

# BOUNDARY

1900 BOUNDARY ROAD, WHITBY, ON

BRIDGING

POSSIBILITIES

343,000 SF

of Brand New Speculative  
Industrial Space



FOR LEASE  
OCCUPANCY Q2 2025

INTRODUCING

# BOUNDARY

## 1900 BOUNDARY ROAD

Located at 1900 Boundary Road in Whitby, Ontario, this brand new speculative industrial facility, targeting Leed Silver and Zero Carbon Ready, capitalizes on the town's burgeoning industrial sector, characterized by significant developments in manufacturing, distribution, and logistics. Whitby's strategic positioning within the Greater Toronto Area (GTA) ensures seamless connectivity to major transportation routes, bolstering its role as a vital node for trade and commerce. The building's proximity to diverse industries such as automotive, technology, and warehousing underscores its appeal to businesses seeking expansion or establishment.

Its location within a vibrant industrial community offers a supportive ecosystem for growth, with surrounding sectors including manufacturing, technology, healthcare, and retail driving economic activity and employment opportunities. With easy access to urban centers like Toronto, Oshawa, and Ajax, this industrial facility serves as a strategic asset for businesses aiming to capitalize on Whitby's dynamic industrial landscape and access to skilled labor.

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# SPECIFICATIONS

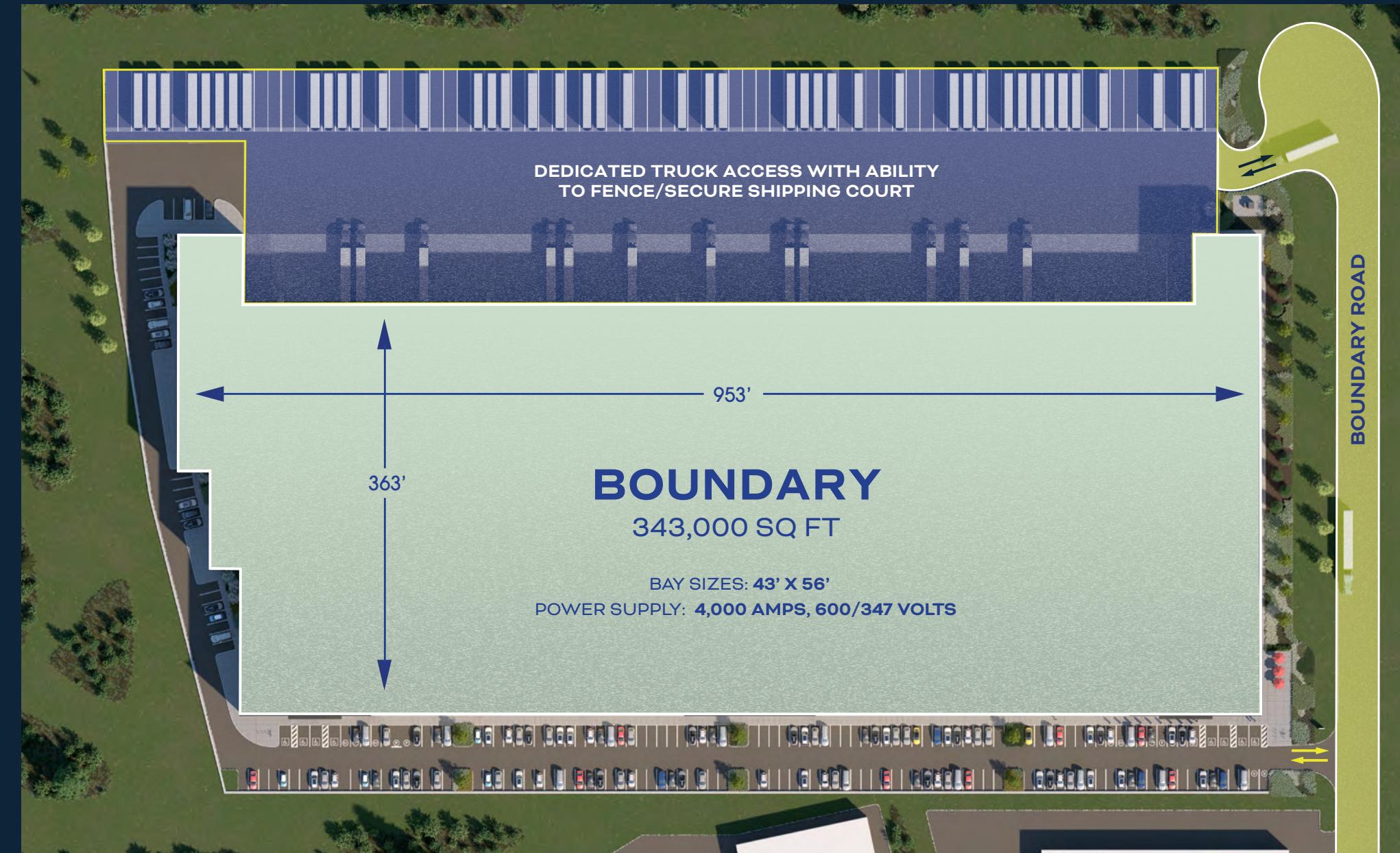
<b>Total Building Size</b>	+- 343,000 SF
<b>Zoning</b>	M1
<b>Office</b>	3%
<b>Clear Height</b>	40'
<b>Shipping</b>	53 Truck-level doors, 2 Drive-In
<b>Power</b>	4,000 Amps, 600/347 Volts
<b>Sprinklers</b>	ESFR
<b>Staging Bay</b>	60'
<b>Trailer Parking</b>	54
<b>Car Parking</b>	319
<b>Asking Rate</b>	Please contact the listing team
<b>Demisable Options</b>	Available from 100,000 SF



