

FOR LEASE

# 999 BOUNDARY ROAD, OSHAWA

312,762 SQ. FT. | FREESTANDING INDUSTRIAL FACILITY



LISTING TEAM

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PRESENTED BY



# PROPERTY OVERVIEW

LOCATION	South of Highway 401 & East of Thickson Road South
ZONING	Industrial   GI
SITE SIZE	20.10 Acres
BUILDING SIZE	312,762 Sq. Ft. with Option to Demise
OFFICE SIZE	8,276 Sq. Ft.   2.6%
MEZZANINE OFFICE	3,801 Sq. Ft.   1.2%
CLEAR HEIGHT	22.0' – 25.3'
SHIPPING	47 Truck Level Doors   1 Grade Level Door
PARKING STALLS	300 Car Stalls
POWER	2,000 Amps   347/600 Volts 3 Phase, 4 Wire Service
BAY SIZE	50.0' (w) x 50.0' (d)
ASKING RENT	\$12.95 Per Sq. Ft.
T.M.I.	\$2.59 Per Sq. Ft. Plus 3.0% Management Fee of Base Rent
AVAILABILITY	March 1, 2025



# HIGHLIGHTS



5 Minutes to full Highway 401 interchange



5 Minutes to Oshawa GO Station



Divisible down to 150,000 Sq. Ft.

