

#### For Sale: Industrial

### 1446 Wallace Road 3,954 SF of Industrial Space Available in Oakville



lennard.com

# 1446 Wallace Road





Available Space Total: 3,954 SF



Zoning E.1



Clear Height 19'



Shipping 2 DI



Price \$2,500,000 Taxes \$8,144 (2024 Est.) Highlights

- Freestanding Industrial Building •
- Great Street Signange & Exposure •
- 2 Large Drive In Doors, and Mezzanine area ٠
- Large yard and floor drains in the warehouse area •
- Clean environmental report (2022) available. •

Drive times



12 Minutes



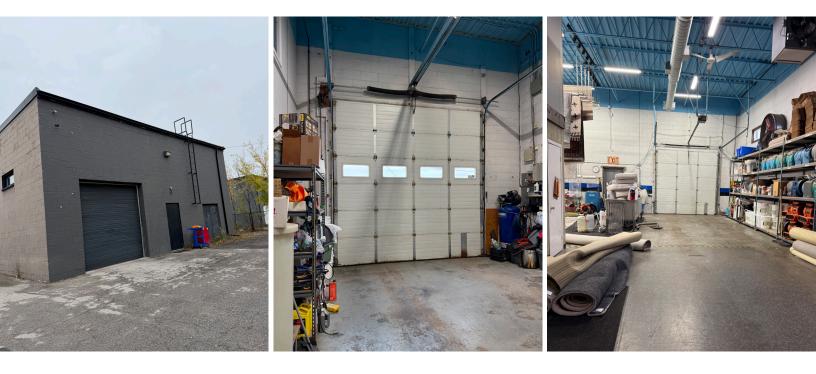
Oakville Place





QEW & Hwy 403

11 minutes



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\*Broker \*\*Sales Representative

## 1446 Wallace Road

### Zoning: Permitted Uses

	E1
Adult entertainment establishment	
Art gallery (2016-023)	<b>√</b> (5)
Business office	✓
Bulk storage facility	
Commercial school (PL140317)	✓
Commercial self-storage	
Community centre	
Conservation use	✓
Contractors establishment	✓
Day care (PL140317)	✓ (5)(17)
Drive-through facility	<b>√</b> (5)(8)
Dry cleaning depot (PL140317)	<b>√</b> (5)
Dry cleaning/laundry establishment (PL140317)	
Emergency service facility	✓
Financial institution	<b>√</b> (5)
Food bank	✓
Food production	✓ (2)
Funeral home	
Hotel	✓
Manufacturing	✓ (2)
Medical office	✓
Motor vehicle body shop	
Motor vehicle dealership	
Motor vehicle rental facility	
Motor vehicle repair facility	
Motor vehicle service station	
Motor vehicle storage compound	
Motor vehicle washing facility	

	E1
Outside display and sales area	
Outside processing	
Outside storage (2021-068)	
Park, public	✓
Parking area, heavy vehicle (2021-068)	
Pet care establishment	
Place of entertainment	
Place of worship (PL140317)	✓ (5)(12)
Public hall	✓
Public works yard	
Rental establishment	
Repair shop (2017-025)	✓ (2)
Restaurant	<b>√</b> (5)
Retail propane and transfer facility	
Retail store	✓ (5)
Retail store, accessory and showroom	✓ (3)
School, private (PL140317)	✓
Service commercial establishment	<b>√</b> (5)
Sports facility	<b>√</b> (9)
Stormwater management facility	√
Taxi dispatch	✓
Training facility	√
Transportation terminal	
Veterinary clinic (PL140317)	
Warehousing	<b>√</b> (2)
Waste processing station	
Waste transfer station	
Wholesaling	

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