

Commercial/Industrial Condos For Sale
250 Lake Road | Bowmanville, ON

**401
FLEXHAUS**

Small-bay commercial/industrial
suites that help you **dream bigger**



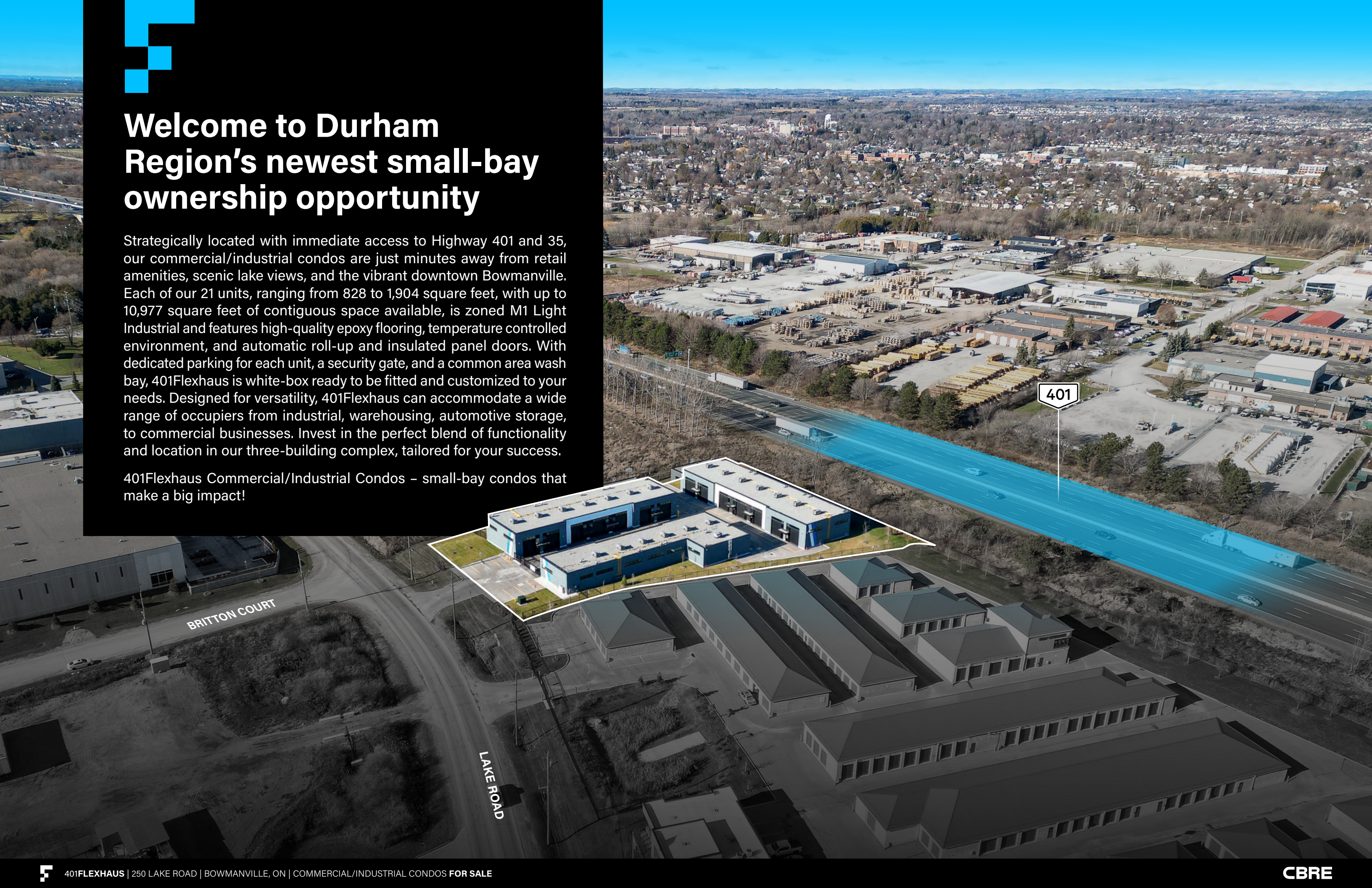
CBRE



Welcome to Durham Region's newest small-bay ownership opportunity

Strategically located with immediate access to Highway 401 and 35, our commercial/industrial condos are just minutes away from retail amenities, scenic lake views, and the vibrant downtown Bowmanville. Each of our 21 units, ranging from 828 to 1,904 square feet, with up to 10,977 square feet of contiguous space available, is zoned M1 Light Industrial and features high-quality epoxy flooring, temperature controlled environment, and automatic roll-up and insulated panel doors. With dedicated parking for each unit, a security gate, and a common area wash bay, 401Flexhaus is white-box ready to be fitted and customized to your needs. Designed for versatility, 401Flexhaus can accommodate a wide range of occupiers from industrial, warehousing, automotive storage, to commercial businesses. Invest in the perfect blend of functionality and location in our three-building complex, tailored for your success.