OCCUPANCY  
Q2 2025



TARGETING LEED SILVER/  
CARBON ZERO READY



# SUSTAINABILITY

THE BUILDING IS BEING DESIGNED TO **LEED SILVER** AND **ZERO CARBON READY** STANDARDS, TO FUTURE PROOF AND IMPROVE THE OVERALL ENERGY EFFICIENCY.



Increased insulation in building envelope.



Sufficient power supply to support future conversion to electrical heating.



Sufficient support in roof structure for possible future integration of solar power.



LEED features include: EV charging stations, bicycle parking, efficient LED lighting and connected to multiple forms of transportation.



## LOCATION OVERVIEW

1900 Boundary Road in Whitby, Ontario, is located within a vibrant community brimming with diversity and energy, attracting families, young professionals, and retirees alike. Strategically positioned, this locale boasts easy access to major transportation arteries, including highways and public transit networks, making it a convenient nexus for both commuters and businesses. Highway 401, a vital east-west corridor intersecting Whitby, facilitates the swift movement of goods, enhancing logistical efficiency and connectivity to major cities.

For businesses, the advantages are many. Proximity to major highways streamlines logistics, reducing transportation costs and improving overall efficiency. Access to a skilled and diverse workforce from nearby residential areas ensures operational success. Moreover, being part of

the Greater Toronto Area (GTA) opens doors to regional and global trade opportunities, leveraging the economic strength of the region.

Supported by Whitby's commitment to industrial development, which is reflected in robust infrastructure and business-friendly policies, the area surrounding 1900 Boundary Road offers an ideal environment for business growth and prosperity. This strategic location, with its access to major highways and supportive infrastructure, positions 1900 Boundary Road as a prime destination for businesses aiming to thrive in Whitby's dynamic industrial landscape.

