force involved in Processing, Manufacturing, Utilities, Sales & Service, Trades, Transport, Equipment Operations

Sheridan Institute of Technology and Advanced Learning - an award-winning institution with its main campus in Oakville, serves 50,000 students and is Canada's top animation school. It offers programs in business, engineering, arts, social sciences, and technical fields.


Major Corporations - Professional and financial services are Oakville's largest employment sector, with over 27,000 workers. The town hosts Canadian headquarters for Ford and Siemens, along with major operations like PwC and GE Water & Process Technologies.




50%
Education, Post Secondary



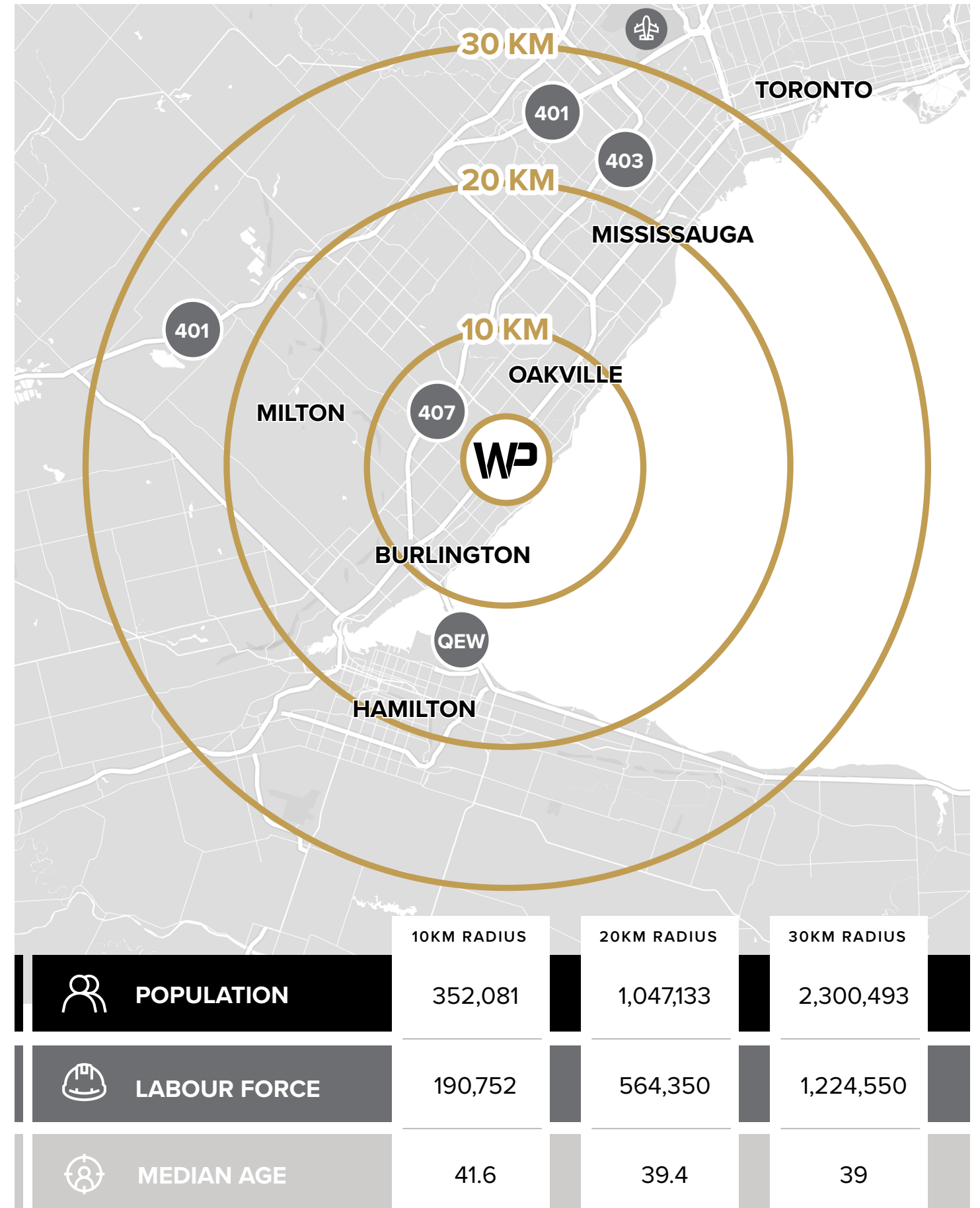
\$222,152
Average Household Income



91%
Employment Rate



41.2
Average Age



**AVISON
YOUNG**

Cartera

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

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