

OSHAWA INDUSTRIAL LAND FOR SALE: APPROXIMATELY 35 ACRES **NORTHWOOD BUSINESS PARK** POTENTIAL HIGH BAY INDUSTRIAL CAMPUS



Strategically Located at
**THORNTON NORTH &
CONLIN WEST**

Rob Renaud

President
Broker
416.366.8785
rrenaud@encoradvisors.com

Mark Petznick

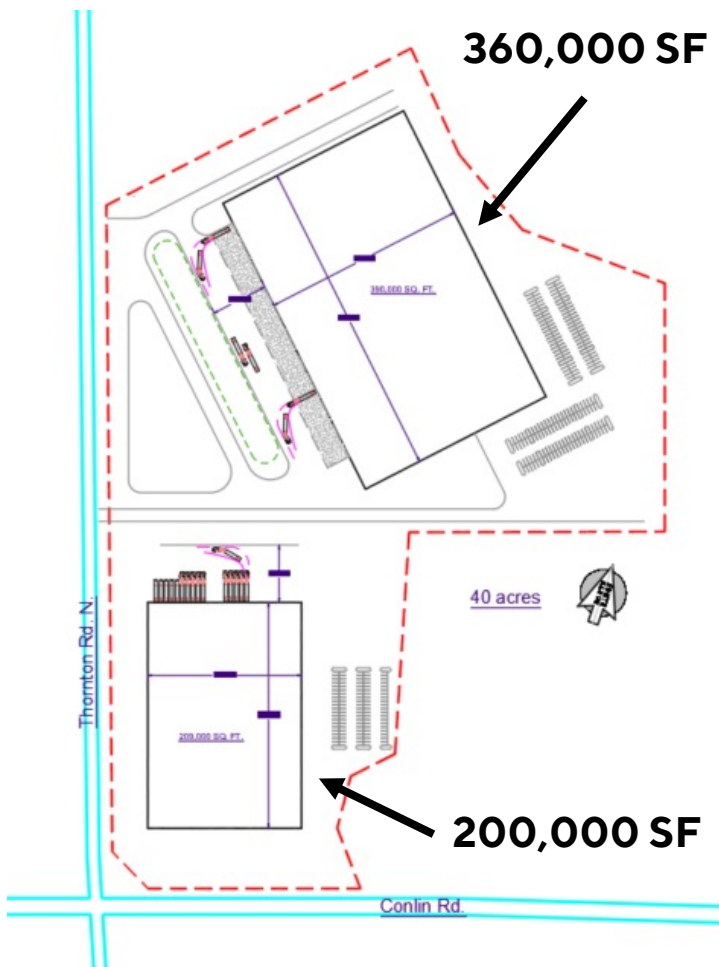
Principal and Executive Vice President
Sales Representative
416.366.7597
mpetznick@encoradvisors.com

Cam Graham

Vice President
Sales Representative
416.366.2773
cgraham@encoradvisors.com

LOCATED IN THE HEART OF NORTHWOOD BUSINESS PARK

Conceptual Site Development



Approximate boundaries of Northwood Business Park.



[Click here for Video Overview](#)

[Click here for Zoning Information](#)

SALE DETAILS

- Gross Details: Approx. 35 Acres of land
- Zoning:
 - Select Industrial Zone (**SI-A(16)"h-71"**)
 - Major Institutional (**MIN**)
 - Hazard Lands Open Space (**OSH**)
- Asking Price: Please Contact Agents
- Availability: Immediate

PROPERTY DETAILS

- Easy access to Highway 407 and connection to 400 series highways
- Minutes away from Oshawa Executive Airport
- Potential ASRS development

