



For Sale: Industrial

1446 Wallace Road

3,954 SF of Industrial Space Available in Oakville

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

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 Signage & Exposure
- 2 Large Drive In Doors, and Mezzanine area
- Large yard and floor drains in the warehouse area
- Clean environmental report (2022) available.

Drive times



Hwy 403
4 minutes



Oakville Place
9 minutes



Sheridan College
(Trafalgar)
12 Minutes



QEW & Hwy 403
11 minutes



Lennard: Trevor Ellis*, Senior Vice President 905.247.9229 • tellis@lennard.com Andrew Meanchoff, Sales Representative 905.917.2030 • ameanchoff@lennard.com [lennard.com](https://www.lennard.com)

*Broker **Sales Representative

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Zoning: Permitted Uses

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

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

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