401Flexhaus Commercial/Industrial Condos – small-bay condos that make a big impact!



Site Plan & Availabilities

BUILDING A

UNIT #	SQ. FT.
1	1,724
2	1,659
3	1,630
4	1,630
5	1,622
6	1,681
7	1,732

BUILDING B

UNIT #	SQ. FT.
8	1,857
9	1,851
10	1,799
11	1,808
12	1,811
13	1,851
14	1,904

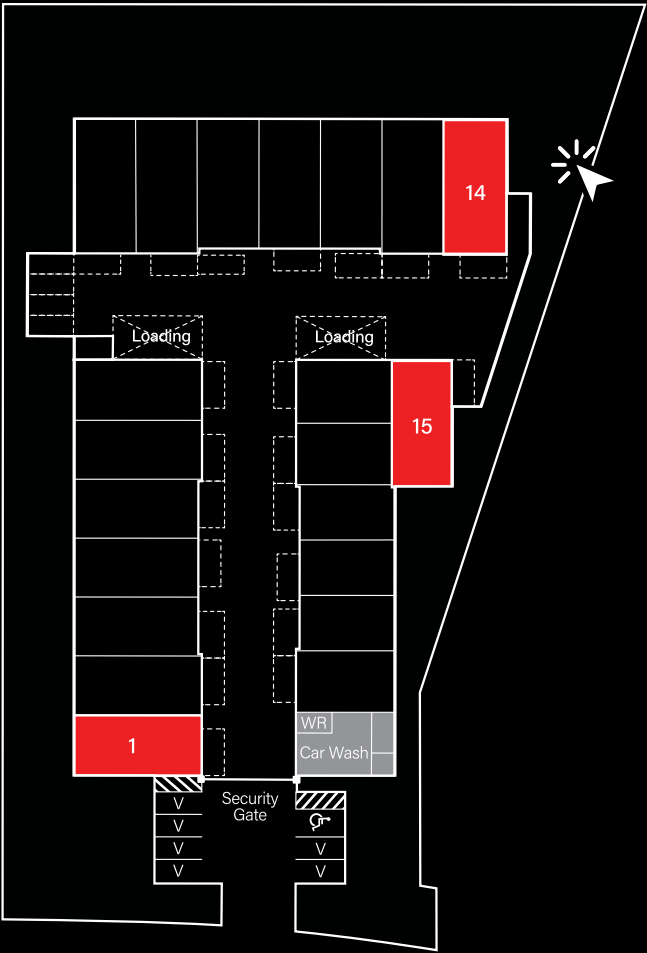
BUILDING C

UNIT #	SQ. FT.
15	1,165
16	984
17	940
18	833
19	828
20	829
21	977

PRICING

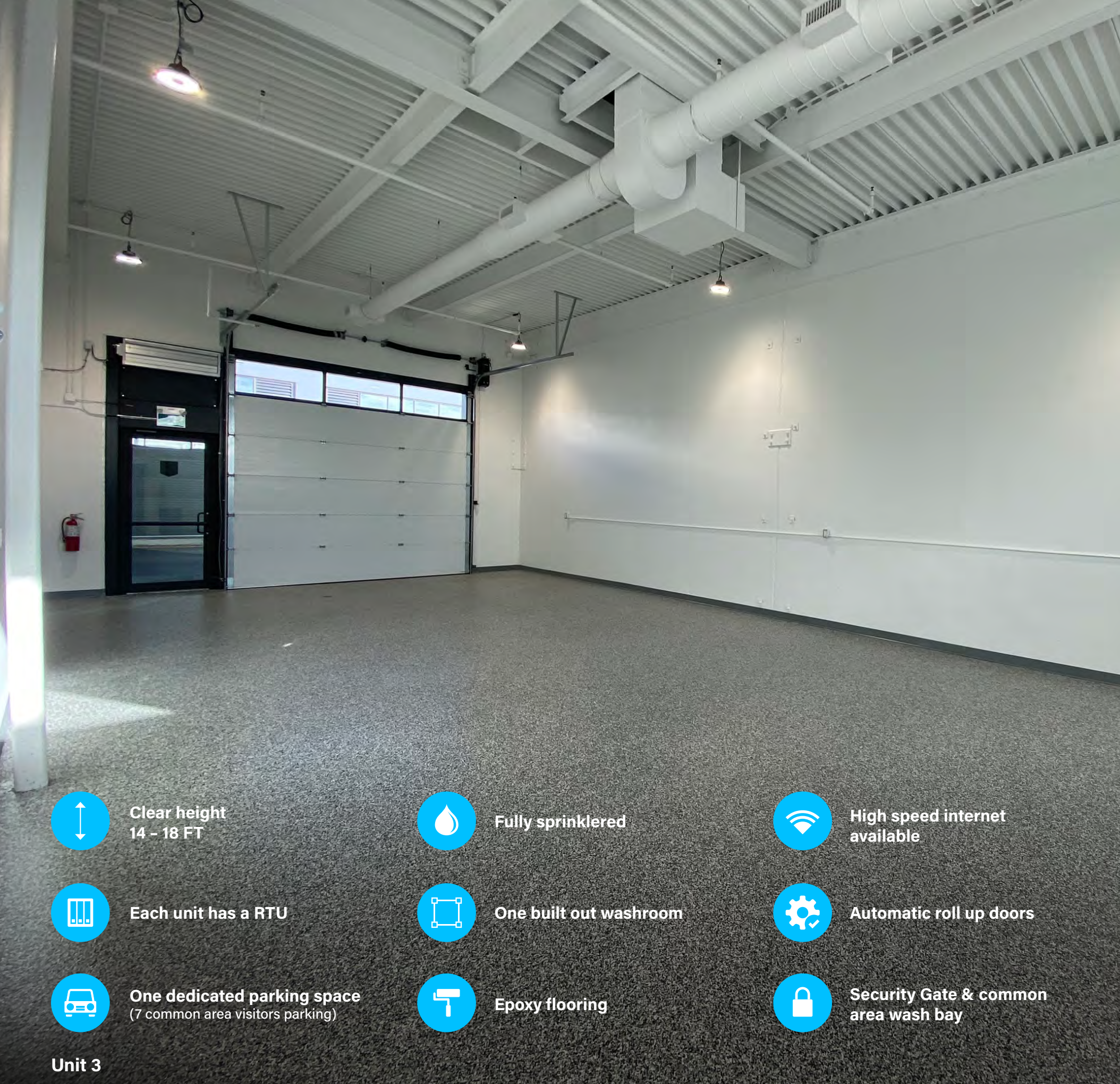
UNIT #	PRICE
3	\$800,000
3-4	\$1,600,000
3-5	\$2,395,000
17	\$540,000
18	\$479,000

- Available
(Click available units to view floorplan)
- Sold
- Common Area



**Built & Ready for
Immediate Occupancy**





Clear height
14 – 18 FT



Fully sprinklered



High speed internet
available



Each unit has a RTU



One built out washroom



Automatic roll up doors



One dedicated parking space
(7 common area visitors parking)



Epoxy flooring



Security Gate & common
area wash bay

Unit 3



Unit 1



Unit 15

Access & Connectivity

Nestled with immediate access to Highways 401 and 35, and close proximity to Highway 407, 401Flexhaus is just minutes from the heart of downtown Bowmanville and an hour to Downtown Toronto. Further, the site is close to major hubs including Oshawa, Whitby, Port Hope, Ajax and Pickering, all of which are less than a 30-minute drive away.