OFFERING GUIDELINES

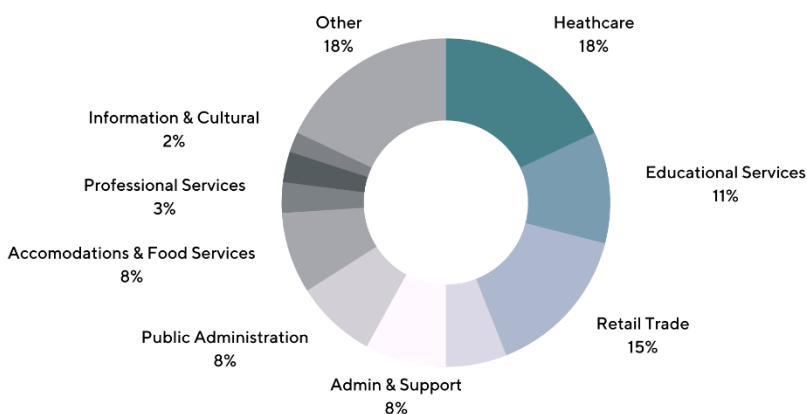
As exclusive advisors, ENCOR Advisors Canada Ltd. (ENCOR) Brokerage is seeking proposals for this disposition. The offering is unpriced. Prospective purchasers must first submit the Vendor's form of Confidentiality Agreement ("CA"), prior to receiving specific information on the offering which can be accessed through an online data room. Offers need to be sent to the contacts listed on the brochure, please contact for more information.

OSHAWA ECONOMIC OVERVIEW

[Click here for Video Overview](#)

Oshawa continues to show strength and resilience through its dynamic and diverse economy. As one of the fastest-growing metropolitan cities in Canada and its strategic location, Oshawa is positioned for the success and efficiency of the business in the area:

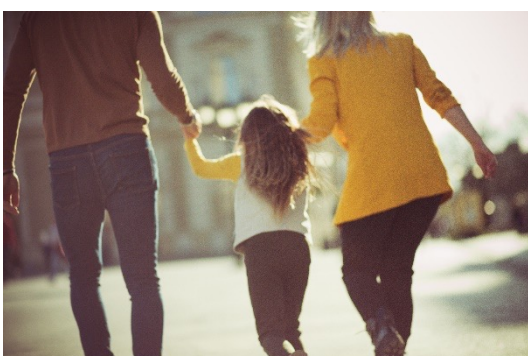
Oshawa's Strong Economy is Composed of:



Population:	353,500
Labour Force:	238,400
Employment:	219,900
Participation Rate:	67.4%
Employment Rate:	62.2%
Unemployment Rate:	7.8%

Source: Statistics Canada December 2020

The influx of new talent from three major post-secondary institutions, Durham College, Ontario Tech, and Trent University, alongside thousands of new employment opportunities and new residential developments, **The City of Oshawa offers a healthy work, play, and life balance.**

