



Durham Region Signature Sites















About Durham Region

- Durham Region is located on the eastern side of the Greater Toronto and Hamilton Area and offers prime access to large consumer markets in the United States and Canada.
- Durham's booming growth offers exciting and immense development potential. Market-ready land is available now with more desirable parcels coming to market soon.
- Durham Region is competitive and provides access to a low operating cost environment for industrial, commercial and office real estate within the Greater Toronto Area (GTA).



Transportation Infrastructure

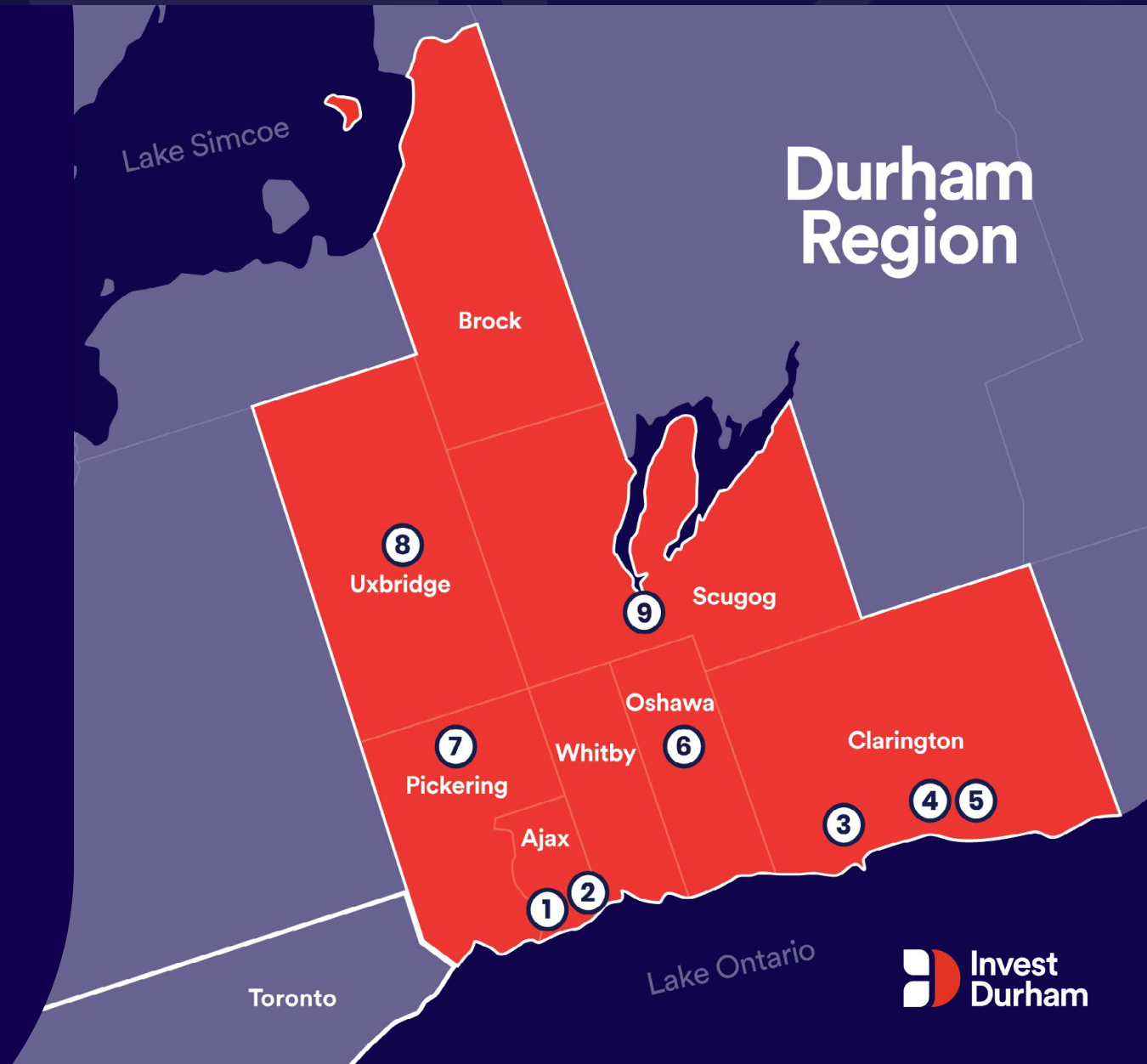
-  CN Rail
-  CP Rail
-  Future GO Train Station
-  GO Train Station
-  Highway
-  International Sea Port
-  Controlled Access Highway
-  Oshawa Airport
-  Pickering Airport Lands
-  Trans-Canada Highway



