

# Durham Region Signature Sites

One Day Drive (800 km/500 mile radius)

## Durham Region

Toronto  
Hamilton  
Niagara Falls



- Milwaukee
- Chicago
- Indianapolis
- Detroit
- Windsor
- Cleveland
- Pittsburgh
- Washington
- Buffalo
- Philadelphia
- New York
- Boston
- Ottawa
- Montreal
- Québec

# About Durham Region

- Durham Region's booming growth offers vast investment opportunity. This package includes select industrial and commercial properties for sale or lease. Properties are in various levels of servicing, and new properties regularly come to market. Contact us to learn more about any specific property.
- Nestled between three lakefronts, Durham is where the excitement of the city and the tranquility of countryside meet. Durham Region's population grew 9.3 per cent between 2018 to 2023 reaching 750,000 and is forecast to grow to 1.3 million by 2051.
- Located on the eastern side of the Greater Toronto and Hamilton Area (GTHA), Durham's location offers prime access to large consumer markets in the United States and Canada. There are 135 million consumers within a day's drive.
- Durham Region offers competitive cost advantages to investors. Home to an established energy cluster, a strong transportation network, and a diverse range of industrial and commercial properties, Durham Region is an ideal place to start, relocate, or build a business.



# About Durham Region



## Booming Growth

2023 Non-Residential building permits reached all time high of \$1.23 billion.



## In Demand

Daily GO Train Service every 15 minutes on the Lakeshore East line.



## Talented












Durham Region is home to four post-secondary institutions: Durham College, Ontario Tech University, Trent University Durham GTA, and Queen's University at Lakeridge Health.



## Innovating the Future

Ontario Power Generation is relocating its corporate headquarters to Durham Region with an expected opening of 2025.

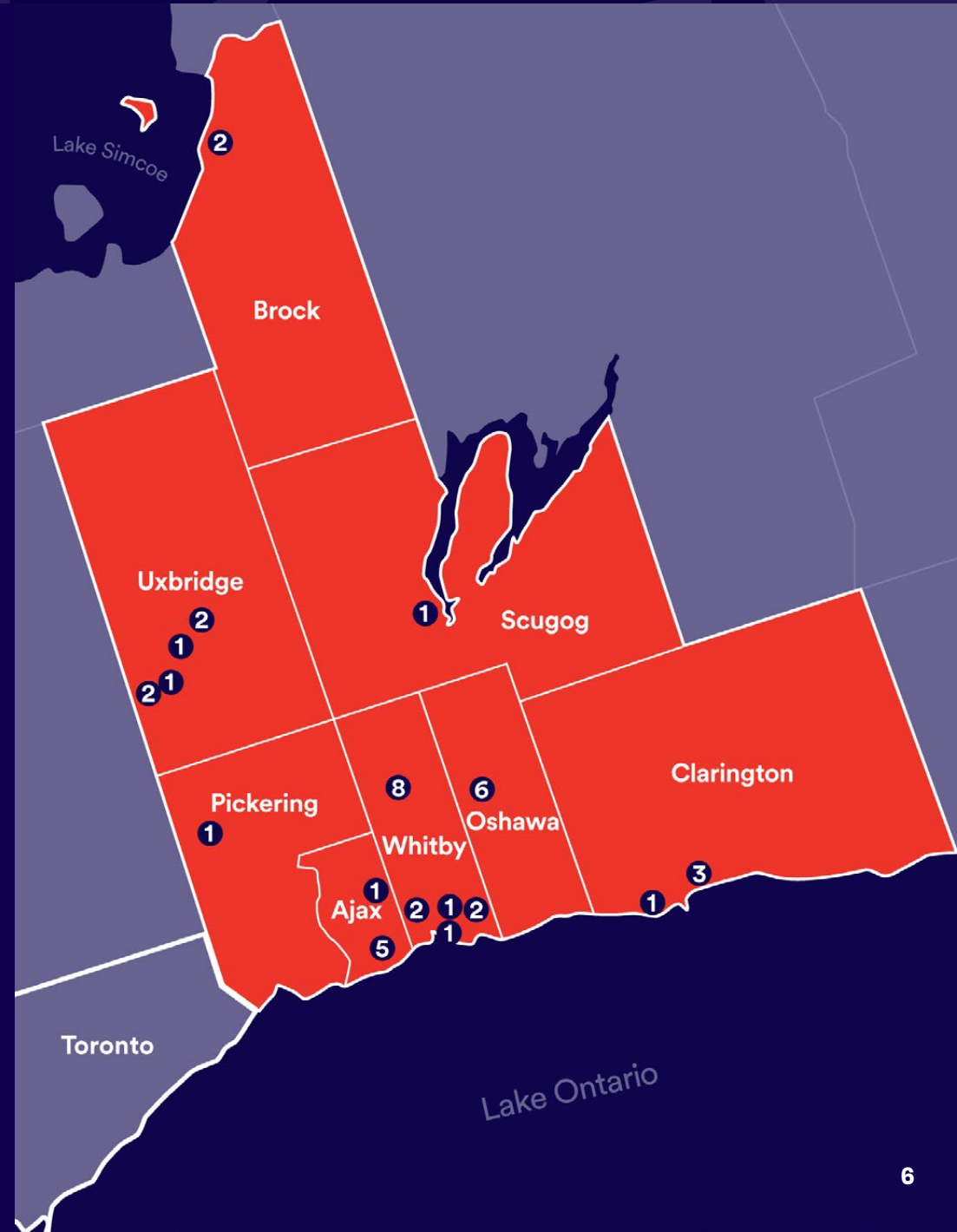
# Transportation Infrastructure

-  CN Rail / Commuter Rail
-  CP Rail
-  Future GO Train Station
-  GO Train Station / Commuter Rail
-  Highway
-  Controlled Access Highway
-  Trans-Canada Highway
-  Oshawa Airport
-  Pickering Airport Lands
-  Toronto Pearson International Airport
-  Billy Bishop Toronto City Airport
-  Canadian National / Canadian Pacific Intermodal Yard
-  International Sea Port



# Durham Region Signature Sites Overview

- 1. Town of Ajax**  
6 sites available
- 2. Township of Brock**  
2 sites available
- 3. Municipality of Clarington**  
4 sites available
- 4. City of Oshawa**  
6 sites available
- 5. City of Pickering**  
Various sites available  
(800 acres)
- 6. Township of Scugog**  
Various sites available  
(3.5 to 6.5 acres)
- 7. Township of Uxbridge**  
6 sites available
- 8. Town of Whitby**  
14 sites available



# Town of Ajax Signature Sites

- Lakeridge Logistics Centre**  
**537 Kingston Road East**  
1.2 million sq ft, Prestige Employment
- Ajax Industrial on the Park**  
**221 Church Street South**  
3 buildings, 1.1 million sq ft, Prestige Employment
- Audley Road North Business Park**  
**Kingston Road East & Audley Road North**  
290,000 sq ft proposed, 45-acre lot, Prestige Employment
- Central Employment Area**  
**660 Monarch Avenue**  
123,427 sq ft, Prestige Employment, General Employment (GE)
- Carruthers Creek Business Park**  
**Kerrison Drive East & Salem Road North**  
217,582 sq ft and 55,605 sq ft proposed, 17-acre lot, Prestige Employment
- Central Employment Area / Downtown Ajax**  
**170 Commercial Avenue**  
101,271 sq ft, Downtown Central Area/Mixed Employment Zone 1 (DCA/ME1)



# Lakeridge Logistics Centre

537 Kingston Road East, Ajax

Available

## Summary

- Lakeridge Logistics is a modern logistics and distribution facility strategically located on the Highway 401 corridor in Ajax, Ontario.

## Details

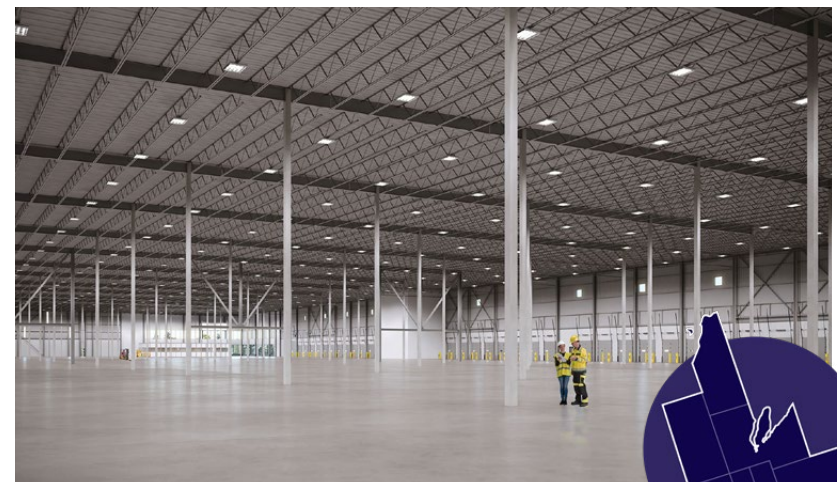
- 1.2 million sq ft zero carbon industrial facility on 70 acres.
- Clear height 40 ft; 600 plus car parking; 250 plus trailer parking.
- Project delivering Q4 2024.