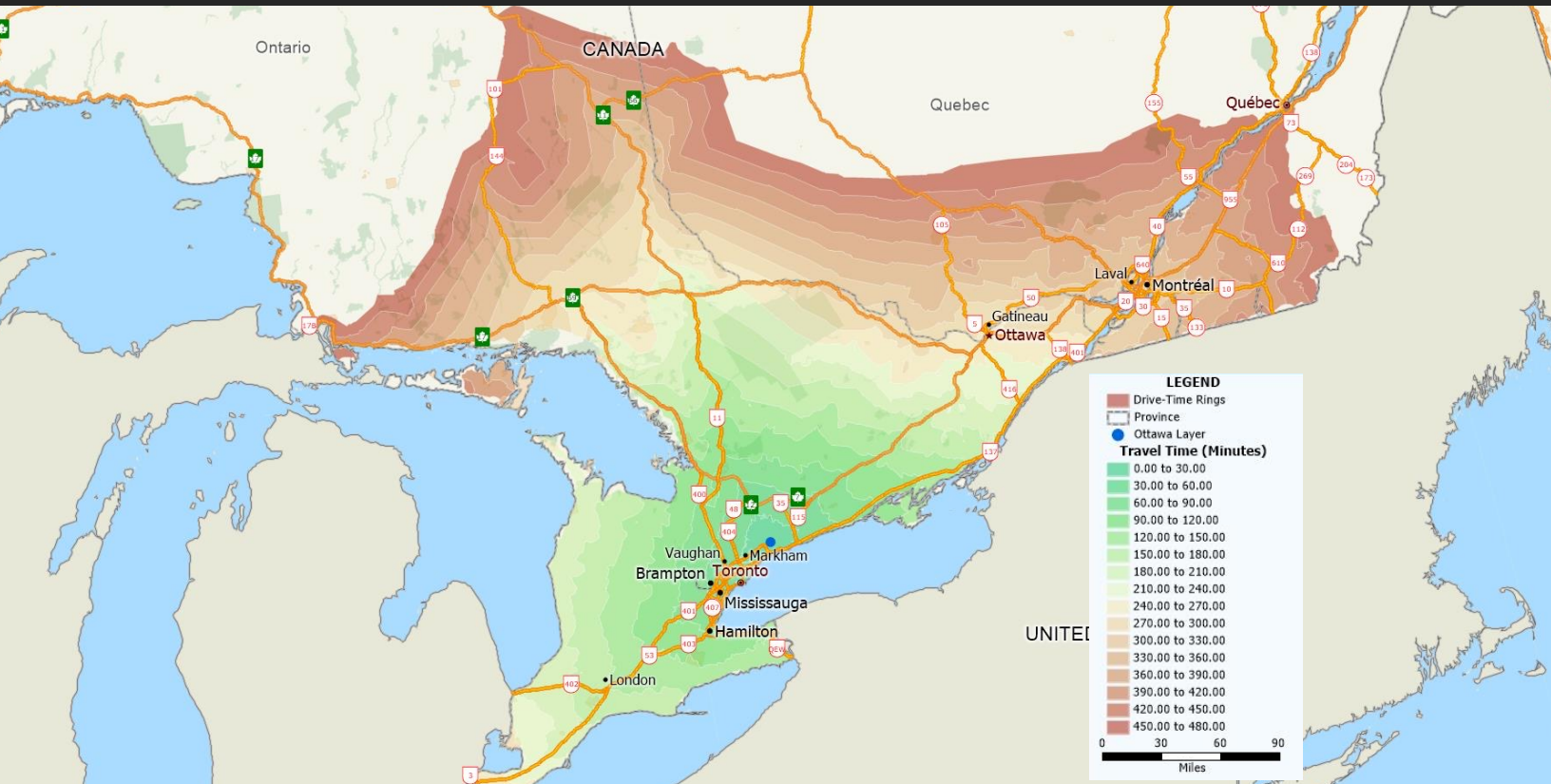


G.T.A. Industrial Development Charges (\$/m²)

Oshawa	\$119.54/m ²
Vaughan	\$426.47/m ²
Mississauga	\$358.33/m ²
Milton	\$199.78/m ²
Hamilton	\$210.33/m ²