Access to the closest US border crossing in Kingston is just under 2 hours away, while border crossings in southern Ontario located closer to Niagara Falls are between 2 – 2.5 hours from the site.

Drive Times

3 min.

Highway 401

4 min.

Highway 115

7 min.

Highway 418

10 min.

Newcastle Marina

12 min.

Highway 407

18 min.

Oshawa GO
VIA Rail Station

18 min.

Oshawa

20 min.

Port Whitby Marina

22 min.

Whitby

24 min.

Port Hope

25 min.

Port Hope
VIA Rail Station

26 min.

Ajax

28 min.

Pickering

35 min.

Peterborough Regional
Airport (YPQ)

50 min.

Peterborough

1 hr.

Toronto Pearson
International Airport (YYZ)

1 hr 5 min.

Billy Bishop Toronto City
Airport (YTZ)

1 hr 5min.

Downtown Toronto

2 hr 10 min.

US Border - Rainbow Bridge
Port of Entry





2 hr 20 min.

US Border - Lewiston-Queenston
Bridge Port of Entry

2 hr 30 min.

US Border - Peace Bridge
Port of Entry

Legend

-  Peterborough Regional Airport (YPQ)
-  Billy Bishop Toronto City Airport (YTZ)
-  Toronto Pearson International Airport (YYZ)
-  Marine Ports

The Neighbourhood

401Flexhaus Commercial/Industrial Condos benefit from the bustling neighbourhood of downtown Bowmanville, filled with abundant amenities and services including numerous restaurants and services available including pharmacies, grocery stores, and hotels.