Signature Sites Overview

Available Properties

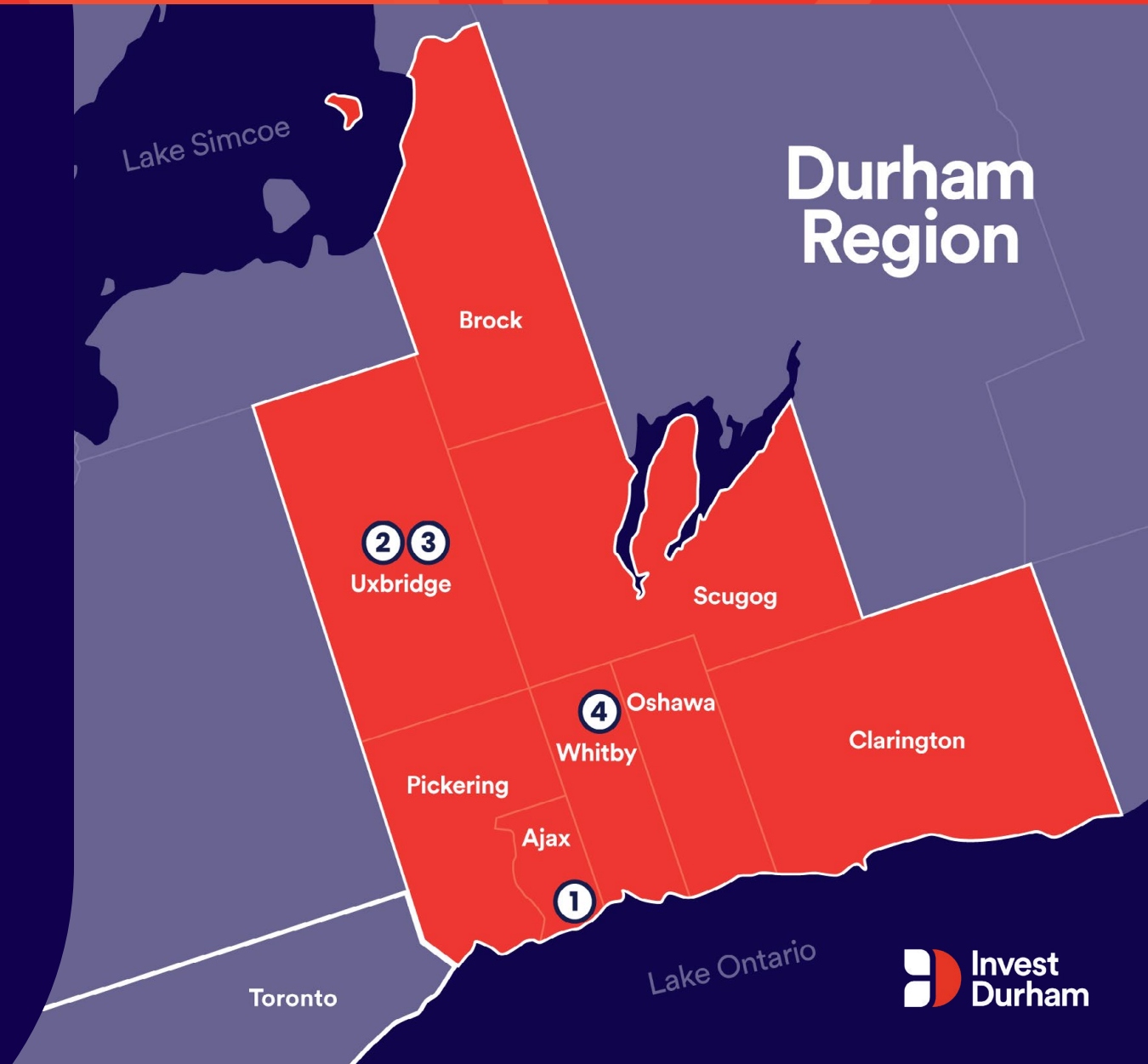
- 1. Pat Bayly Square**
6 buildings, 1.5 million square feet, retail and office
- 2. Central Ajax**
22.95 acres, heavy industrial
- 3. Clarington (Courtice)**
3.9 acres, general industrial
- 4. Clarington (Bowmanville)**
6 acres, light industrial
- 5. Clarington (Bowmanville)**
3.5 acres, general industrial
- 6. Northwood Business Park**
500 acres, multiple properties
- 7. Seaton Employment Lands**
800+ acres, multiple properties
- 8. Parratt Rd. Industrial Area**
3.3 and 6.6 acre vacant lots, rural industrial
- 9. Port Perry Employment Area**
(3.18 acres)