## Permitted Use

- Offers a variety of permitted uses, including warehouse/ distribution centre, office space, light manufacturing, etc.

## Connectivity

- Strategically located on the Highway 401 corridor, close to Highway 412.



**Size:** 1.2 million sq ft.



**Zoning:** Prestige Employment.



**Rate:** Please contact.

# Ajax Industrial on the Park

221 Church Street South, Ajax

Available

## Summary

- Ajax Industrial on the Park's campus includes three state-of-the-art industrial buildings located in Ajax, Ontario.

## Details

- Building A: 698,301 sq ft, 40 ft clear height.
- Building B: 198,946 sq ft, 40 ft clear height.
- Building C: 195,853 sq ft, 40 ft clear height.
- Surrounded by over 82 acres of natural green space.

## Permitted Use

- Offers a variety of permitted uses, including warehouse/distribution centre, office space, light manufacturing, etc.

## Connectivity

- With access to kilometres of walking trails, natural habitats, and fresh air, it will change the future of industrial developments in Canada—focused on employee wellness, sustainability and revolutionary ESG-focused construction practices while still maintaining excellent connectivity to labour, transit, the 400-series highways, and the GTA.



**Size: 3 buildings, 1.1 million sq ft.**



**Zoning: Prestige Employment.**



**Rate: Please contact.**

# Audley Road North Business Park

Kingston Road East & Audley Road North, Ajax

Coming Soon

## Summary

- Vacant 45-acre parcel of land for future prestige employment development.

## Details

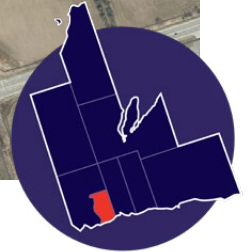
- Excellent exposure on Kingston Road East and Audley Road North in Ajax.
- Close to Highway 401 corridor and Highway 412.

## Permitted Use

- Offers a variety of permitted uses, including warehouse/distribution centre, office space, light manufacturing, etc.

## Connectivity

- Excellent exposure on Kingston Road East and Audley Road North in Ajax.
- Close to Highway 401 corridor and Highway 412.



**Size:** 290,000 sq ft proposed,  
45-acre lot.



**Zoning:** Prestige Employment.



**Rate:** Please contact.

# Central Employment Area

660 Monarch Avenue, Ajax

Available

## Summary

- Industrial and office available for lease in central Ajax. (100,705 sq ft industrial and 22,722 sq ft office). Different sizes available ranging from 54,881 sq ft to 123,427 sq ft.

## Details

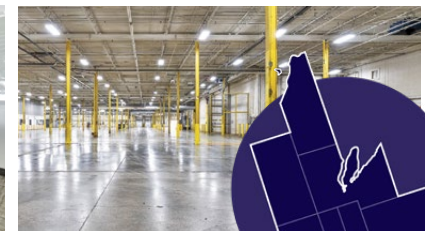
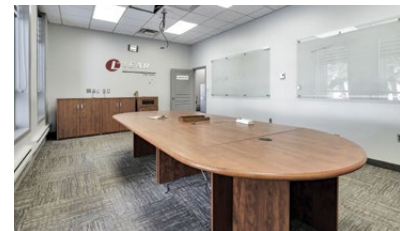
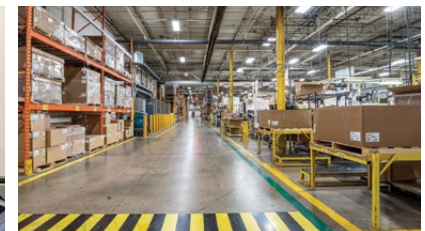
- 123,427 sq ft existing building on 10.26 acres industrial land with room to expand.
- Minimum clear height 20 ft, maximum clear height 28 ft.
- 14 truck level doors, one drive-in door.
- Zonings permit a variety of different uses.

## Permitted Use

- Offers a variety of permitted uses, including warehouse/distribution centre, office space, light manufacturing, heavier manufacturing uses, outside storage, etc.

## Connectivity

- Site is located in an established industrial business park—Central Employment Area.
- Close proximity to Highway 401 and Highway 412.
- Central East GTA location close to Toronto.



**Size:** 123,427 sq ft.



**Zoning:** Prestige Employment, General Employment (GE).



**Rate:** Please contact.

# Carruthers Creek Business Park

Kerrison Drive East & Salem Road North, Ajax

Available

## Summary

- 17 acres of prime employment land available for future development within the Carruthers Creek Business Park in Ajax. Two buildings proposed on the site: 217,582 sq ft and 55,605 sq ft. Zoned Prestige Employment (PE) permits light manufacturing, office, warehouse/distribution centre, etc.

## Details

- Located in centre of Carruthers Creek Business Park.
- Zoned Prestige Employment allows for several different uses.
- Close proximity to Highway 401 and Highway 412.

## Permitted Use

- Offers a variety of permitted uses, including warehouse/distribution centre, office space, light manufacturing, etc.

## Connectivity

- Located in centre of Carruthers Creek Business Park in Ajax.
- Close proximity to Highway 401 and Highway 412.



**Size:** 217,582 sq ft and 55,605 sq ft proposed, 17-acre lot.



**Zoning:** Prestige Employment.



**Rate:** Please contact.

# Central Employment Area / Downtown Ajax

170 Commercial Avenue, Ajax

**SOLD**

## Summary

- A 101,271 sq ft manufacturing facility for lease, located in the heart of Ajax. With 3,000 sq ft of office space, eight truck level doors, four drive-in doors, varying clear heights from 13 to 28 ft, and ample power for most manufacturing uses.

## Details

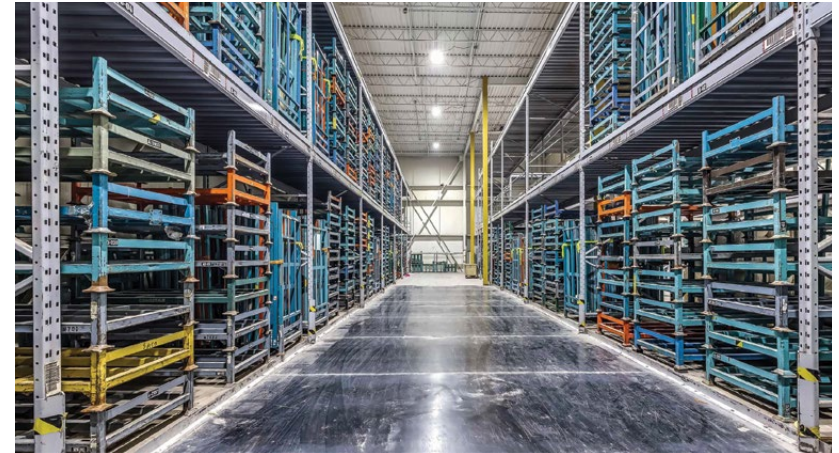
- 101,271 manufacturing facility for lease.
- Located in Downtown/Central Employment Area in the heart of Ajax.
- Building can be divided into different sizes for lease ranging from 15,000 sq ft, 30,000 sq ft, 60,000 sq ft, and 100,000 sq ft.
- Zoning permits a variety of potential uses.

## Permitted Use

- Offers a variety of permitted uses, including warehouse/distribution centre, office space, light manufacturing, etc.

## Connectivity

- Site is located in Central Employment Area next to Downtown Ajax.
- Close proximity to Highway 401 and local amenities are only steps away.



