



FOR LEASE

999 BOUNDARY ROAD

OSHAWA, ON

**UNIT 2 AVAILABLE
171,440 SF**

The Listing Team

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PROPERTY OVERVIEW

LOCATION	South of Highway 401 & East of Thickson Road South
ZONING	Industrial G1
SITE SIZE	20.10 Acres
UNIT 2 FOR LEASE	
BUILDING SIZE	171,440 SF *
OFFICE SIZE	To Be Negotiated
MEZZANINE OFFICE	890 SF 0.5%
CLEAR HEIGHT	22.0' - 25' 3"
SHIPPING	32 Truck Level Doors
PARKING STALLS	78 Car Stalls
POWER	600 Amps with Ability to Upgrade to 8,000 Amps
SPRINKLERS	ESFR
BAY SIZE	50.0' (w) x 50.0' (d)
ASKING RENT	\$12.95 PSF
T.M.I. (2026)	\$2.94 PSF + Management Fees
AVAILABLE	Immediately

* Subject to remeasurment

HIGHLIGHTS



5 Minutes To Full HWY 401 Interchange



5 Minutes To Oshawa GO Station



Dual Load Shipping Capabilities

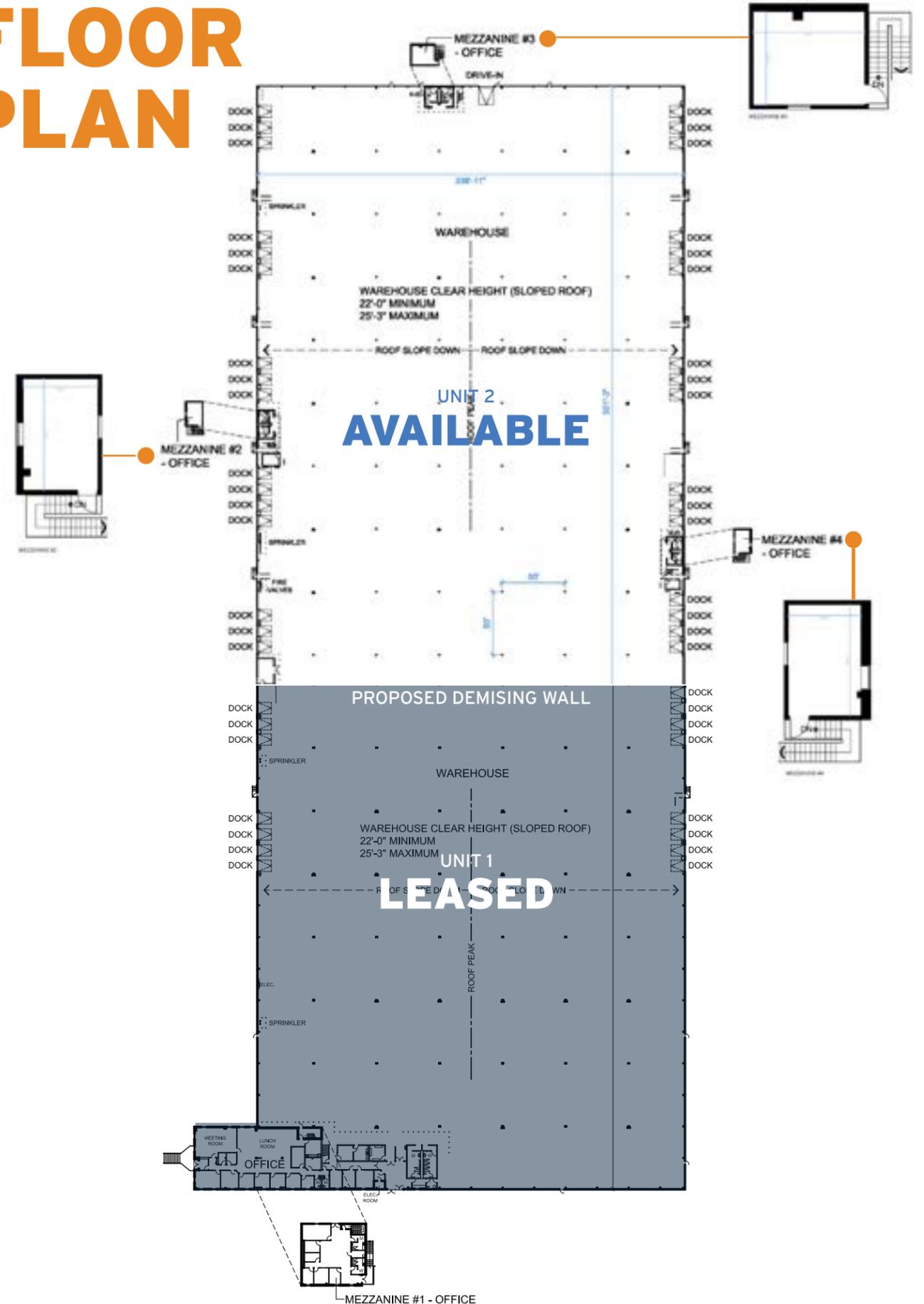


Ability to Upgrade up to 8,000 Amps of Power

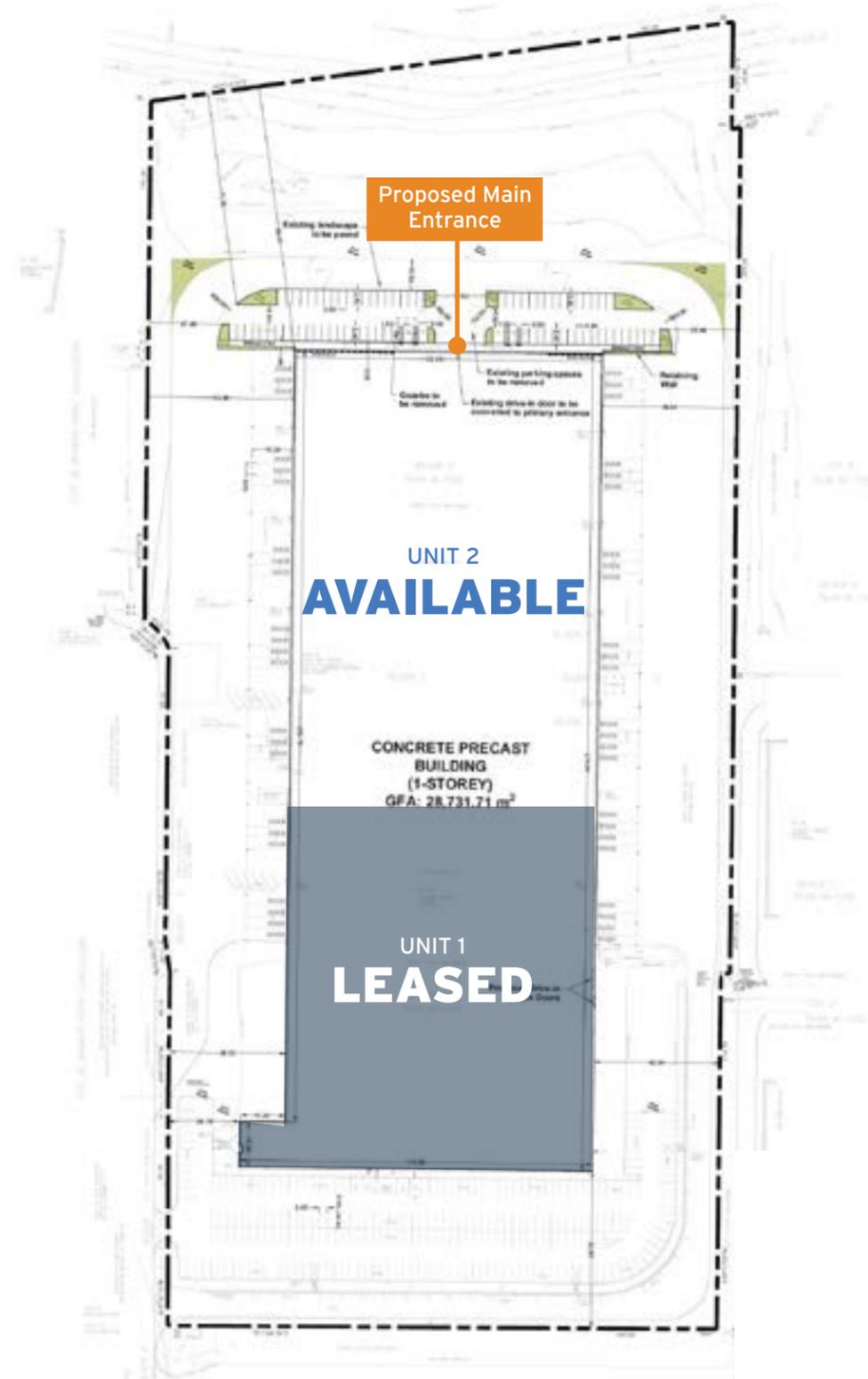


Separate Passenger & Trailer Access

FLOOR PLAN

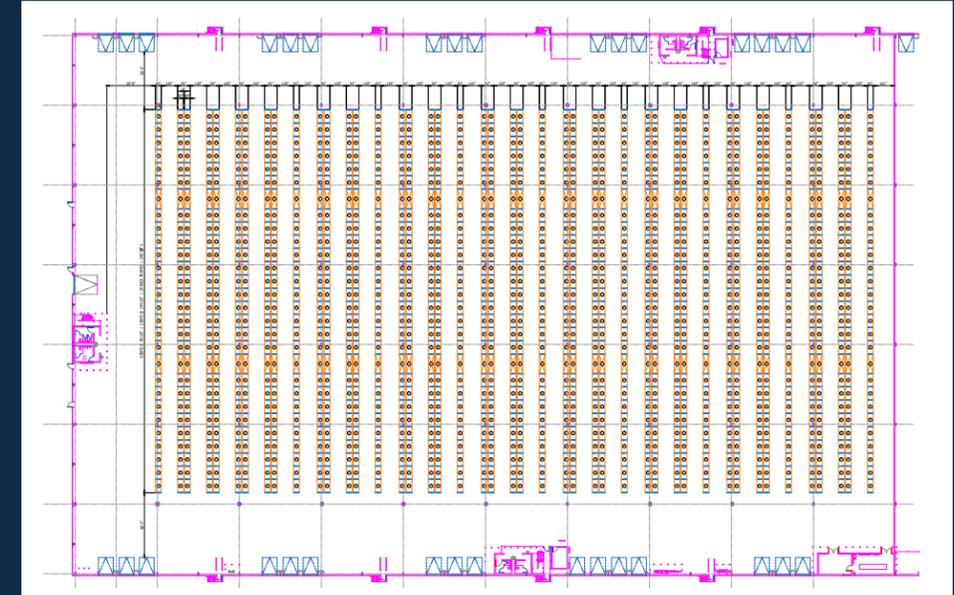


SITE PLAN

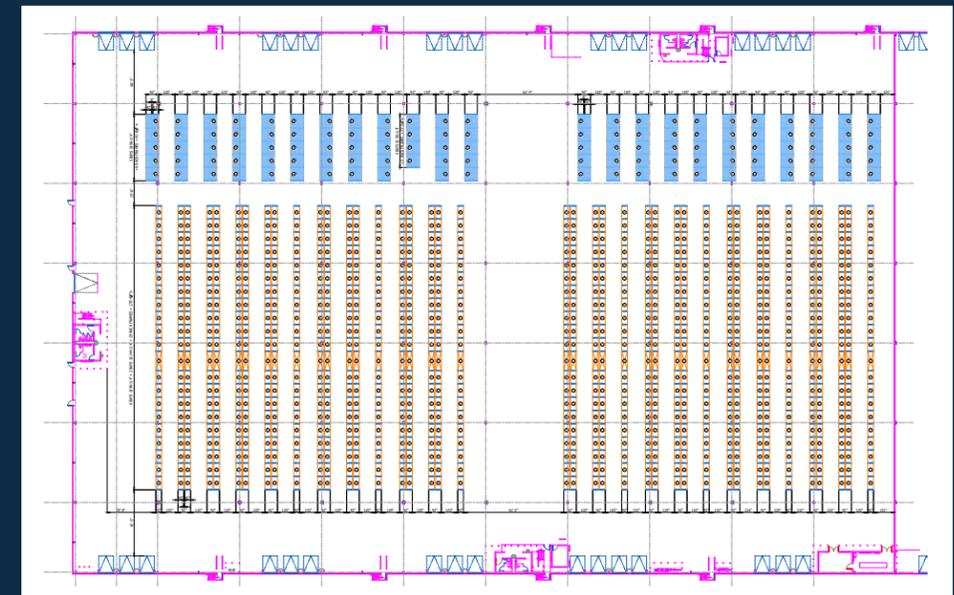


SAMPLE RACKING PLAN

OPTION 1



OPTION 2



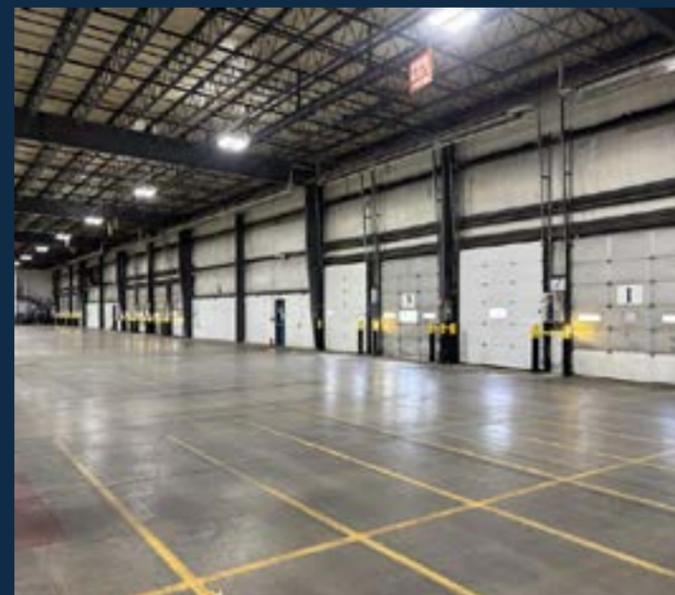
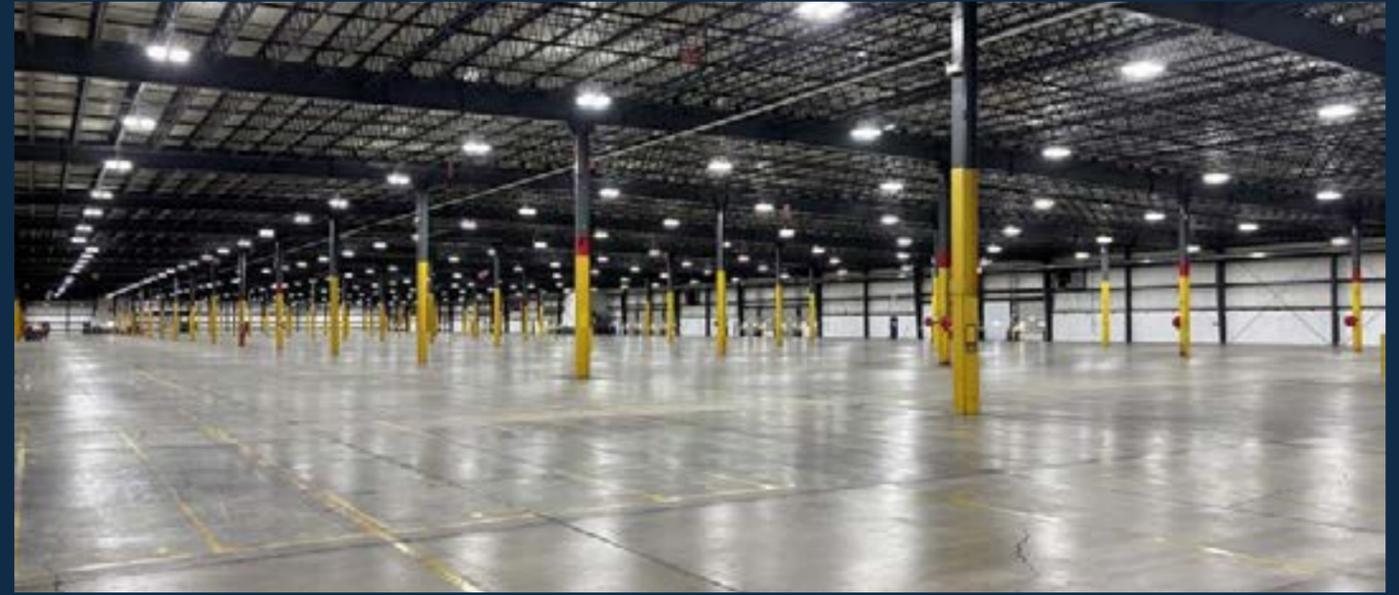
Total Pallet Positions
9,756 pallets when fully racked at standard pallet height and weight

Fast Access & Turnover
Enables quick retrievals, reducing handling time and order fulfillment

Maximized Throughput
High position counts allow simultaneous picking and replenishing

Loading Versatility
Can accommodate diverse inventory types and enable easier integration