Signature Sites Overview

Coming Soon

- 1. GTA East Industrial Park**
190,000 square feet - 715,000 square feet, light industrial
- 2. Outlying Downtown Uxbridge**
9,500 square feet - 55,000 square feet, retail and office
- 3. Uxville Industrial Park**
(2,268 square feet - 6,710 square feet, industrial)
- 4. North Whitby's Significant Employment Area**
37 - 100 acres, industrial and business



Pat Bayly Square

65 Bayly St. W & 420 Harwood Ave. Ajax

Available

Summary

- Pat Bayly Square is set to become one of the prime communities and tourist attractions in Durham Region—like Nathan Phillips Square and Yonge-Dundas Square in Toronto.
- A first of its kind in the region, the public square is the largest urban, mixed-use development to be built in the Region of Durham.
- The Square features a prominent skating rink/reflective pool and provides amenities for daily users, community functions and cultural activities year-round.

Details:

- Six buildings planned, ranging from nine to 25 storeys—totalling 1.5 million square feet of mixed-use space, including 1,743 residential units.
- Multiple configurations of office space, divisible to small unit sizes, are available.
- Ample underground tenant and visitor parking available.

Permitted Use:

- Permits a full range of uses, including retail, office and residential.

Connectivity:

- Conveniently located five minutes off Highway 401, 10 minutes from the Ajax GO Station, and 35 minutes from Highway 404.



Size:
Six buildings,
1.5 million
square feet



**Rate (per
square foot):**
Retail: \$30 Net
Office: \$15 Net



Zoning:
Retail, office
and residential

Central Ajax

285-289 Hunt Street & 232-234 Mackenzie Ave.

Available

Summary

- 22.95 acres of industrial zoned land, available for sale, offering a broad set of permitted uses, including outside storage.
- The property offers both end-users and developers the opportunity to purchase a large acreage in the centre of Ajax with many possible property enhancements.

Details

- Inactive CN rail line available on-site at southwest corner.
- Outside storage is permitted for up to 50% of the site area.
- Site is currently flat and compacted with gravel.
- Tenanted 19,952 square feet building with a clear height of 16 feet on-site.

Permitted Use

- Multiple uses permitted, including contactors yard, fuel storage yard, waste transfer station, motor vehicle sales and repair, transportation depot and warehouse/distribution centre.

Connectivity

- Immediate access to Highway 401, three minutes to Ajax GO Station, and 30 minutes to Pearson Airport.



Size:
22.95 acres



Rate:
Please
contact



Zoning:
Heavy
industrial

Clarington

19 Courtice Court, Courtice

Available

Summary

- Purpose built and well-maintained industrial property on a 3.9-acre land parcel, available for lease.
- Well suited for trucking and construction industry.

Details

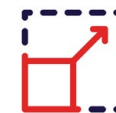
- New municipal water and sewers, and roof recently installed.
- 24,006 square feet of built-up floor space with large, paved parking.
- Two floors of well-appointed offices.
- Partially air conditioned.

Permitted Use

- Variety of non-residential use, including prefabricated wood manufacturing and fabrication plant, contractor's yard, motor vehicle body shop, farm equipment sales and servicing, and more.

Connectivity

- Exposure to Highway 401 and 418 and well connected via public transit.



Size:
24,006
square feet,
3.9-acre lot



Rate:
Please
contact



Zoning:
General
industrial

Clarington

314 Bennett Road, Bowmanville

SOLD

Summary

- Well developed industrial property in the vastly growing community of Clarington.
- Suited for high-end medical, pharmaceutical or cannabis-related use; includes high-quality laboratory space on-site.
- Site offers developable land for potential future expansion.