**Size: 101,271 sq ft.**



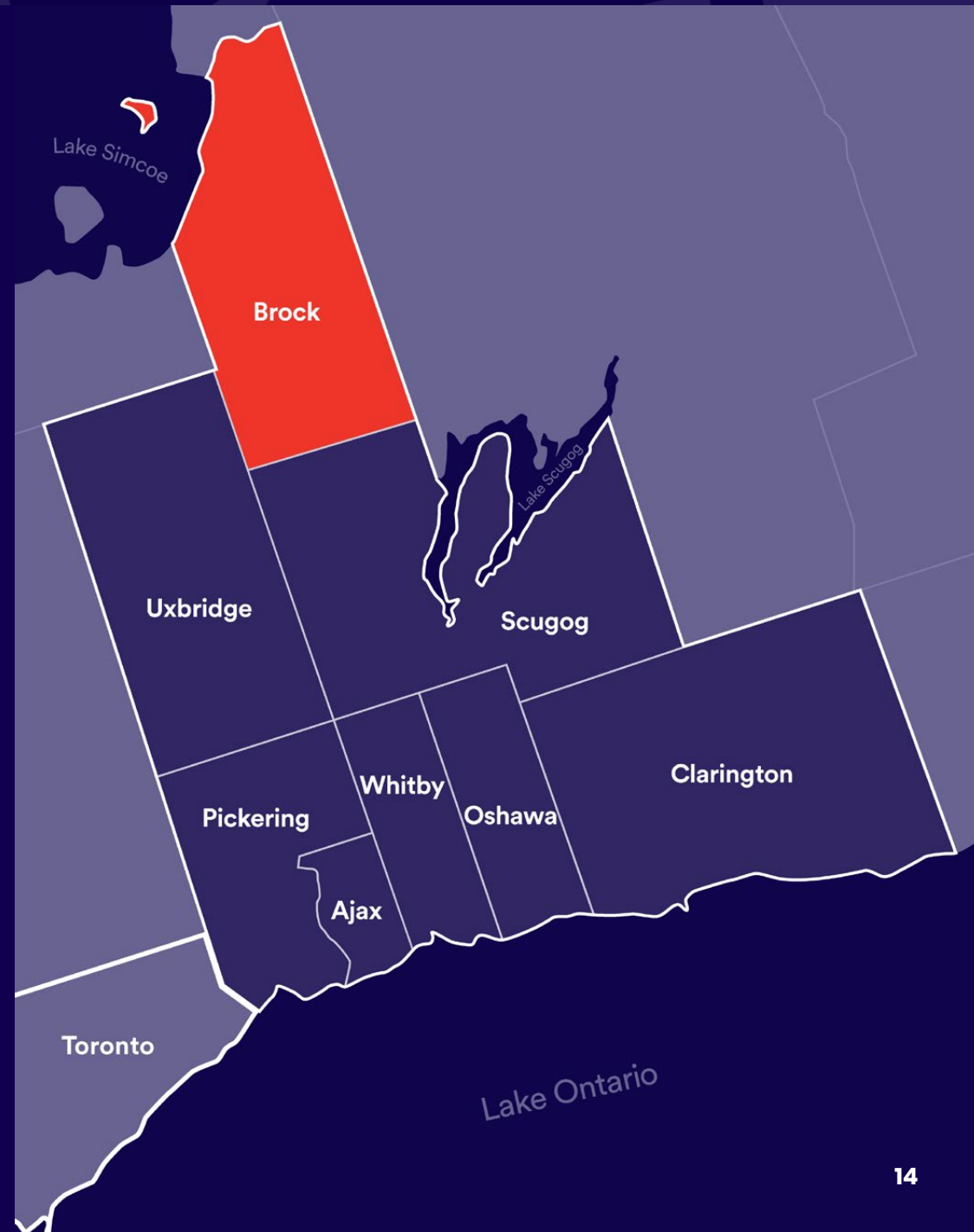
**Zoning: Downtown Central Area/Mixed Employment Zone 1 (DCA/ME1).**



**Rate: Please contact.**

# Township of Brock Signature Sites

- 1. Beaverton Employment Land  
950B Thorah Concession Road 5, Brock  
78 acres, designated employment area,  
zoned development**
- 2. Beaverton Employment Land  
Main Street, Beaverton  
40 acres, Rural Buffer**



# Beaverton Employment Land

950B Thorah Concession Road 5, Brock, ON L0K 1A0

Available

## Summary

- Vacant parcel of designated Employment Area in southern end of the growing community of Beaverton.

## Details

- Installation of sanitary sewer currently underway on Thorah Concession Road 5 as part of Beaverton Lake Homes housing development.
- Short watermain extensions may be required as a 300 mm watermain is located at the intersection of Thorah Concession Road 5 and Regional Road 23.
- Pre-consultation was held in 2022 for industrial plan of subdivision on the site. Many required studies have been completed.

## Permitted Use

- Any use would require rezoning.

## Connectivity

- Less than 3 km to Trans-Canada Highway (Highway 12).



**Size: 78 acres.**



**Zoning: Designated employment area, zoned development.**



**Rate: Please contact.**

# Beaverton Employment Land

Main Street, Beaverton, ON L0K 1A0

Available

## Summary

- Vacant parcel of designated employment land for sale in the growing community of Beaverton.

## Details

- Public water and sanitary sewer expected to reach this parcel in the coming years.
- Dry/low water user with a private sanitary septic system could likely be accommodated in the short-term.

## Permitted Use

- Any use would require rezoning.

## Connectivity

- Located 650 metres from Trans-Canada Highway (Highway 12) running north to south.



**Size:** 40 acres.



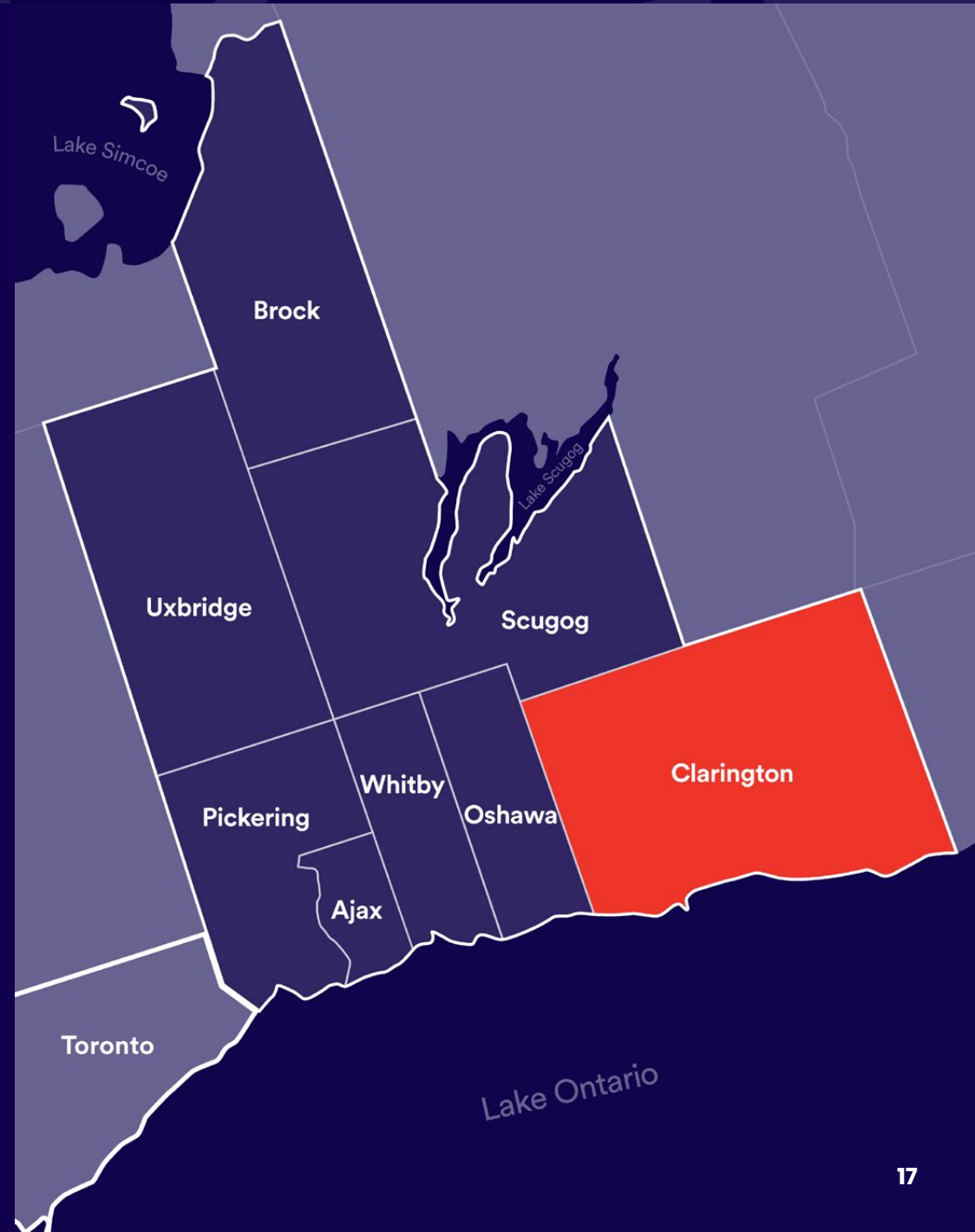
**Zoning:** Rural Buffer.