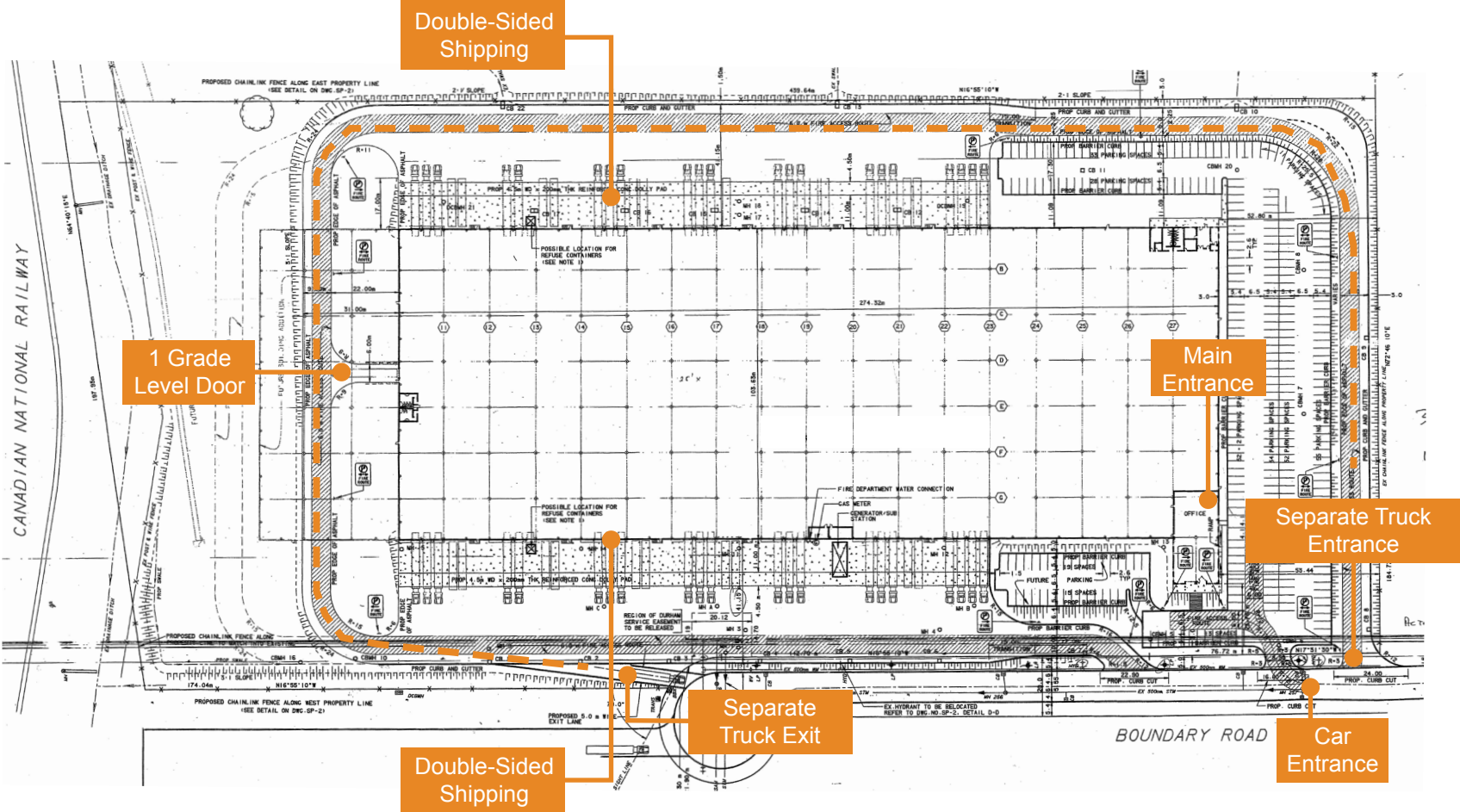


Dual load shipping capabilities  
47 TL Doors

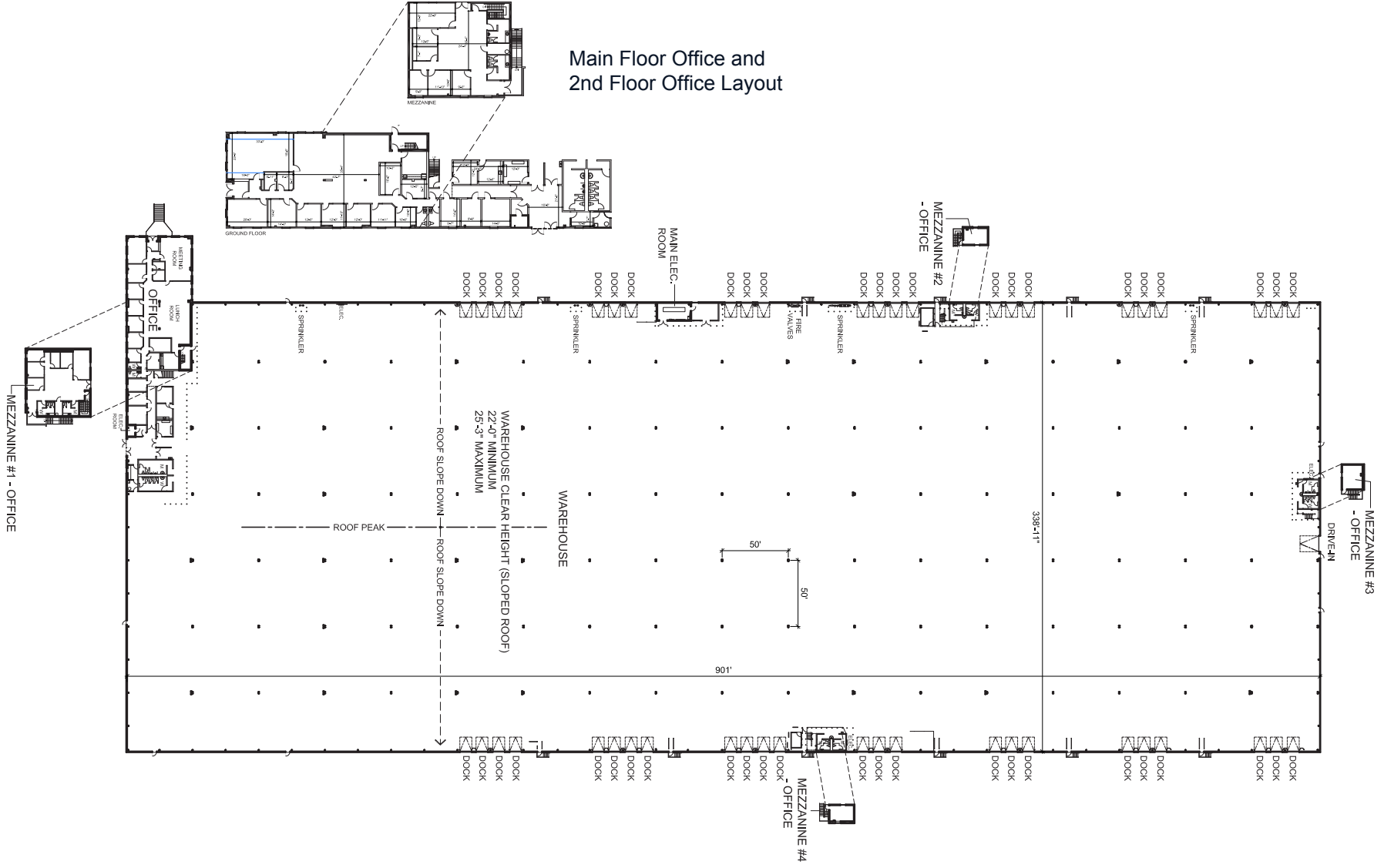


Separate passenger and trailer access

# SITE PLAN



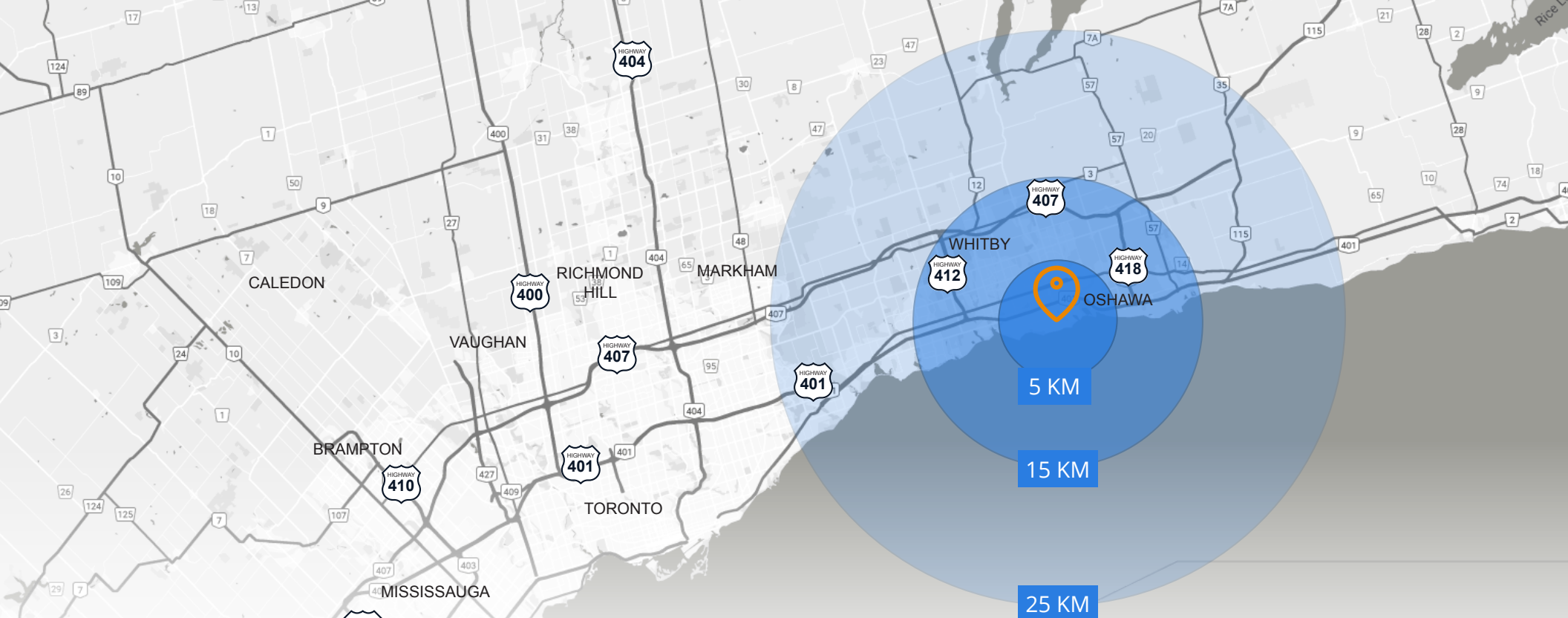
# FLOOR PLAN



# NEIGHBOURS & AMENITIES



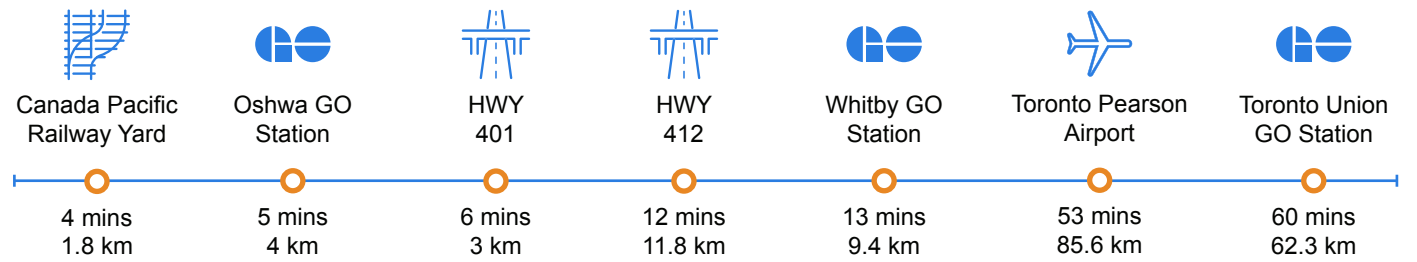
Bus Transit Stop  
 BUS 403 Bus Route 403



# LOCATION OVERVIEW

Whitby, Ontario, presents a promising commercial real estate location, offering a strategic position just east of Toronto with easy access to major transportation routes and a growing population base. The town's strategic location along Highway 401 ensures excellent connectivity to Toronto, as well as other major cities in the region. With a growing population and a strong local economy, businesses in Whitby enjoy a steady customer base and a supportive community.

# DRIVE TIMES





Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.



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