Details

- 68,000 square feet of industrial building on a 6.7-acre land parcel.
- Fully serviced with water, sewer, and electricity.
- 6% office space, 18 foot clear height, with one truck level door for shipping.

Permitted Use

- Light industrial (M1) zoning permits variety of uses, including banks, professional offices, an assembly/manufacturing/fabrication or processing plant, warehouse, motor vehicle repair garage, factory outlet and more.

Connectivity

- Exposure to Highway 401 and close proximity to Highways 31/115, 418, and 407.
- 7-minute drive to downtown Bowmanville.
- GO Transit network planned to extend to Bowmanville.



Size:
68,000
square feet,
7.6-acre lot



Rate:
Please
contact



Zoning:
Light
industrial

Clarington

505 Lake Road, Bowmanville

Available

Summary

- 3.5 acres of vacant land parcel for sale.
- Corner lot with high exposure and located in the emerging Bowmanville industrial area.
- The parcel of land is minutes off the 401 located directly between two highway interchanges.

Details

- Fully serviced with water, sewer, and electricity.

Permitted Use

- Light industrial (M1) zoning permits a variety of uses, including banks, professional offices, an assembly/manufacturing/fabrication or processing plant, warehouse, motor vehicle repair garage, factory outlet, and more.

Connectivity

- Easy access to Highway 401 and proximity to Highways 31/115, 418, and 407.
- 10-minute drive to downtown Bowmanville.
- GO Transit network planned to extend to Bowmanville.



Size:
3.5 acres



Rate:
\$1.9 million



Zoning:
Light
industrial (M1)

Northwood Business Park

Oshawa

1 of 2

Available

Summary

- The newest prime employment development opportunity in the eastern GTA with approximately 500 developable acres included within the park boundary.
- Pre-zoned employment lands, bounded by Taunton Road West to the south, the Oshawa-Whitby boundary to the west, Highway 407 East to the north and the Oshawa Creek to the east.

Details

Northwood Business Park consists of multiple privately held properties. Properties currently available include:

- 1755 Thornton Road North: **10.58 acres for sale.**
- 1707 Stevenson Road: **6.5 acres for sale.**
- 1520 Stevenson Road: **9.8 acres for sale.**
- 1395 Thornton Road North: **7 acres for sale.**
- 1591 Stevenson Road: **5.9 acres for sale.**
- Conlin and Thornton Road North: **89 acres for sale.**
- 1693 Thornton Road North: **Building for lease.**
- 1827 Thornton Road North: **Design build up to 80,000 square feet for lease.**



Northwood Business Park

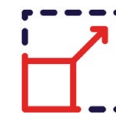
Oshawa

2 of 2

Available

Connectivity

- Minutes to Highways 401, 407 East, 412 and 418.
- Served by Durham Region Transit.
- Close to Oshawa Executive Airport with Canada Border Service Agency on-site. Canada Customs is available seven days a week by appointment.
- Located in close proximity to leading post-secondary institutions and research facilities—Ontario Tech University, Durham College, and the ACE Climatic Wind Tunnel.



Size:
500 acres



Rate:
Please
contact



Zoning:
Various

Seaton Employment Lands

Pickering

Available

Summary

- The Seaton community is one of the fastest growing areas in the City of Pickering with plans for significant residential and business development. The innovation corridor is in the heart of Seaton.
- The shovel ready lands are zoned for prestige employment. The lands are owned by Infrastructure Ontario and are available for sale through CBRE. The City and Province are working together to find end-users to join the community and bring jobs to the area.

Details

- Seaton will be a mixed-use, sustainable community. It is expected to be home to approximately 70,000 residents and 35,000 jobs by 2031.
- Building the foundation for this community began in 2015 with the construction of infrastructure for water, sewers, roads, power, gas and telecommunications.
- Durham Region is working to expand roadways and develop new transportation routes to accommodate residents and employees with easier access to the community.
- Kubota Canada recently built their Canadian headquarters in Seaton with over half-a-million square feet of office and industrial space.



Connectivity

- Located near Highway 407 with easy access to Highway 401.
- Located in the vicinity of the potential future Pickering Airport site.



Size:
800+ acres



Rate:
Please
contact



Zoning:
Various

Parratt Road Industrial Area

Parratt Road, Uxbridge

Available

Summary

- Vacant parcel of industrial land available for sale. Located in the Parratt Road Industrial Area within the Township of Uxbridge. The parcel is located beside other successful industrial operations.