**Rate:** Please contact.

# Municipality of Clarington Signature Sites

- 1. Clarington Energy Business Park**  
20.39 acres, Energy Park Office (MO1) and Energy Park Light Industrial (MLI)
- 2. 650 Lake Road, Bowmanville**  
13 acres, Light Industrial (M1)
- 3. 318 Bennett Road, Bowmanville**  
27 acres, Light Industrial (M1)
- 4. 540 Lake Road, Bowmanville**  
28,000 sq ft, Light Industrial (M1)



# Clarington Energy Business Park

Clarington

Available

## Summary

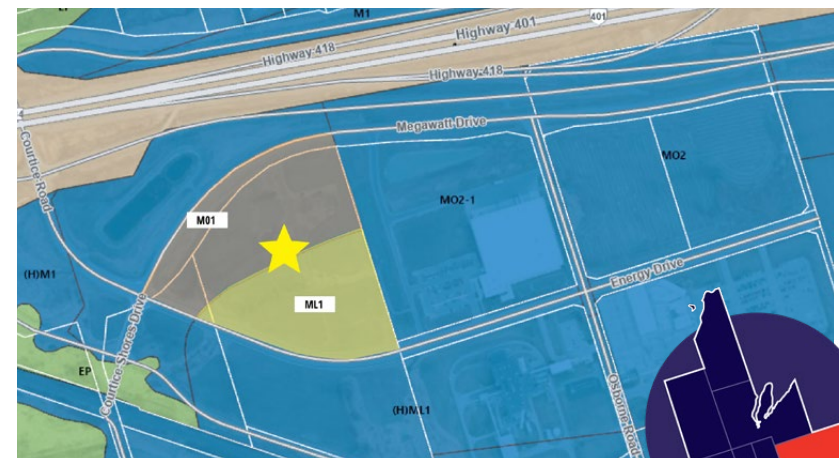
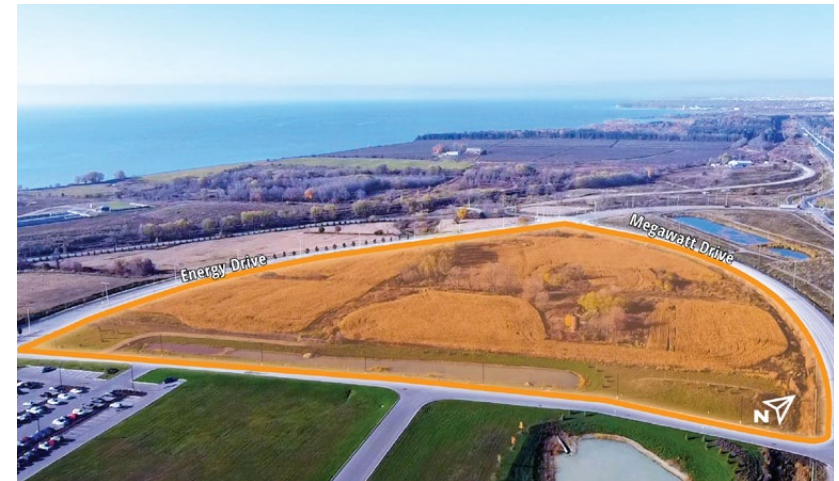
- A 20.39-acre parcel in the Clarington Energy Park. The park allows for the integration of various renewable energy technologies, creating a diverse range of employment opportunities.

## Details

- The subject property is located in the Municipality of Clarington, within the Region of Durham.
- It is located south of Highway 401 and east of Courtice Road in an area known as the Clarington Energy Park.
- The site is currently vacant and used for farming.
- The site is bounded to the north by Megawatt Drive, to the south by Energy Drive, and to the east by storm water management ponds.

## Connectivity

- Direct access to Highway 401.
- Close proximity to Highways 412, 418, and 407.



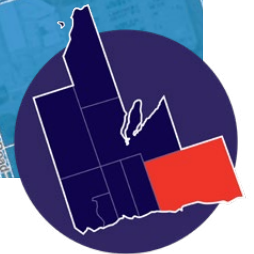
**Size:** 20.39 acres.



**Zoning:** Energy Park Office (MO1) and Energy Park Light Industrial (ML1).



**Rate:** Please contact.



# 650 Lake Road, Bowmanville

Clarington

Available

## Summary

- 13.26 acres of industrial land for sale at the east end of Durham Region. Conveniently located beside Highway 401.

## Details

- Fully serviced with water, sewer, and electricity.
- 5 minutes to downtown Bowmanville.

## Permitted Use

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

## Connectivity

- Easy access to Highway 401 and proximity to Highways 35/115, 418, and 407.
- 10-minute drive to downtown Bowmanville.
- GO Transit network planned to extend to Bowmanville.



**Size: 13.26 acres.**



**Zoning: Light Industrial (M1).**



**Rate: Please contact.**

# 318 Bennett Road, Bowmanville

Clarington

Available

## Summary

- 27 acres of industrial land in Bowmanville available for sale and strategically located just off Highway 401 south of Bennett Road.

## Details

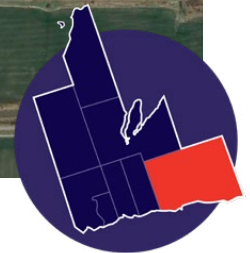
- Water service available on Bennett Road.

## Permitted Use

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

## Connectivity

- Exposure to Highway 401 and close proximity to Highways 35/115, 418, and 407.
- Seven-minute drive to downtown Bowmanville.
- GO Transit network planned to extend to Bowmanville.



**Size: 27 acres.**



**Zoning: Light Industrial (M1).**



**Rate: \$6.2 million.**

# 540 Lake Road, Bowmanville

Clarington

Available

## Summary

- Brand-new high-quality construction on Highway 401.

## Details

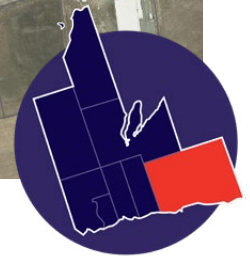
- Complete package with 28 ft ceiling height, abundant power, truck loading door and drive-in door.
- Flexible design process, developer willing to accommodate tenant requirements and possible fit-out options.
- Spacious lot area suitable for expansion and/or additional parking.
- Estimated delivery date Q1 2025.

## Permitted Use

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

## Connectivity

- Easy access to Highway 401 and proximity to Highways 35/115, 418, and 407.
- 10-minute drive to downtown Bowmanville.
- GO Transit network planned to extend to Bowmanville.



**Size: 28,000 sq ft.**



**Zoning: Light Industrial (M1), General Industrial (M2).**

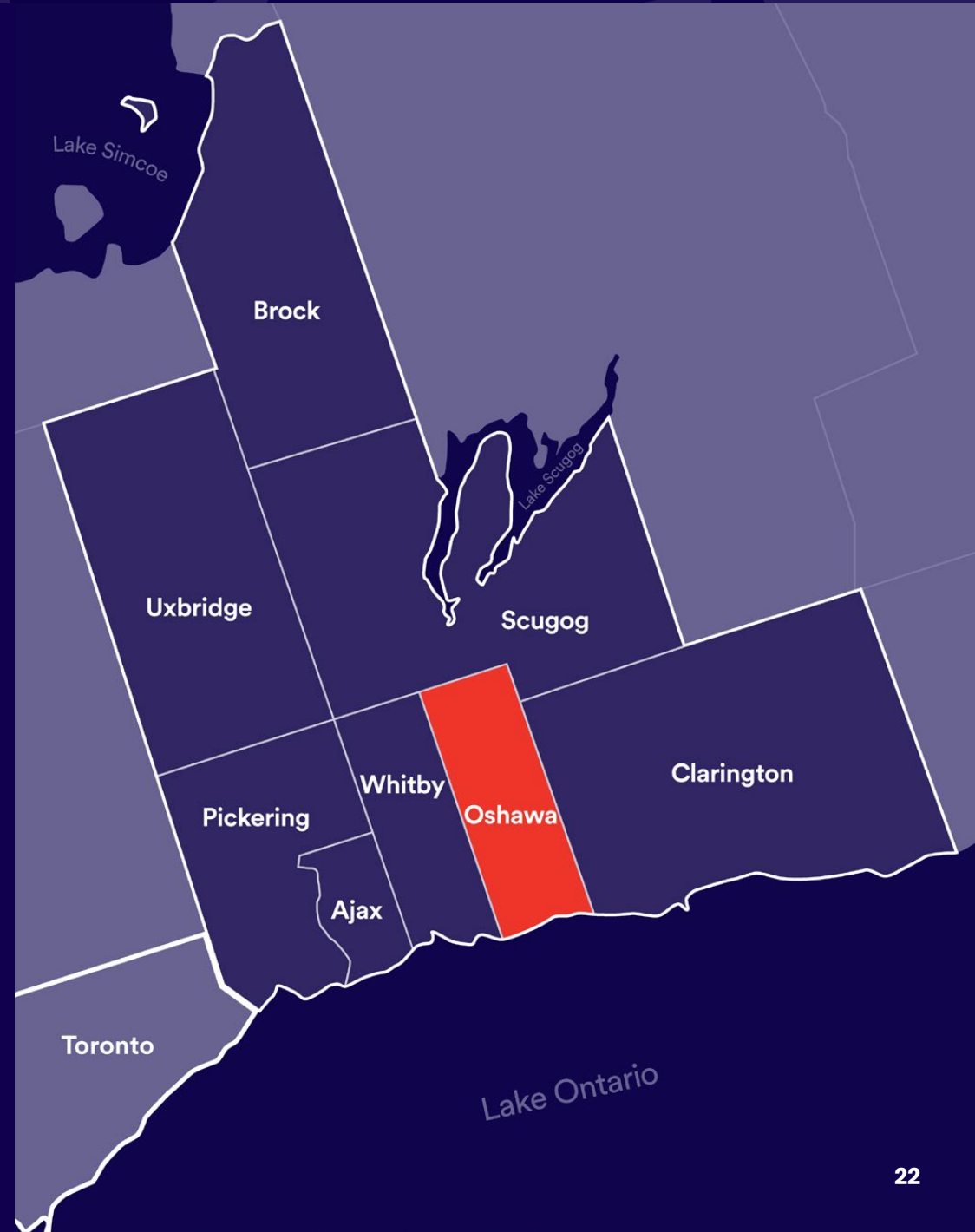


**Rate: \$4.25 million.**

# City of Oshawa Signature Sites

## Northwood Business Park:

1. 1755 Thornton Road North
2. 1500 Thornton Road North
3. Thornton Road and Conlin Road
4. 1800 Thornton Road North
5. 1497 Stevenson Road North
6. 309 Conlin Road West



# Northwood Business Park

1755 Thornton Road North, Oshawa

Available

## Summary

- Located in Oshawa's newest, prime employment development opportunity, Northwood Business Park, this fully serviced land parcel is in close proximity to leading post-secondary institutions and research facilities—Ontario Tech University, Durham College, and ACE.

