

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.



SPECIFICATIONS

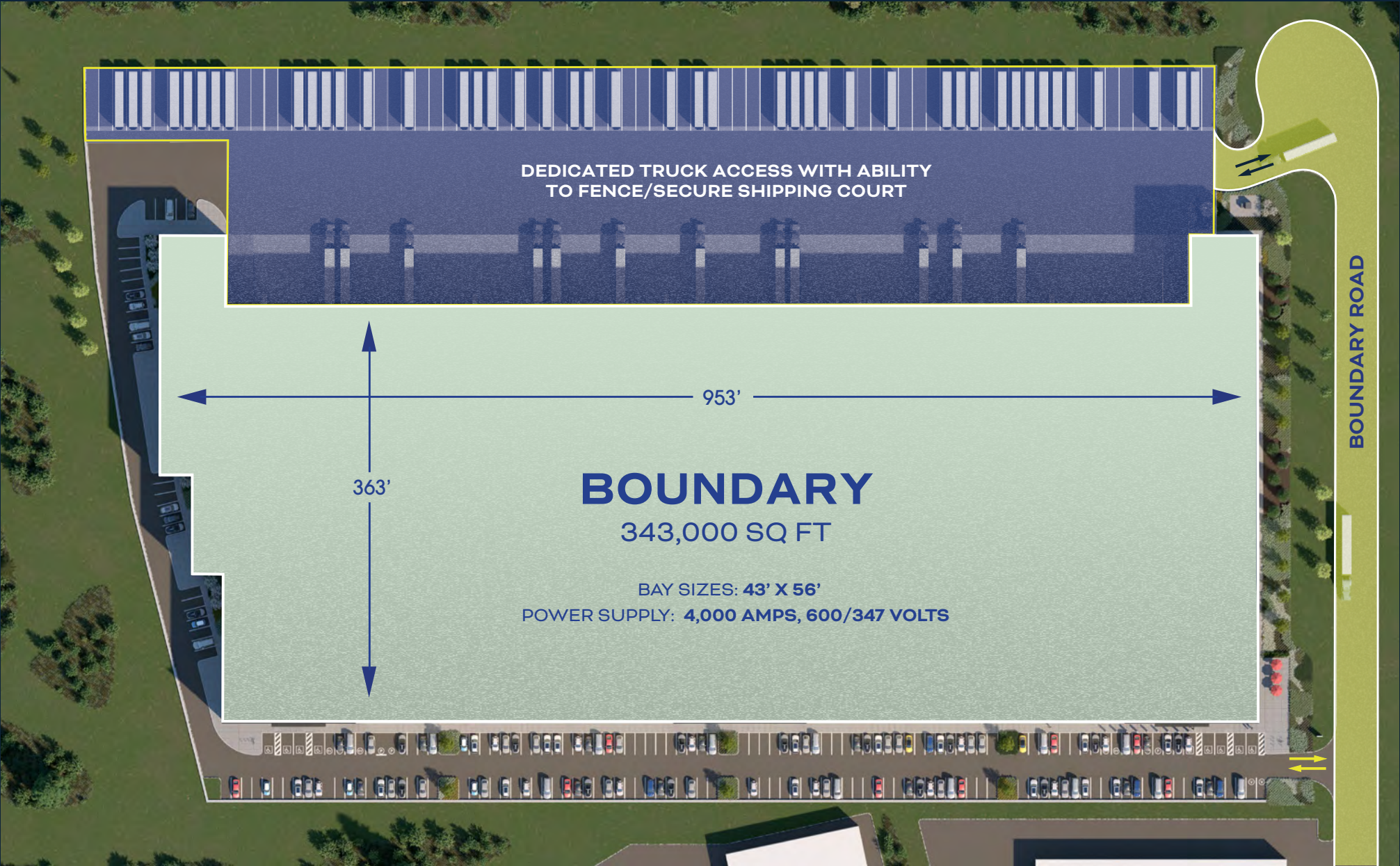
Total Building Size	+/- 343,000 SF
Zoning	M1
Office	3%
Clear Height	40'
Shipping	53 Truck-level doors, 2 Drive-In
Power	4,000 Amps, 600/347 Volts
Sprinklers	ESFR
Staging Bay	60'
Trailer Parking	54
Car Parking	319
Asking Rate	Please contact the listing team
Demisable Options	Available from 100,000 SF



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 & Restaurent
- 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
- Durham Region Transit
- GO Transit

BOUNDARY

DEMOGRAPHICS

	1 KM	5 KM	10 KM
Population	99,525	350,979	535,642
Median Age	40.0	39.1	38.4
Population Employed	44,764	169,587	264,774
Labour Employment Rate	88%	89.6%	90.1%
15+ EDU University Degree	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
& WAREHOUSE