Details

- 3.3 or 6.6 acres of industrial vacant land available for sale with severance available.
- Property is flat and levelled.
- Parking is available on the vacant land.
- Outside storage permitted.

Permitted Use

- Non-residential use permitted, including light equipment sales and rental, light industrial manufacturing/ processing/ assembling/fabrication, motor vehicle repair, warehousing, a wholesale establishment, and more.

Connectivity

- Proximity to major transit routes via Durham Road 47.
- Close access to Highways 12 and 48, running north-south.



Size:
3.3 or 6.6
acres



Rate:
Please
contact



Zoning:
Rural
industrial (M1)

Port Perry Employment Area

1205 Scugog Line 6, Port Perry

SOLD

Summary

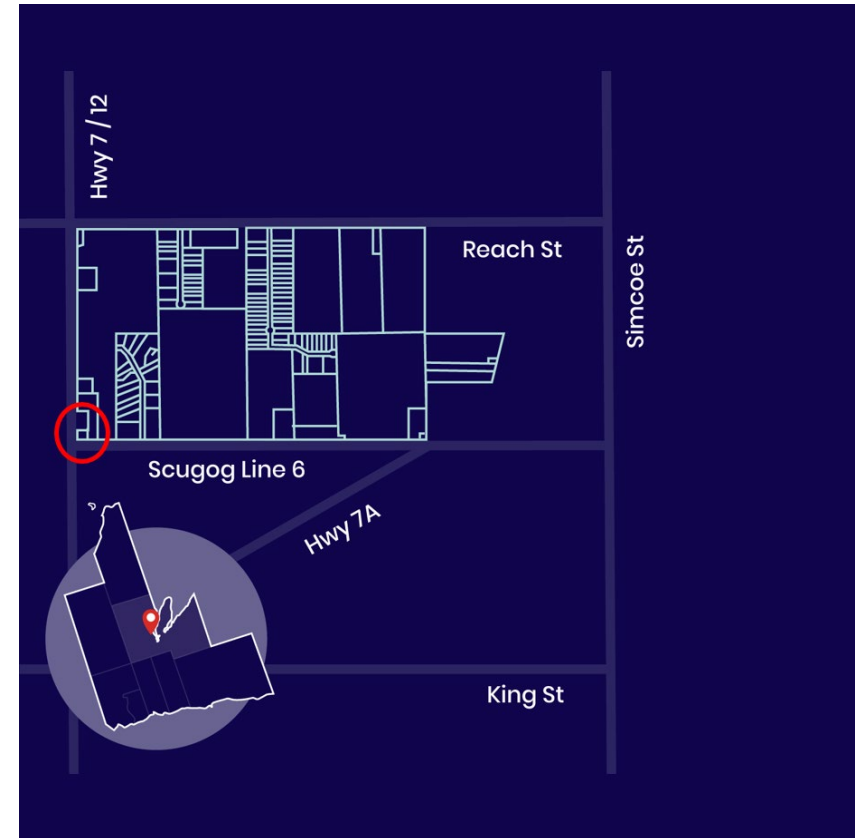
- 9,500 square foot building on a 3-acre lot available for sale in the Port Perry Employment Area.

Details

- Great exposure—located on the corner of Scugog Line 6 and Highway 7/12.
- Gravel parking lot.

Amenities

- Municipal water along Scugog Line 6.



Size:
3.14 acres



Rate:
Please contact



Zoning:
Various

GTA East Industrial Park

Salem Road & Kerrison Drive, Ajax

Coming Soon

Summary

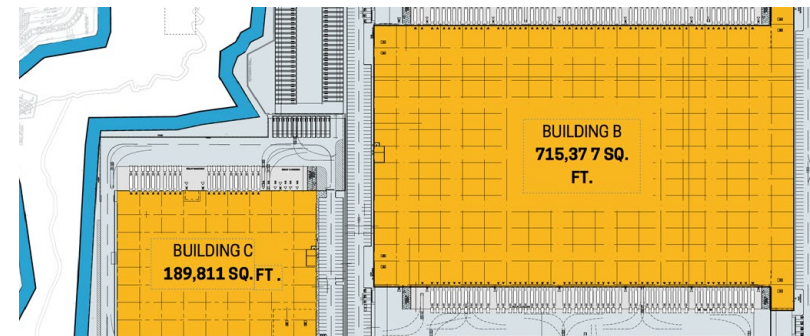
- GTA East Industrial Park offers high visibility within a prestigious business park in the Town of Ajax, with 2022 occupancy available.