## Details

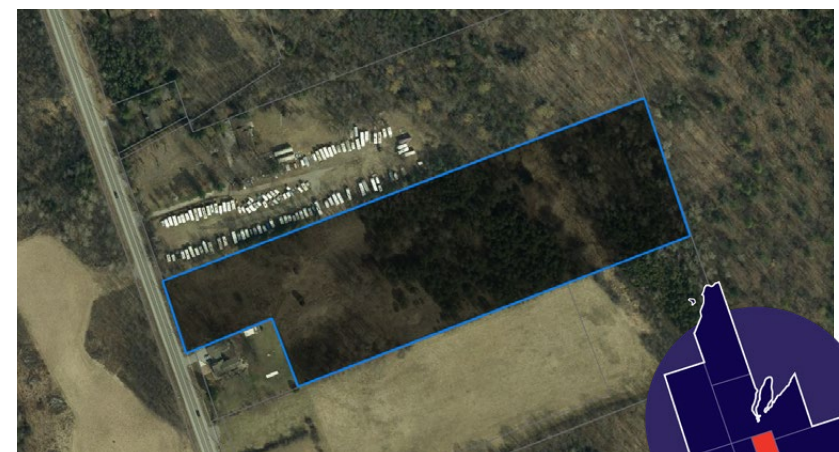
- This property is adjacent to 1777 Thornton Road; these sites together make approximately 21 acres of land.
- Rectangular parcel with CLOCA features.
- Fully serviced parcel.
- Development charges exempt for industrial development.

## Permitted Use

- Permitted uses include, but are not limited to, commercial school or training centre, food preparation plant, light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, research and development establishment, warehouse for semi-manufactured or manufactured goods.

## Connectivity

- Minutes to Highways 401, 407 East, 412 and 418.
- Adjacent to the Oshawa Executive Airport.
- Served by Regional Bus Transit.



**Size: 10.58 acres.**



**Zoning: Select Industrial SI-A (15);  
Environmental Sensitive Open Space OSE (1).**



**Rate: Please contact.**

# Northwood Business Park

1500 Thornton Road North, Oshawa

Available

## Summary

- Located in Oshawa's newest, prime employment development opportunity, Northwood Business Park, this fully serviced land parcel is in close proximity to leading post-secondary institutions and research facilities—Ontario Tech University, Durham College, and ACE.

## Details

- Rectangular parcel with CLOCA features; stream and creek pass through the property.
- Fully serviced parcel.
- Development charges exempt for industrial development.

## Permitted Use

- Permitted uses include, but are not limited to, commercial school or training centre, food preparation plant, light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, research and development establishment, warehouse for semi-manufactured or manufactured goods.

## Connectivity

- Minutes to Highways 401, 407 East, 412 and 418.
- Adjacent to the Oshawa Executive Airport.
- Served by Regional Bus Transit.



**Size:** 19.5 acres.



**Zoning:** Select Industrial SI-A (15);  
Environmental Sensitive Open Space OSE (1).



**Rate:** Please contact.

# Northwood Business Park

Thornton Road and Conlin Road, Oshawa

Available

## Summary

- Located in Oshawa's newest, prime employment development opportunity, Northwood Business Park, this fully serviced land parcel is in close proximity to leading post-secondary institutions and research facilities—Ontario Tech University, Durham College, and ACE.

## Details

- Potential to build 560,000 sq ft of non-contiguous facility.
- Fully serviced parcel.
- Development charges exempt for industrial development.

## Permitted Use

- Permitted uses include, but are not limited to, commercial school or training centre, food preparation plant, light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, research and development establishment, warehouse for semi-manufactured or manufactured goods.

## Connectivity

- Minutes to Highways 401, 407 East, 412 and 418.
- Adjacent to the Oshawa Executive Airport.
- Served by Regional Bus Transit.



**Size: 35 acres.**



**Zoning: Select Industrial SI-A; Major Institutional; Hazard Lands Open Space (OSH).**



**Rate: Please contact.**

# Northwood Business Park

1800 Thornton Road North, Oshawa

Available

## Summary

- Located in Oshawa's newest, prime employment development opportunity, Northwood Business Park, this fully serviced land parcel is in close proximity to leading post-secondary institutions and research facilities—Ontario Tech University, Durham College, and ACE.

## Details

- Rectangular parcel with CLOCA features.
- Fully serviced parcel.
- Development charges exempt for industrial development.

## Permitted Use

- Permitted uses include, but are not limited to, commercial school or training centre, food preparation plant, light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, research and development establishment, warehouse for semi-manufactured or manufactured goods.

## Connectivity

- Minutes to Highways 401, 407 East, 412 and 418.
- Adjacent to the Oshawa Executive Airport.
- Served by Regional Bus Transit.



**Size: 89 acres.**



**Zoning: Select Industrial SI-A (15);  
Environmental Sensitive Open Space OSE (1).**



**Rate: Please contact.**

# Northwood Business Park

1497 Stevenson Road North, Oshawa

Coming Soon

## Summary

- Located in Oshawa's newest, prime employment development opportunity, Northwood Business Park, this fully serviced land parcel is in close proximity to leading post-secondary institutions and research facilities—Ontario Tech University, Durham College, and ACE.

## Details

- Rectangular parcel with CLOCA features.
- Water and sewer servicing close by, extension planned for future nearby project.
- Development charges exempt for industrial development.

## Permitted Use

- Permitted uses include, but are not limited to, commercial school or training centre, food preparation plant, light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, research and development establishment, warehouse for semi-manufactured or manufactured goods.

## Connectivity

- Minutes to Highways 401, 407 East, 412 and 418.
- Adjacent to the Oshawa Executive Airport.
- Served by Regional Bus Transit.



**Size:** 36.97 acres.



**Zoning:** Select Industrial SI-A (15);  
Environmental Sensitive Open Space OSE(1);  
Park Open Space Zone OSP; Hazard Lands  
Open Space OSH.



**Rate:** Please contact.

# Northwood Business Park

309 Conlin Road West, Oshawa

Coming Soon

## Summary

- Located in Oshawa's newest, prime employment development opportunity, Northwood Business Park, this fully serviced land parcel is in close proximity to leading post-secondary institutions and research facilities—Ontario Tech University, Durham College, and ACE.

## Details

- CLOCA features on a portion of the property.
- Water and sewer servicing close by, extension planned for future nearby project.
- Development charges exempt for industrial development.

## Permitted Use

- Permitted uses include, but are not limited to, commercial school or training centre, food preparation plant, light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods, research and development establishment, warehouse for semi-manufactured or manufactured goods.

## Connectivity

- Minutes to Highways 401, 407 East, 412 and 418.
- Adjacent to the Oshawa Executive Airport.
- Served by Regional Bus Transit.



**Size: 29.95 acres.**



**Zoning: Select Industrial SI-A (15);  
Environmental Sensitive Open Space OSE (1).**



**Rate: Please contact.**

# City of Pickering Signature Sites

1. **Pickering Innovation Corridor**  
Various sites available (800 acres)



# Pickering Innovation Corridor

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. Land sales are being facilitated through the City of Pickering and Infrastructure Ontario. 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, sewer, 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.