CONSTRUCTION

NAVIGATING CONNECTIONS

AIRPORTS

Toronto Pearson Airport	46 Mins
Billy Bishop Airport	1 Hr 5 Mins

CITIES

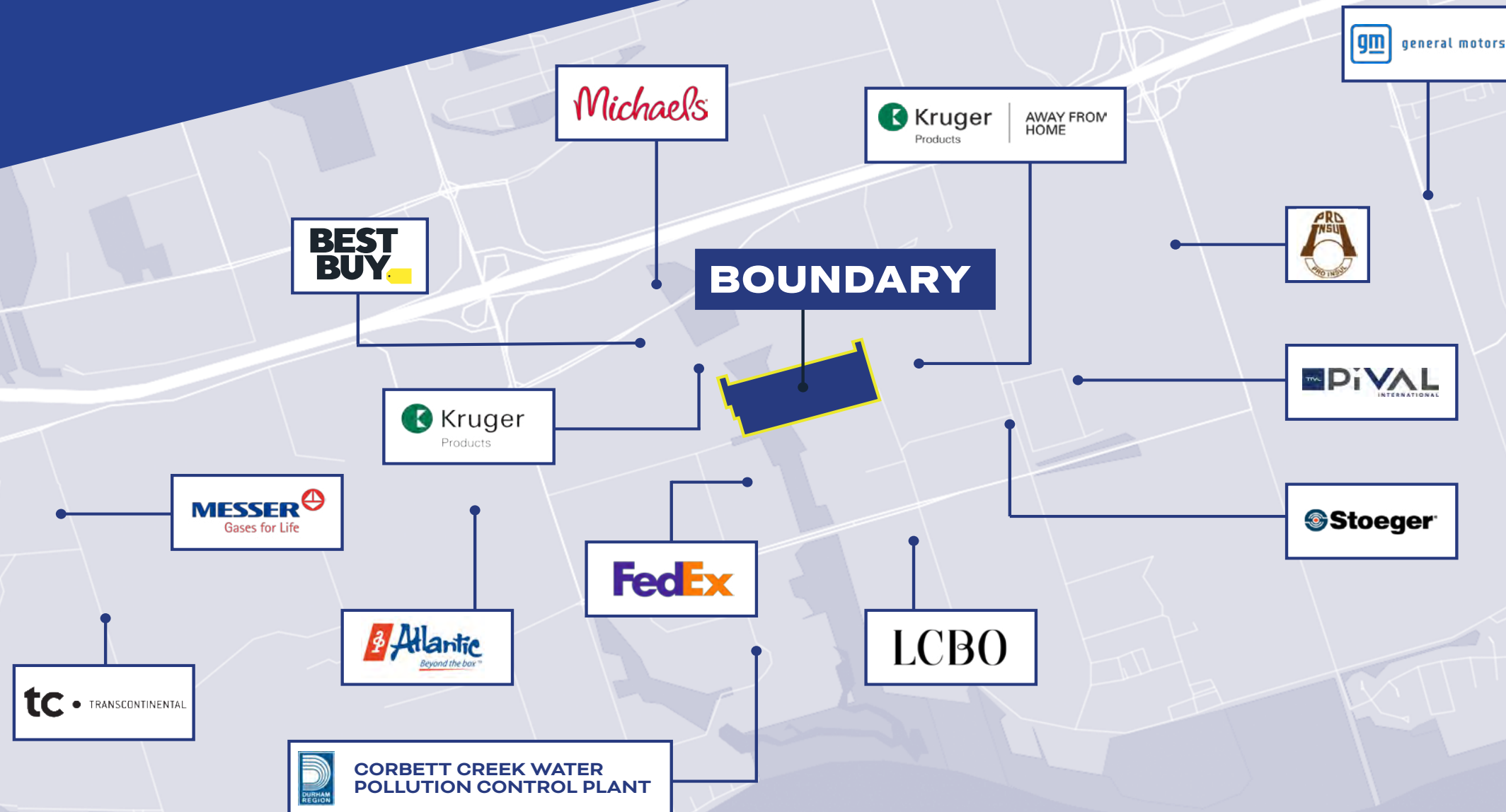
Oshawa	11 Mins
Ajax	14 Mins
Scarborough	25 Mins
Markham	33 Mins
Richmond Hill	44 Mins
Vaughan	45 Mins
Toronto	50 Mins
Montreal	4 Hr 40 Mins
Ottawa	3 Hr 40 Mins

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.

[CARTTERA.COM](https://carttera.com)



Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has

[COLLIERSCANADA.COM](https://collierscanada.com)

delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

BOUNDARY

1900BOUNDARYROAD.COM

GRAHAM MEADER*

Vice Chairman

+1 416 578 8250

graham.meador@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

Carttera



*Sales Representative

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