Details

- 2 buildings with a combined industrial space of over 900,000 square feet, both with a clear height of 40 feet and 60 feet marshalling bays and office spaces to suit.
- Over 500 parking and 193 trailer parking spaces.
- Over 135 TL doors and 5 Drive-In doors.

Connectivity

- Multiple Durham Region transit bus routes service this location.
- Excellent access to 400-series highways and less than an hour away from Downtown Toronto, Pearson Airport, CP Intermodal, and CN Intermodal.



Size:
Combined
904,811
square feet



Rate:
Please
contact



Zoning:
Light
industrial

Outlying Downtown Uxbridge

2 Victoria Drive, Uxbridge

Coming Soon

Summary

- Mixed-use building on the west end of downtown Uxbridge. Ground floor will accommodate retail while the upper levels will accommodate a range of office, medical and professional services businesses. The building is modern with great exposure to natural light.

Details

- 5-storey modern looking building on the west end of downtown Uxbridge.
- About 55,000 square feet of total rentable space, including 9,500 square feet of rentable retail space.
- On-site free parking.

Permitted Use

- Uses include retail commercial establishment, food supermarket, office, clinic, food establishment, fitness facility, motor vehicle service station, hospitality use, funeral home, and more.

Connectivity

- Steps from downtown Uxbridge.



Size:
55,000
square feet



Rate (per square foot):
Ground floor:
\$29 plus TMI
Floors 2 – 5:
\$26 Plus TMI



Zoning:
Commercial
(C3-5)

Uxville Industrial Park

9 Sangster Road, Uxbridge

SOLD

Summary

- Rare industrial units available for lease in highly sought after Uxville Industrial Park. Key features include high ceilings, office space, drive-in doors and storage area.

Details

- Multi-tenanted building.
- Spaces range from 2,268 square feet to 6,710 square feet.
- On-site parking.
- Serviced with municipal water and septic sanitary service.
- Some outside storage may be available, subject to additional rates.

Permitted Use

- Non-residential use permitted, including light equipment sales and rental, light industrial manufacturing/processing/ assembling/fabrication, motor vehicle repair, warehousing, or a wholesale establishment, and more.

Connectivity

- Quick access to York Durham Line and proximity to Highway 48.



Size:
2,268 square
feet to 6,710
square feet



**Rate (per
square foot):**
\$10 per
square foot



Zoning:
Rural
industrial (M1)

North Whitby's Significant Employment Area

Coming Soon

Whitby

Summary

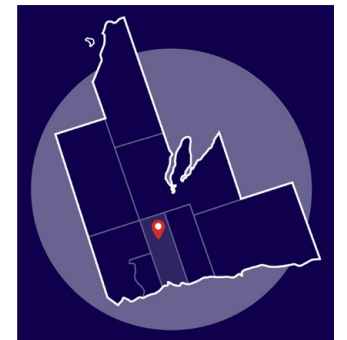
- 760 acres of employment lands in the vicinity of Highway 407 in the north end of Whitby.

Details

- A Town-owned mid-block arterial road will be constructed running parallel to Highway 407. The first stretch of this arterial road will be from Ashburn Road to Garden Street.
- The Baldwin Street area is well-serviced with public transit and serves as a main north-south connector in Whitby. The area along Baldwin Street, south of Highway 407, will include a Town-owned sports centre which will service the north Whitby community.
- Sizable industrial development projects of over 600,000 square feet are proposed for the Thickson Road to Garrard Road area along Conlin Road by large development companies, including Broccolini, Panattoni, and Anatolia. The future industrial area at Thickson Road and Conlin Road will feature large scale buildings and offer business expansion opportunities.

Connectivity

- Proximity to Highway 407.
- Proximity to Ontario Tech University and Durham College.



Size:
760 acres



Rate:
Please contact



Zoning:
Industrial and business



Contact Us

We are confident our team can help you.

InvestDurham.ca

 Durham Region, Ontario, Canada



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If this information is required in an accessible format, please contact Economic Development and Tourism at 1-800-706-9857, ext. 2619.