## Connectivity

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



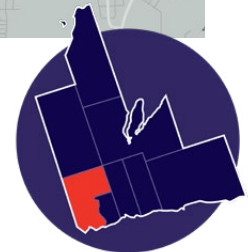
**Size: 800 plus acres.**



**Zoning: Various.**



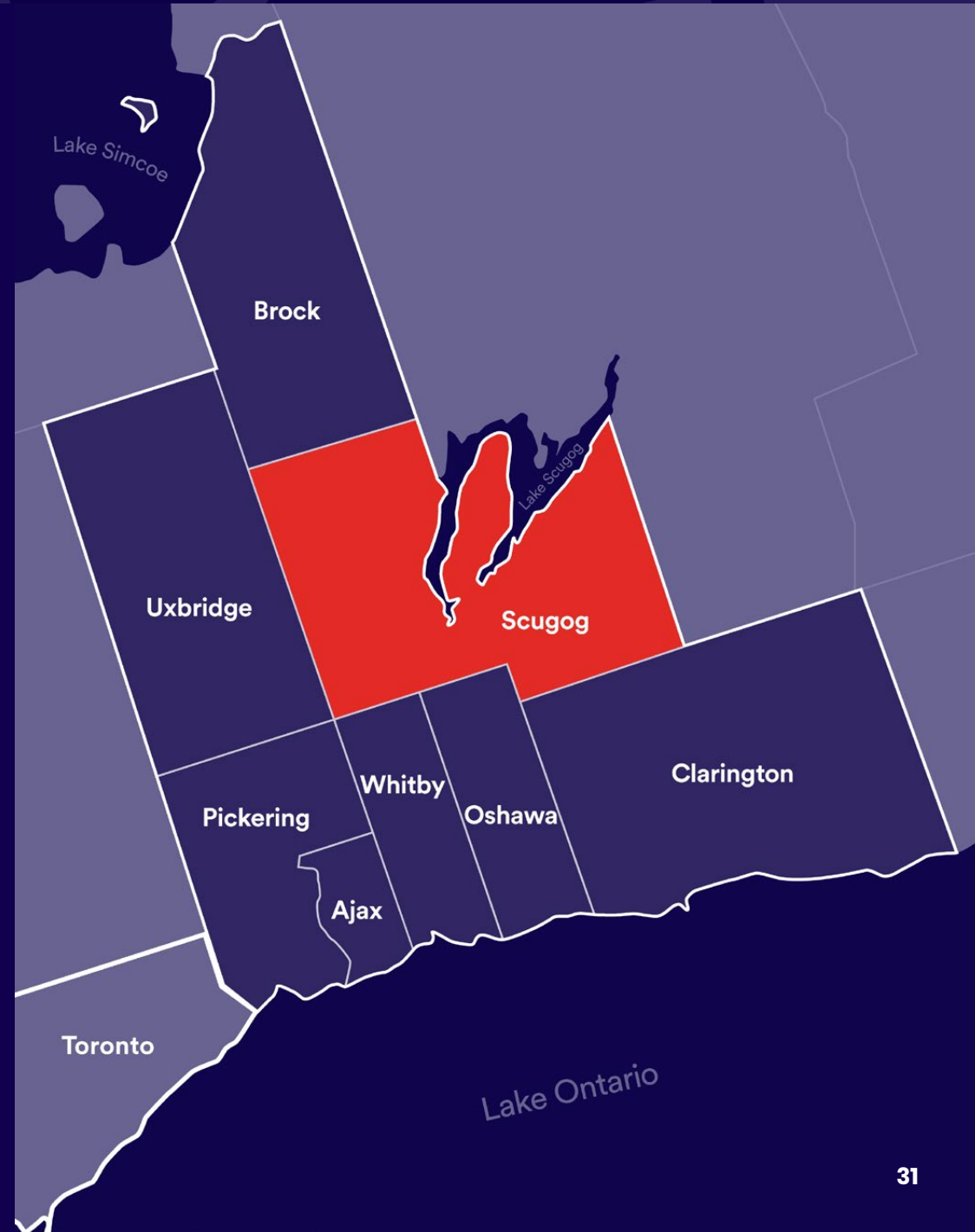
**Rate: Please contact.**



# Township of Scugog Signature Sites

## 1. Port Perry Employment Area

Multiple sites, 3.5 to 6.5 acres, Prestige Industrial M1 (H), General Industrial M2 (H)



### Summary

- Future industrial subdivision in the Port Perry Employment Area.

### Details

- Majority of sites to be in the range of 3.5 to 6.5 acres.
- Subdivision estimated to be constructed over the coming years.
- Municipal servicing expansion should align with timelines of industrial subdivision.

### Permitted Use

- Various uses permitted including but not limited to brewery/winery, heavy equipment sales/service/rental, light manufacturing, self-storage facility, warehouse.

### Connectivity

- 1 km to Highway 7/12.
- Approximately 17 km to Highway 407.
- Area serviced by Durham Region Transit On-Demand Service.



**Size: Various.**



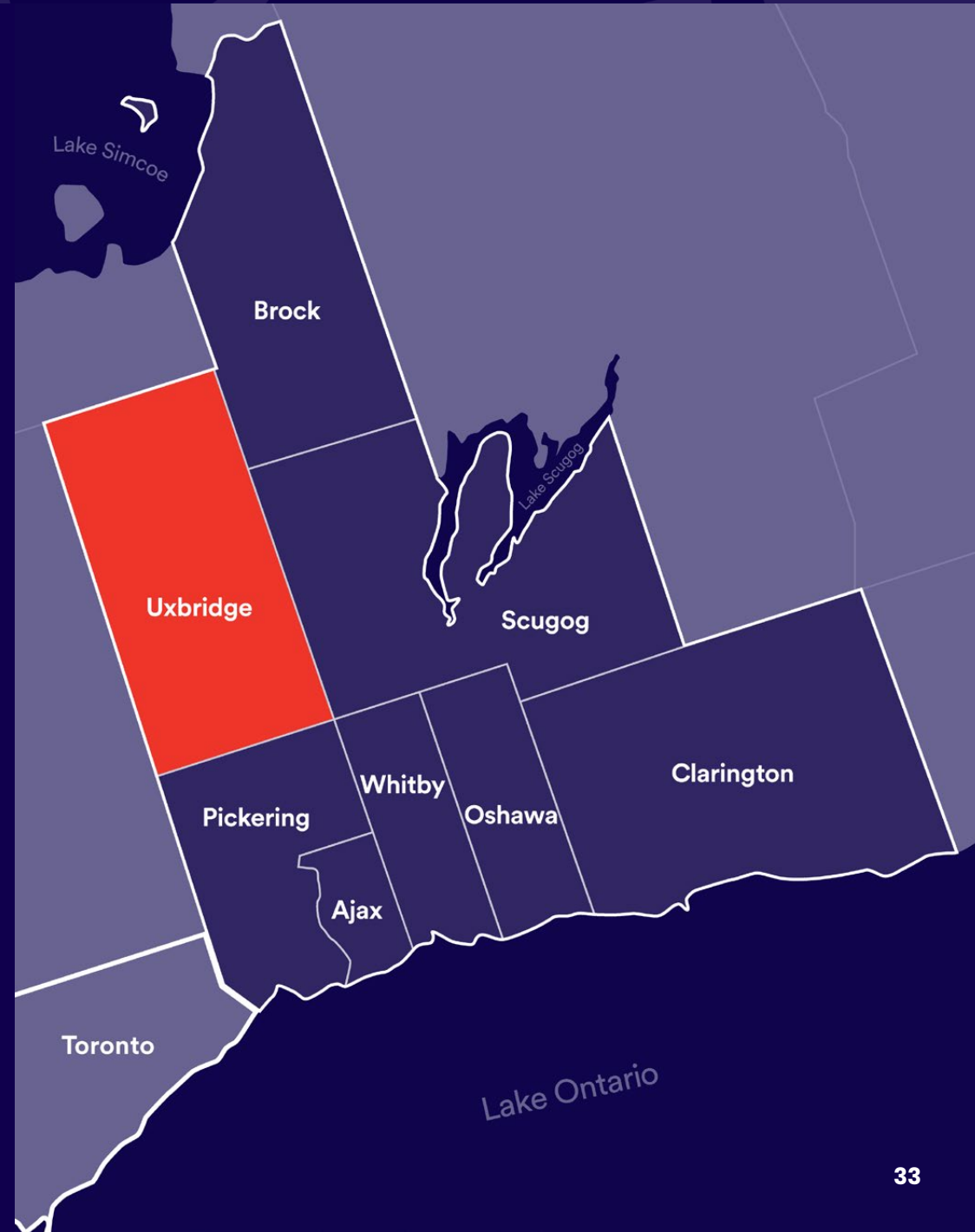
**Zoning: Prestige Industrial M1 (H), General Industrial M2 (H).**



**Rate: Please contact.**

# Township of Uxbridge Signature Sites

- 1. Parratt Road Industrial Area**  
3.3 or 6.6 acres, Holding Rural Industrial (H)M1-25
- 2. Uxbridge Industrial Park**  
**11 Paisley Lane**  
8,200 sq ft, Rural Industrial (M1-28)
- 3. Uxbridge Industrial Park**  
**37 Anderson Boulevard**  
4.83 acres, Rural Industrial (M1-45)
- 4. Downtown Uxbridge**  
**2 Victoria Drive**  
5-storey 54,000 sq ft building, General Commercial (C3-8)
- 5. Downtown Uxbridge**  
**83/89 Brock Street West**  
0.5 acres, General Commercial (C3)
- 6. Uxbridge Industrial Area**  
**123 Highway 47**  
59.33 acres, Site Specific Zoning Application Under Review



# Parratt Road Industrial Area

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.
- Outdoor storage permitted, subject to conditions.

