

FOR LEASE

999 BOUNDARY ROAD, WHITBY

312,726 SQ. FT. | FREESTANDING INDUSTRIAL FACILITY



LISTING TEAM

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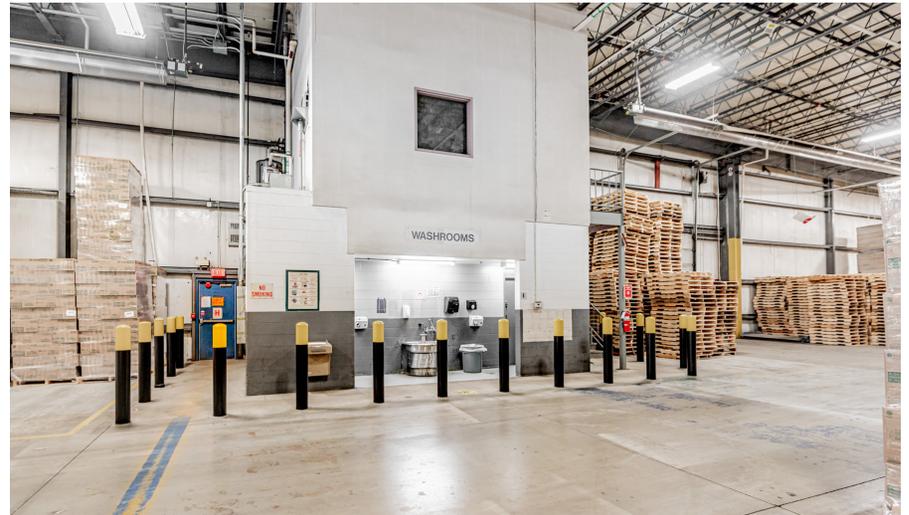
PRESENTED BY



PROPERTY OVERVIEW

LOCATION	South of Highway 401 & East of Thicksen 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 SIZE	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
BAY SIZE	50.0' (w) x 50.0' (d)
ASKING RENT	\$12.95 Per Sq. Ft.
T.M.I.	\$3.09 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.



Double-sided
shipping
47 TL Doors



Separate
passenger
and trailer
access

NEIGHBOURS & AMENITIES



OSHAWA CENTRE

BUS 403

RONA
FIVE GUYS
BURGERS and FRIES
Walmart

SUBWAY **HOMESENSE**
Irresistible finds. Exceptional prices.
Denny's **BEST BUY** **Michaels**
CHUCK'S ROADHOUSE **WILD WING** **THE HOME DEPOT**

PARAMOUNT PALLET
LEAR CORPORATION

HIGHWAY 401

HIGHWAY 401

HIGHWAY 401

gm

TRANE
Aosom.ca
Sold And Shipped From Canada

Atlantic
Beyond the box™

GERDAU

amazon

FedEx
Express
FOAM CONCEPT

BUS 403

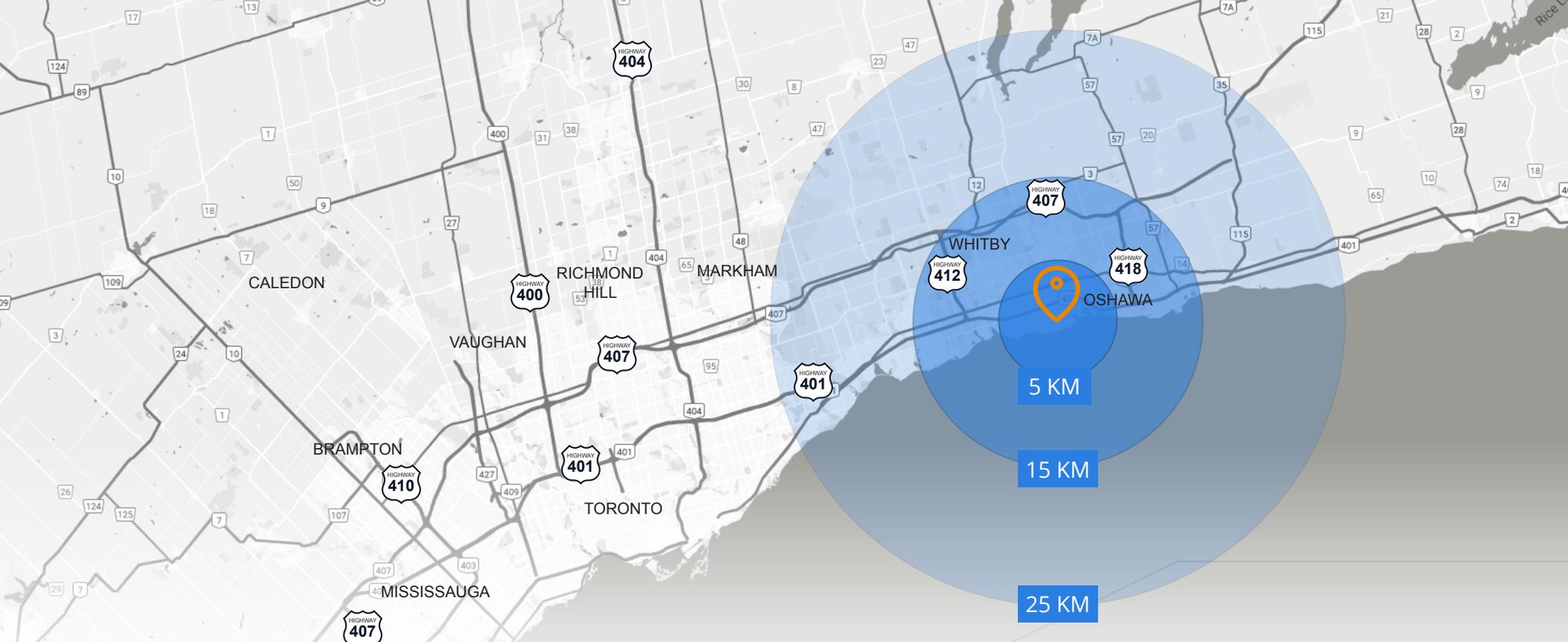
LCBO **EHC**
CANADA CARTAGE
canpar Express **Bell**



Bus Transit Stop



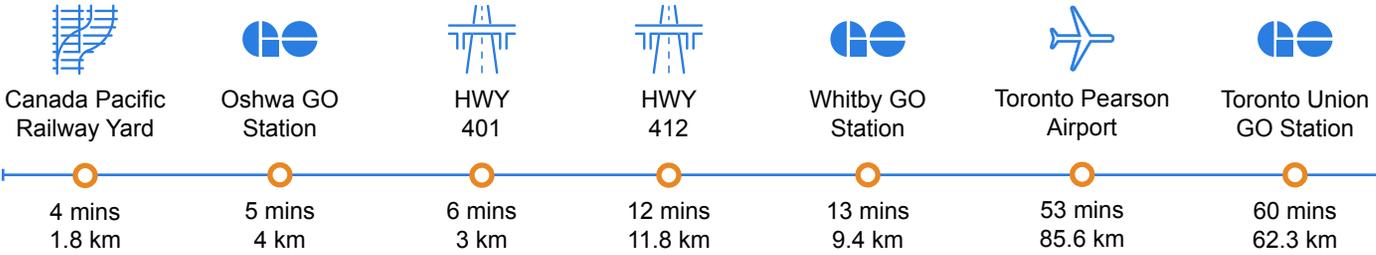
BUS 403



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 40+ 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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*Sales Representative **Broker