Flexibility & Scalability
System can be adapted or expanded, allowing users to scale storage



DRIVE TIMES

DESTINATION	TIME	DISTANCE
 CP Railway Rail	4 Mins	1.8 KMs
 Oshawa GO Station	5 Mins	4.0 KMs
 Highway 401	6 Mins	3.0 KMs
 Highway 412	12 Mins	11.8 KMs
 Whitby GO Station	13 Mins	9.4 KMs
 Toronto Pearson Airport	53 Mins	85.6 KMs
 Toronto Union GO Station	60 Mins	62.3 KMs



GATEWAY TO EXCELLENCE

999 Boundary Road, Oshawa is strategically positioned for success in one of the GTA's most dynamic industrial markets. Located just east of Toronto with seamless access to major transportation corridors and regional markets throughout the Greater Toronto Area, this exceptional 312,762 square foot facility offers flexible purchase and lease opportunities in Durham Region. The property combines strategic location with functional design, featuring variable clear heights ranging from 22' to 25'3", superior dual-load shipping capabilities with 47 truck-level doors and one drive-in door, and thoughtful traffic management through separate employee and truck site access supported by over 300 car parking stalls. Advanced infrastructure including high-power electrical service of 2,000 Amps at 347/600 Volts, along with the ability to demise space to suit specific requirements, positions 999 Boundary Road as a turnkey solution for business prioritizing connectivity and distribution efficiency in today's competitive industrial landscape.

THE TEAM



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.

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