Source: Urbacon 2021

MARKETS ACCESSIBLE WITHIN 1 DAY'S DRIVE



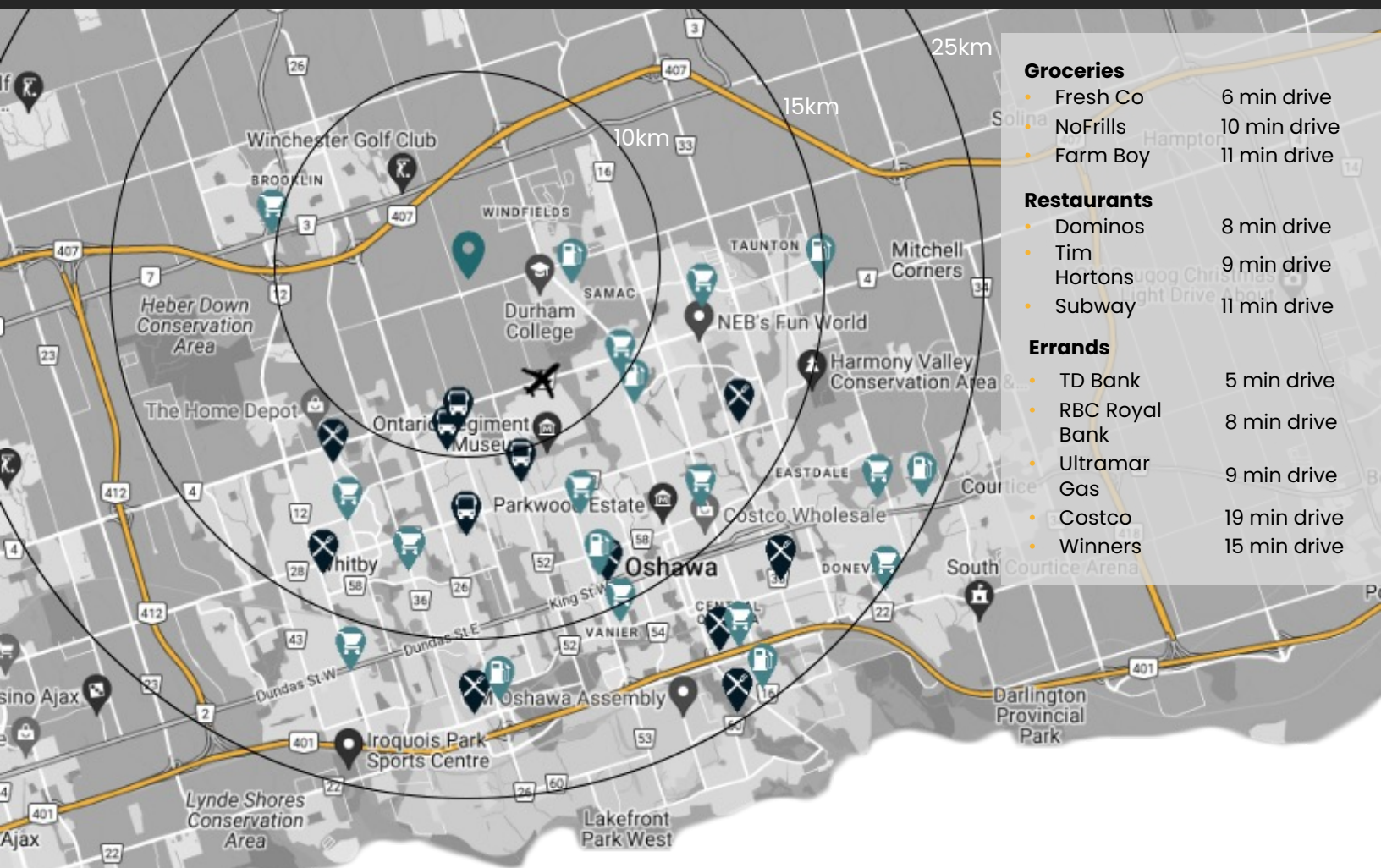
BUSINESS IN THE AREA

Oshawa continues to provide value to businesses from its proximity to major markets, integrated port strategy, world-class research facilities and major educational hubs: Ontario Institute of Technology (Ontario Tech University), Durham College, Trent University and The Automotive Centre of Excellence (ACE). Most notable tenants in the area include Aosom Canada Inc and GEODIS, who are attracting talent across the GTHA.

- | | |
|-----------------------------------|---|
| 1. Action Car & Truck Accessories | 24. FedEx |
| 2. Adanac Rubber Flooring | 25. Fiber Grate |
| 3. AECOM | 26. Flanagan Foodservice |
| 4. Aecon | 27. Gagnon Sports |
| 5. Almost Perfect | 28. GDS Technologies LTD. |
| 6. Amazon Canada | 29. General Motors of Canada |
| 7. Aoson Canada | 30. Geodis |
| 8. Atlantic | 31. Gerdau Whitby |
| 9. Avery Dennison | 32. GFL Environmental |
| 10. Avery Products Corporation | 33. Ground Effects Ltd |
| 11. Bell | 34. Harper Truck Centres |
| 12. CanAtom | 35. Industrial Commercial Plastics Corp |
| 13. Canatom Group | 36. International Brotherhood Of Electrical Workers |
| 14. Canpar | 37. Kal Tire |
| 15. Complete Packaging Systems | 38. Kal Tire |
| 16. Cosmaroma | 39. Kerr Industries Limited |
| 17. CRS Contractors Rental Supply | 40. Keystone Automotive Industries |
| 18. Del Monte Foods | 41. Kruger |
| 19. Direct Buy | 42. Kruger Products |
| 20. Disticor | 43. Label Supply |
| 21. E S Fox LTD | |
| 22. Elevation Church | |
| 23. Enercare | |
- Click Interactive Map for more.



SUPERIOR CONNECTIVITY AND AMENITIES



An unmatched opportunity for businesses to build a presence in Oshawa, one of the fastest developing major regional metropolis' in the Durham Region. Quick and convenient access to Canada's largest consumer market of more than 5 million people, Oshawa offers a multitude of easy connections:

Canada USA border Crossings

- » New York
- » Michigan
- » Minnesota

Airports

- » Oshawa Executive Airport
- » Pearson Airport
- » Hamilton Airport

Intermodal Terminal

- » CP Intermodal Terminal
- » CN Intermodal Terminal



15

GROCERY STORES
In 20km Radius



16

RESTAURANTS
In 20km Radius



10

TRANSIT STOPS
In 20km Radius



15

GAS STATIONS
In 20km Radius

CONTACT US



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