## 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 to south.



**Size:** 3.3 or 6.6 acres.



**Zoning:** Holding Rural Industrial (H)M1-25.



**Rate:** Please contact.

# Uxbridge Industrial Park

11 Paisley Lane, Uxbridge

Available

## Summary

- Brand new industrial building for lease in the highly sought after Uxbridge Industrial Area.

## Details

- Multiple size options available including 2,752 sq ft; 5,505 sq ft; or 8,200 sq ft.
- Building is connected to municipal water and private septic system.
- Multiple large drive-in doors.

## Permitted Use

- Non-residential use permitted, included 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.
- Approximately 14 km to Highway 404 and 15 km to Highway 407.



**Size:** 8,200 sq ft.



**Zoning:** Rural Industrial (M1-28).



**Rate:** Please contact.

# Uxbridge Industrial Park

37 Anderson Boulevard, Uxbridge

**SOLD**

## Summary

- Vacant parcel of industrial land for sale in the highly sought after Uxbridge Industrial Park.

## Details

- 4.83-acre site with access to municipal water.
- Property is flat, graveled, and fenced.
- Outdoor storage permitted, subject to conditions.

## Permitted Use

- Various permitted uses including but not limited to light equipment sales/rental, light industrial manufacturing/processing/assembling/fabricating, warehousing, wholesale establishment, data processing establishment, office space.

## Connectivity

- Proximity to major transit routes via Durham Road 47.
- Approximately 14 km to Highway 404 and 15 km to Highway 407.



**Size: 4.83 acres.**



**Zoning: Rural Industrial (M1-45).**



**Rate: Please contact.**

# Downtown Uxbridge

2 Victoria Drive, Uxbridge

Available

## Summary

- Brand new professional office, medical and/or retail space available for lease in downtown Uxbridge.

## Details

- 5-storey professional building.
- Size of leasable space is flexible with the opportunity for up to 10,000 sq ft on a single floor.
- Parking and electric vehicle charging available on-site.

## Permitted Use

- Non-residential uses can include but are not limited to a retail commercial establishment, service commercial establishment, office, clinic, and a place of entertainment.

## Connectivity

- Approximately 25 km to Highway 407 and 30 km to Highway 404.
- 10 km to Highway 7/12.
- GO Bus stop located within metres. Less than 20 km to Old Elm GO Train Station.



**Size: 5-storey 54,000 sq ft building.**



**Zoning: General Commercial (C3-8).**



**Rate: Please contact.**

# Downtown Uxbridge

83/89 Brock Street West, Uxbridge

Available

## Summary

- Vacant parcel located on the corner of Brock Street West and Spruce Street in the heart of Downtown Uxbridge, poised for mixed-use development. Prior to demolition, site was home to Home Hardware and Shell Gas Station. The site is currently undergoing remediation.

## Details

- Development may be eligible for financial incentives as it is located within Downtown Uxbridge Community Improvement Plan Area (CIPA).
- Urban Uxbridge services available on site.

## Permitted Use

- Non-residential uses can include but are not limited to a retail commercial establishment, service commercial establishment, office, clinic, and a place of entertainment.

## Connectivity

- Approximately 25 km to Highway 407 and 30 km to Highway 404.
- 10 km to Highway 7/12.
- GO Bus stop located within metres. Less than 20 km to Old Elm GO Train Station.



**Size: 0.5 acres.**



**Zoning: General Commercial (C3).**



**Rate: Please contact.**

# Uxbridge Industrial Area

123 Highway 47, Uxbridge

Available

## Summary

- Employment designated lands located on south side of Durham Regional Highway 47 adjacent to existing Uxbridge Industrial Area. Site is going through industrial plan of subdivision process to offer several smaller parcels available for purchase. Owner is willing to work with interested investors/businesses looking to occupy to ensure that parcel sizes and location fit within their plans.

## Details

- Existing public water system from industrial area on north side of Highway 47 to be extended to this parcel.
- Fibreoptic broadband is poised to arrive to the area in 2024.
- Several parcel sizes possible.

## Connectivity

- Proximity to major transit routes via Durham Highway 47.
- Approximately 14 km to Highway 404 and 15 km to Highway 407.



**Size:** 59.33 acres.



**Zoning:** Site Specific Zoning Application Under Review.



**Rate:** Please contact.

# Town of Whitby Signature Sites

## North Whitby Employment Area:

1. 5670 Ashburn Road
2. 5360 Thickson Road North
3. 4680 Garrard Road
4. 5380 Baldwin Street South
5. 5605 Baldwin Street South
6. 5385 Thickson Road North and Garrard Road
7. Finchingfield Drive and Baldwin Street South
8. 5455 Ashburn Road
9. Hopkins Employment Area  
901 Hopkins Street, Whitby
10. South Whitby Employment Area  
220 Water Street
11. South Whitby Employment Area  
1900 Boundary Road
12. Thickson Employment Area  
1651 Stellar Drive
13. West Whitby Employment Area  
1650 Halls Road
14. 1151 Dundas Street West



# North Whitby Employment Area

5670 Ashburn Road, Whitby

Available

## Summary

- Prime employment site available in Whitby. Located in the North Whitby Employment Area on Ashburn Road, south of Highway 407.

## Details

- Up to 194 developable acres. Opportunities for purchase, design-build and future lease opportunities. Prime location for future business park.
- Strong labour market opportunity in growing community of Brooklin.

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Prime exposure along Highway 407.
- Efficient transportation access to Highways 407, 412 and 401.
- Located near future North Whitby Sports Complex, Metrolinx Commuter Lot, and other global companies.



**Size: 249 acres.**



**Zoning: Prestige Industrial.**



**Rate: Please contact.**

# North Whitby Employment Area

5360 Thickson Road North, Whitby

Coming Soon

## Summary

- State-of-the-art industrial facility planned for Whitby. Located along Thickson Road south of Highway 407. Design build options, for sale or lease. Available 2025.

## Details

- 1.6 million sq ft of industrial space produced across multiple buildings. Available for sale, lease, or design-build.

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Direct access to Highway 47 (1 km).
- Proximity to Highway 412 (8 km).
- Located near Ontario Tech University, Durham College, and global companies.



**Size: Combined 1.6 million sq ft, 78-acre lot.**



**Zoning: Prestige Industrial.**



**Rate: Please contact.**

# North Whitby Employment Area

4680 Garrard Road, Whitby

Available

## Summary

- State-of-the-art industrial building available for lease at 4680 Garrard Road, Whitby. Newly constructed, speculative industrial space. Located in growing employment area.

## Details

- 650,000 sq ft industrial space available. Abundance of trailer parking available. Newly constructed and available for occupancy.

## Permitted Use

- Uses for General Industrial shall be for manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and related purposes, such as utility yards, and transportation terminals.

## Connectivity

- Excellent proximity to Highways 407, 401, and 412.
- Located in growing employment area with global companies.



**Size:** 650,000 sq ft.



**Zoning:** General Industrial.



**Rate:** Please contact.

# North Whitby Employment Area

5380 Baldwin Street South, Whitby

Coming Soon

## Summary

- New speculative industrial building in Whitby. Located in growing employment area with direct access to Highway 407. Up to 311,680 sq ft available for lease in Q3 2025.

## Details

- High 40 ft clear height.
- 52 dock doors.
- 42 dedicated trailer parking stalls.

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Direct access to Highway 407 interchange. Quick access to Highway 412 and Highway 401.
- Located near Metrolinx Commuter Lot and future North Whitby Sports Complex.



**Size:** 311, 680 sq ft, 26 acre-lot.



**Zoning:** Prestige Industrial.



**Rate:** Please contact.

# North Whitby Employment Area

5605 Baldwin Street South, Whitby

Available

## Summary

- Prime employment parcels located at Baldwin Street South and Highway 407 in Town of Whitby.

## Details

- Up to 18.53 acres available to purchase together, or 1.64 acre and 16.88 acre parcels available.

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Direct access to Highway 407.
- Close proximity to Highway 412 and 401. Located across from Metrolinx Commuter Lot.



**Size: 18.53 acres.**



**Zoning: Prestige Industrial.**



**Rate: Please contact.**

# North Whitby Employment Area

5385 Thickson Road North & Garrard Road, Whitby

Available

## Summary

- Build-to-suit purchase opportunity. Up to 350,000 sq ft of state-of-the-art industrial space. Broad range of customizable building opportunities. Strategically located in rapidly growing employment area.

## Details

- Two parcels of land: 9.82 acres and 22.54 acres (totalling 32.36 acres).

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Direct access to Highway 407.
- Close proximity to Highways 412 and 401.
- Located in growing employment area.
- Proximity to Ontario Tech University and Durham College.



