

FOR SALE OR FOR LEASE

999 BOUNDARY ROAD

OSHAWA, ONTARIO

312,762 SQ. FT. FREESTANDING INDUSTRIAL FACILITY

**6 Months
NETFREE
RENT**

*Please refer to Tenant Incentive Terms
and Conditions."

**TENANT
INCENTIVE**



LISTING TEAM

CHRIS DENDA** | Executive Vice President
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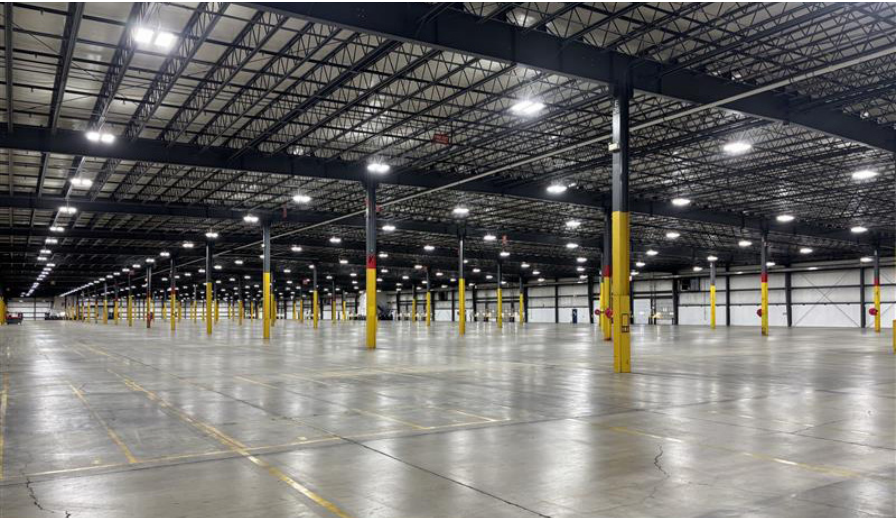
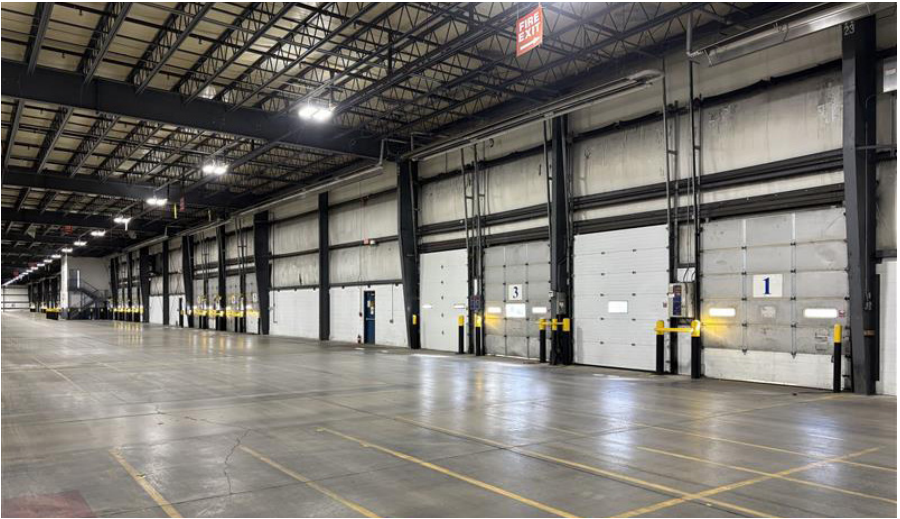
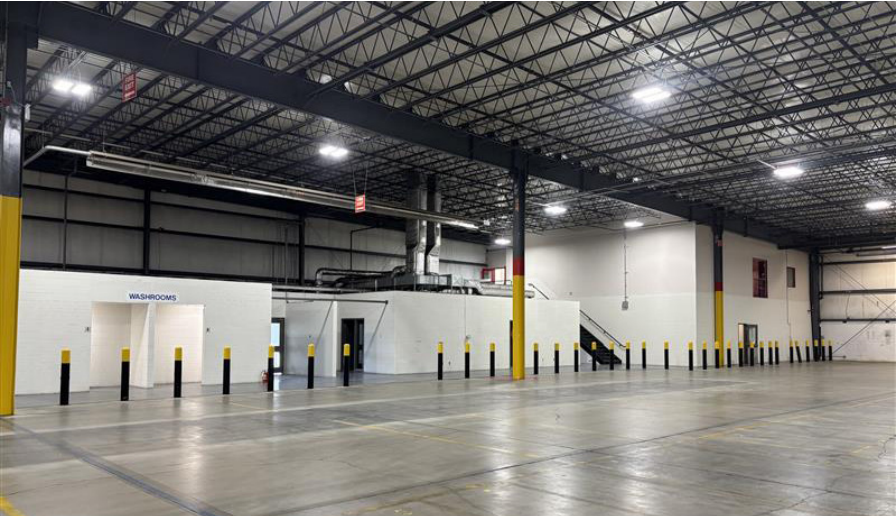
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PRESENTED BY



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 PRICE	Please Contact Listing Agent
ASKING RENT	\$12.95 Per Sq. Ft.
T.M.I. (2025)	\$2.58 Per Sq. Ft. + Management Fees
AVAILABLE	Immediately



HIGHLIGHTS



5 Minutes To Full HWY 401 Interchange



5 Minutes To Oshawa Go Station



Divisible Down To 150,000 Sq. Ft.