# AMENITIES

## GYMS

- 1 Fitness Garage
- 2 Crunch Fitness - Whitby
- 3 Goodlife Fitness Oshawa Centre Mall
- 4 Curves
- 5 Goodlife Fitness Whitby Centrum
- 6 Canada Athletic Performance Centre
- 7 Planet Fitness

## RESTAURANTS

- 1 Pizza House
- 2 Fox and The Goose Sports Bar & Grill
- 3 Burger King
- 4 Chuck's Roadhouse Bar & Grill
- 5 Halibut House
- 6 Boom Chicken
- 7 Milestones
- 8 Jack's Whitby
- 9 Lone Star Texas Grill
- 10 Scaddabush Italian Kitchen & Bar
- 11 Denny's
- 12 Makimono Sushi Bar & Restauraunt
- 13 Kumi's Kitchen

## GROCERY

- 1 Freshco Wentworth & Cedar
- 2 Real Canadian Superstore Gibb Street
- 3 M&M Food Market
- 4 Sobeys
- 5 Metro
- 6 The Grocery Outlet

## RETAIL

- 1 Canadian Tire
- 2 Winners
- 3 Walmart Supercentre
- 4 Mark's
- 5 RONA + Oshawa
- 6 Golf Town
- 7 Goemans Appliances
- 8 Ashley HomeStore
- 9 Kitchen Stuff Plus
- 10 HomeSense
- 11 La-Z-Boy Home Furnishings & Décor
- 12 The Home Depot
- 13 PetSmart



# TRANSIT

- 92 Oshawa/Yorkdale GO Bus
- LE Lakeshore East GO Train
- 403 Oshawa Centre Terminal/Oxford Southbound @ Phillip Murray
- 301 Whitby Station/Tauton Eastbound @ Cochrane
- 401 Durham Region Transit
- GO Transit

# BOUNDARY

## DEMOGRAPHICS

	1 KM	5 KM	10 KM
<b>Population</b>	99,525	350,979	535,642
<b>Median Age</b>	40.0	39.1	38.4
<b>Population Employed</b>	44,764	169,587	264,774
<b>Labour Employment Rate</b>	88%	89.6%	90.1%
<b>15+ EDU University Degree</b>	12,276	61,202	101,870

### HIGHLIGHTS

- Greater Toronto Region has the **largest labour force in Canada**
- Durham Region makes up **9.3%** of the GTA's total population
- GTA is the **fourth largest labour force** in the U.S and Canada
- 352,750** Durham Region residents in the labour force