**Size:** 350,000 sq ft, 32.36 acre-lot.



**Zoning:** Prestige Industrial.



**Rate:** Please contact.

# North Whitby Employment Area

Finchingfield Drive & Baldwin Street South, Whitby

Available

## Summary

- Vacant parcel available at Baldwin Street and Highway 407. Located in growing commercial area with prestige industrial land use designation. Excellent opportunity for a hotel or major office.

## Details

- Up to 10.65 acres available. Smaller options available within the block. Great opportunity for hotel and/or office development. Located within rapidly growing commercial centre.

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Direct access to Highway 407.
- Proximity to Highways 412 and 401.
- Located within the high-growth community of Brooklin.



**Size: 10.65 acres.**



**Zoning: Prestige Industrial.**



**Rate: Please contact.**

# North Whitby Employment Area

5455 Ashburn Road, Whitby

Coming Soon

## Summary

- Industrial spec building proposed for North Whitby Employment Area. Phase 2 includes a 313,980 sq ft industrial. Prime location in growing employment area. Close proximity to several large, international companies.

## Details

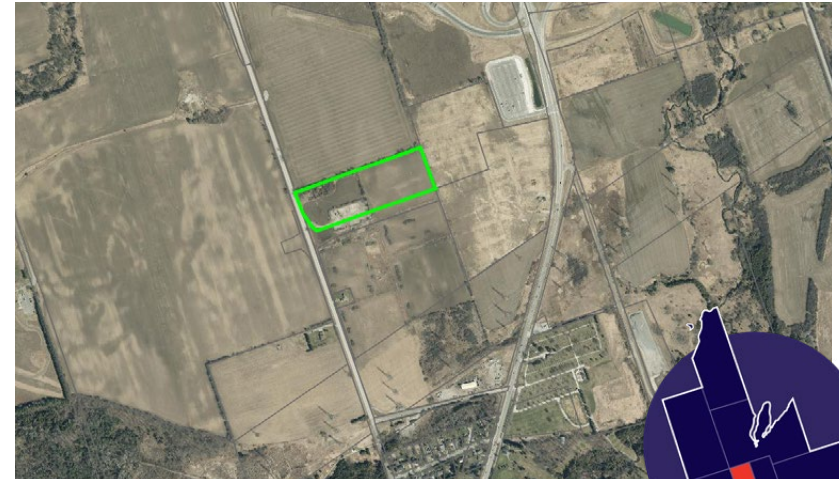
- Site prep is completed. Flat, level and ready for construction.

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Close proximity to Highway 407.
- Efficient transportation access via Highways 407, 412 and 401.
- Located next to North Whitby Sports Complex and GO Metrolinx Commuter Lot.



**Size: 313,980 sq ft.**



**Zoning: Prestige Industrial.**



**Rate: Please contact.**

# Hopkins Employment Area

901 Hopkins Street, Whitby

Available

## Summary

- Speculative industrial building nearing completion on Hopkins Street in Whitby. Located within an established employment area.

## Details

- 293,251 sq ft speculative industrial building.
- 40 ft clear height.
- 30 truck-level doors with two drive-in.
- Completion in Q2 2024.

## Permitted Use

- Uses for General Industrial shall be for manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and related purposes, such as utility yards, and transportation terminals.

## Connectivity

- Close proximity to Highway 401.
- Efficient transportation access via Highways 401, 412, and 407.



**Size:** 293,251 sq ft.



**Zoning:** General Industrial.



**Rate:** Please contact.

# South Whitby Employment Area

220 Water Street, Whitby

Coming Soon

## Summary

- Two industrial spec buildings proposed in South Whitby Employment Area. Demolition is complete, and industrial buildings are under construction.

## Details

- Site prep is complete, and construction is underway.
- Flat, accessible.

## Permitted Use

- Uses for General Industrial shall be for manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and related purposes, such as utility yards, and transportation terminals.

## Connectivity

- Close proximity to Highway 401.
- Transportation access via Highways 401, 412 and 407.
- Proximity to GO Station Whitby.



**Size:** Building A: 199,389 sq ft;  
Building B: 189,985 sq ft.



**Zoning:** General Industrial.



**Rate:** Please contact.

# South Whitby Employment Area

1900 Boundary Road, Whitby

Coming Soon

## Summary

- Speculative industrial building proposed in South Whitby. Up to 340,000 sq ft available in Q4 2025.

## Details

- Demolition of existing building is complete and site prep is underway.

## Permitted Use

- Uses for General Industrial shall be for manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and related purposes, such as utility yards, and transportation terminals.

## Connectivity

- Access to Highway 401.
- Located in an established employment area.



**Size:** 340,000 sq ft.



**Zoning:** General Industrial.



**Rate:** Please contact.

# Thickson Employment Area

1651 Stellar Drive, Whitby

Coming Soon

## Summary

- Prime employment site along Highway 401 in Whitby. Speculative industrial buildings proposed. Located next to Durham College Whitby Campus and Future Oshawa GO Train Station.

## Details

- Available in Q4 2024. Site preparation is complete.

## Permitted Use

- Uses for Prestige Industrial shall generally include light industrial within enclosed buildings, professional, corporate, and industrial oriented office buildings, major office uses, data processing centres, commercial/technical schools, post-secondary institutions, and research and development facilities.

## Connectivity

- Prime exposure along Highway 401.
- Efficient transportation access to Highways 412 and 407.



**Size: Building A: 158,150 sq ft;  
Building B: 140,000 sq ft.**



**Zoning: Prestige Industrial.**



**Rate: Please contact.**

# West Whitby Employment Area

1650 Halls Road, Whitby

Coming Soon

## Summary

- Vacant employment parcel in West Whitby. Efficient transportation access to Highways 401, 412 and 407.

## Details

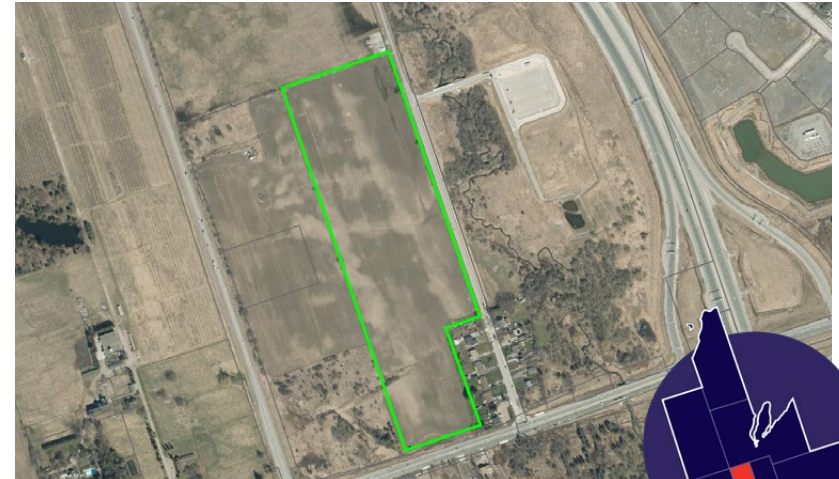
- 30.72 acres of vacant employment land.
- Speculative industrial building being proposed.
- Up to 550,000 sq ft available in Q3 2025.

## Permitted Use

- Uses for General Industrial shall be for manufacturing, processing, assembly, servicing, storing of goods and raw materials, warehousing, and related purposes, such as utility yards, and transportation terminals.

## Connectivity

- Minutes from Highways 412 and 401.
- Efficient transportation access to the GTA.
- Located along Highway 2.



**Size: 550,000 sq ft; 30.72-acre lot.**



**Zoning: General Industrial.**



**Rate: Please contact.**

# 1151 Dundas Street West

Whitby

Available

## Summary

- Approximately 22 developable acres located at Whitby's western gateway. The property boasts a prime location at the intersection of Highways 401 and 412 offering unparalleled exposure, while facing Highway 2 to the north. The property is adorned with stunning natural heritage characteristics that can be utilized to enhance a variety of site plans.

## Details

- Approximately 22 developable acre lot.
- Accessible from Highway 2 with prime exposure along Highway 401.

## Permitted Use

- Uses include but are not limited to industrial supply, communication facilities, food preparation plants, health care complex, pharmaceutical production facilities, and technology industries. Zoning also permits light manufacturing, office space, and research and development facilities.

## Connectivity

- Located at the junction of Highways 401 and 412.
- Future BRT station is located at the entrance to the property (station construction projected by Q1 2025).



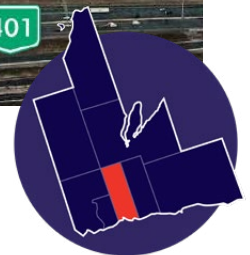
**Size: 64 acres.**



**Zoning: Prestige Employment.**



**Rate: Please contact.**






# Contact Us

We are confident our team can help you.



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If this information is required in an accessible format, please contact Economic Development and Tourism at 905-668-4113, ext. 2619.