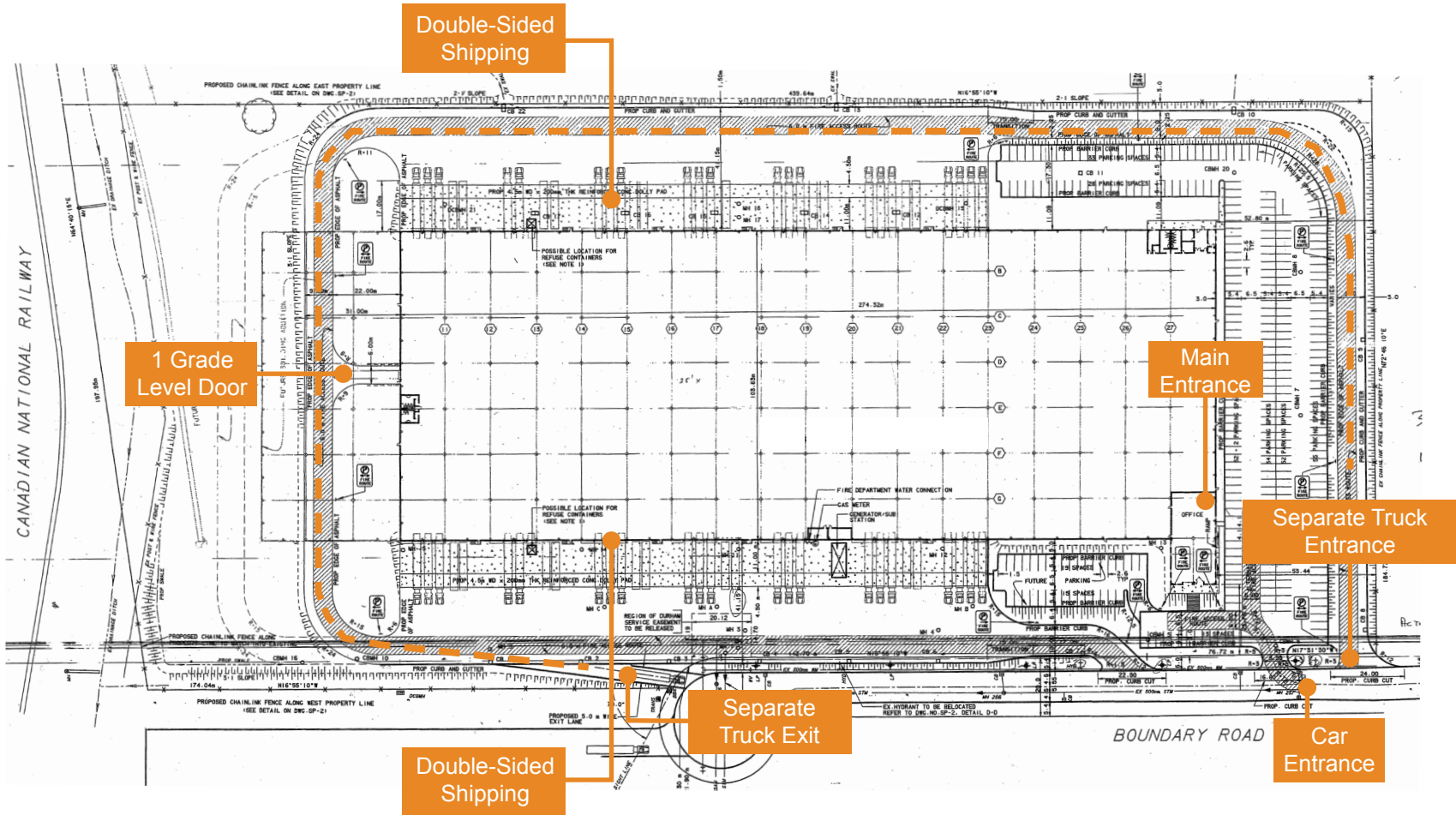


Dual Load Shipping Capabilities 47 Truck Level Doors



Separate Passenger & Trailer Access

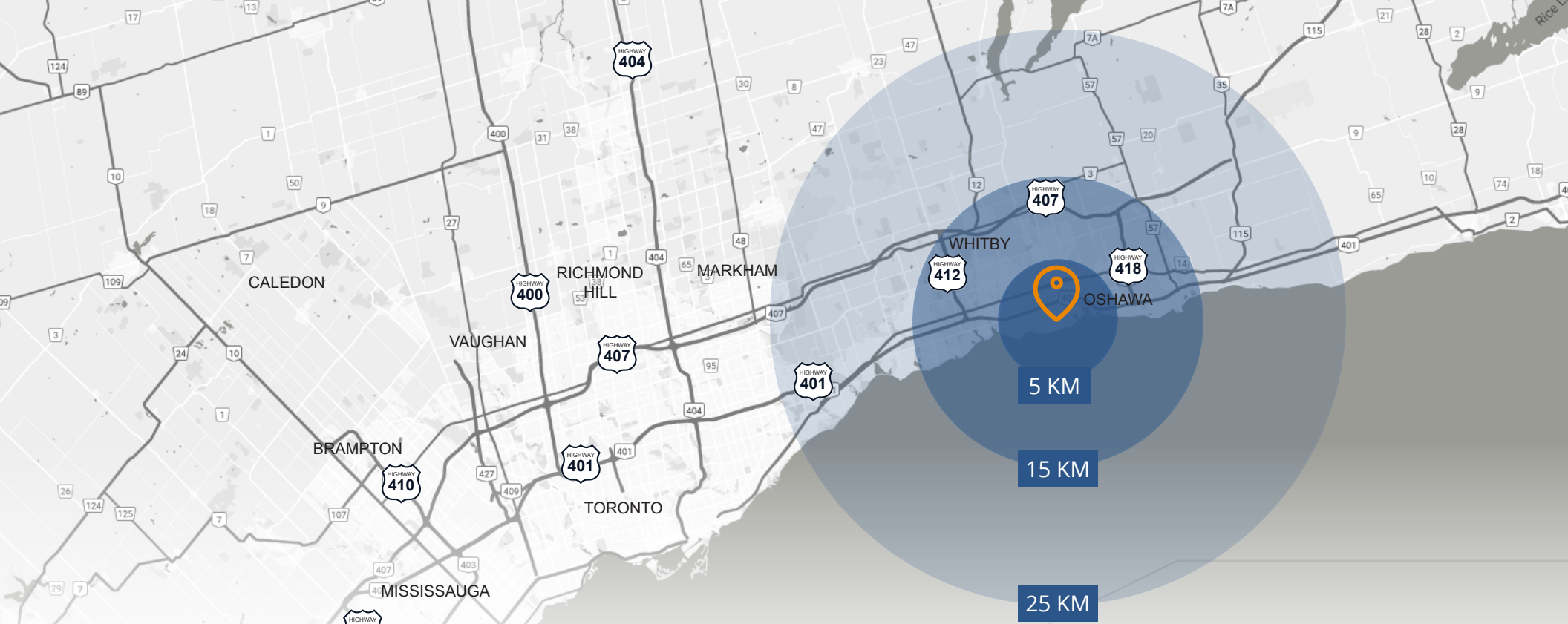
SITE PLAN



FLOOR PLAN



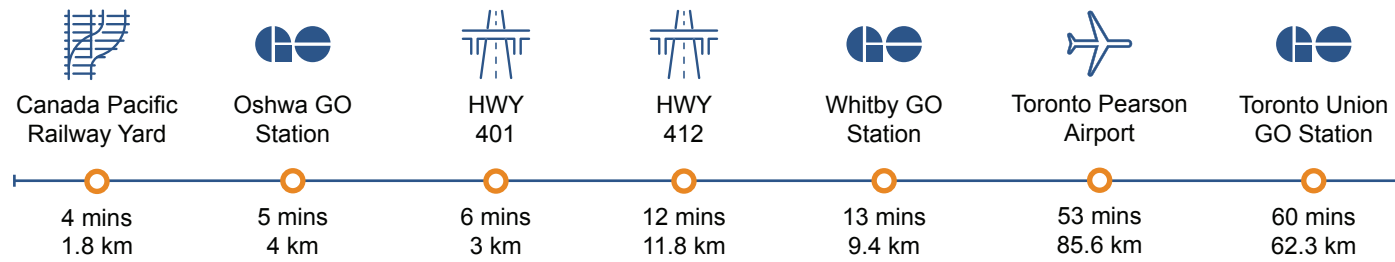
NEIGHBOURS & AMENITIES



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.



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 108,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

For more information, please contact:

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*Sales Representative **Broker

Tenant Incentive*

6 Months Net Free Rent for Eligible Tenants.

Unlock 6 months of net free rent within the lease term, when you commit to a full-building occupancy for a minimum of 5 years. This exceptional offer is subject to Tenant covenant and is available for lease agreements executed and completed by September 20, 2025.