### TOP EMPLOYMENT SECTORS



MANUFACTURING



RETAIL TRADE



TRANSPORTATION &amp; WAREHOUSE



CONSTRUCTION

# NAVIGATING CONNECTIONS

## AIRPORTS

**Toronto Pearson Airport** 46 Mins

**Billy Bishop Airport** 1 Hr 5 Mins

## CITIES

**Oshawa** 11 Mins

**Ajax** 14 Mins

**Scarborough** 25 Mins

**Markham** 33 Mins

**Richmond Hill** 44 Mins

**Vaughan** 45 Mins

**Toronto** 50 Mins

**Montreal** 4 Hr 40 Mins

**Ottawa** 3 Hr 40 Mins

## HIGHWAYS

**401** 12 Mins

**418** 19 Mins

**412** 28 Mins

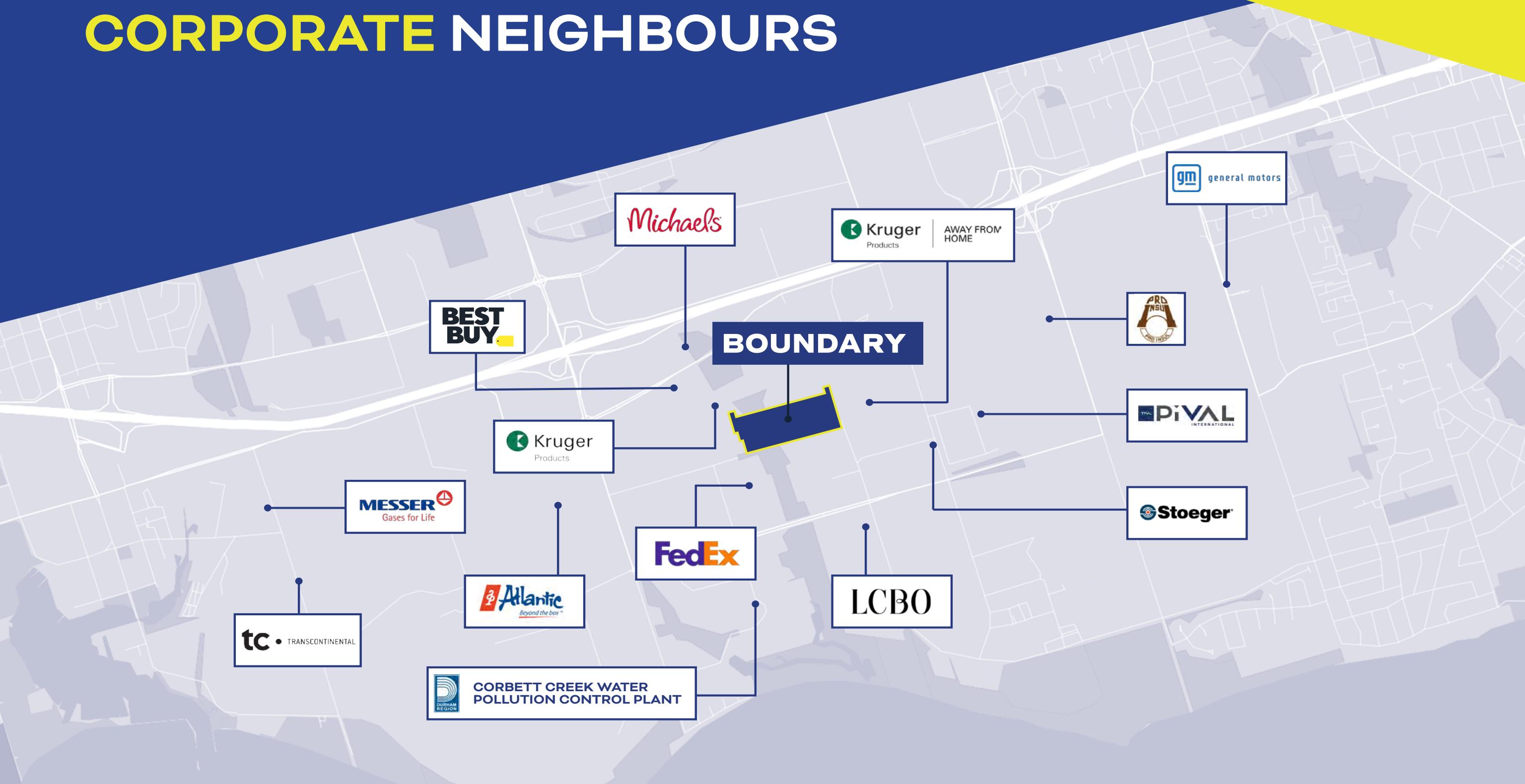
**DVP** 1 Hr 10 Mins

**407** 15 Mins

**U.S. Border at Johnston** 2 Hr 55 Mins



# CORPORATE NEIGHBOURS



# BOUNDARY

## THE TEAM



Carttera provides a real estate development platform to top-tier pension funds and institutional investors, executing on an urban intensification strategy for both commercial and residential assets in the Toronto and Montreal markets. Over the past 15 years, the firm has executed on over \$6.2B worth of projects, with \$3.3B currently in development.

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# BOUNDARY

1900BOUNDARYROAD.COM

**GRAHAM MEADER\***

Vice Chairman

+1 416 578 8250

graham.meader@colliers.com

**DAVID BERGERON\***

Vice President

+1 416 791 7269

david.bergeron@colliers.com

**COLIN ALVES†**

Vice Chairman

+1 416 564 2500

colin.alves@colliers.com

**TAYLOR FARRIS\***

Associate Vice President

+1 905 330 6636

taylor.farris@colliers.com

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*Cartera*



\*Sales Representative

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