It's proximity to the various like-minded industrial businesses creates an advantageous direct- to-consumer network.

Key Demographics Within 20 km



312,644

Population (Estimate 2024)



39.0

Median Age



21.1%

Bachelor Degree & higher



\$124,993

Average Households Income



62.1%

In the Labour Force

Legend

Restaurants

Banks

Retail

Parks

Hotels

Ownership Advantage

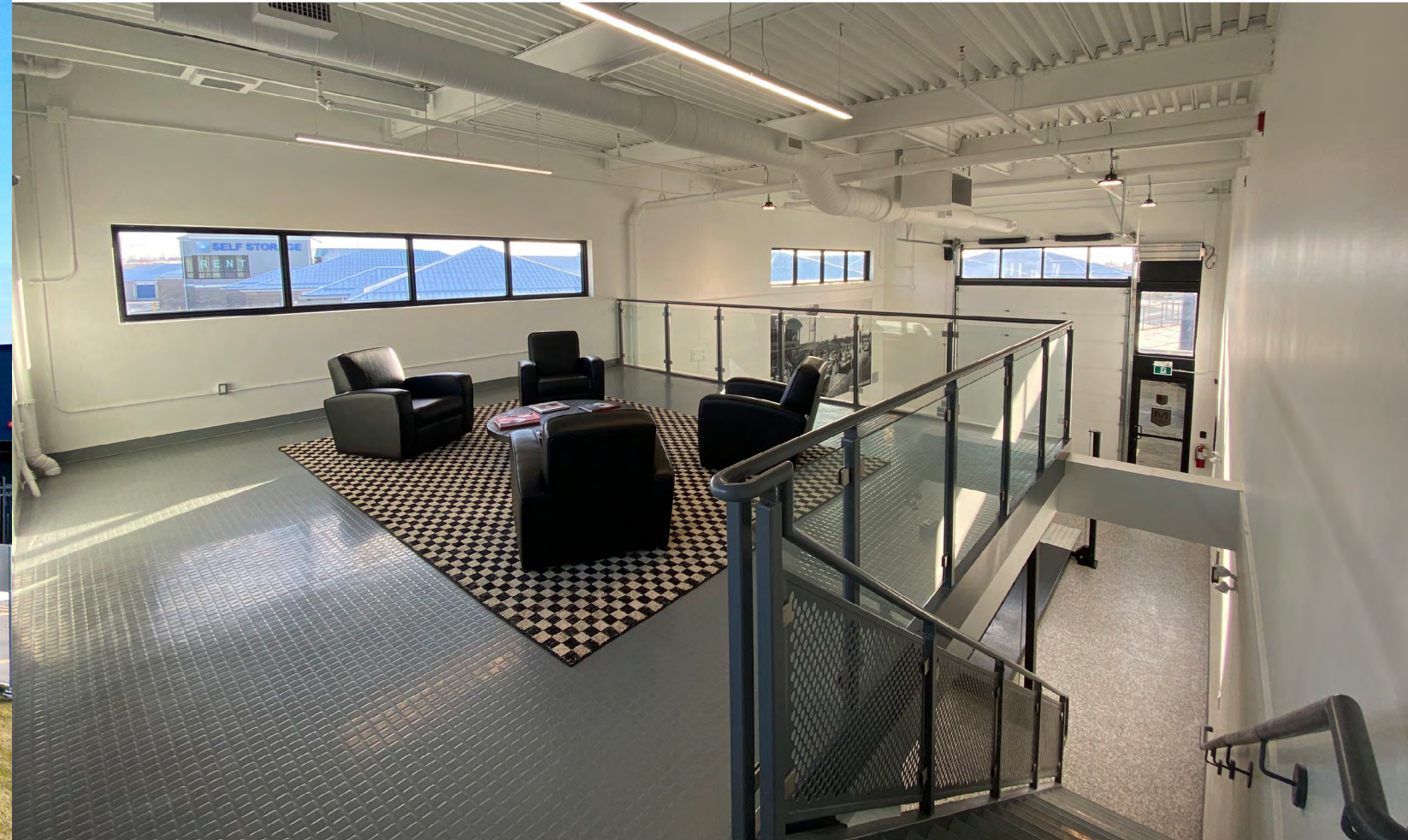
Discover the independence and financial security of owning property at 401Flexhaus. These high-quality commercial/industrial condos give you full control over your investment. Enjoy the stability of being your own landlord, free from unpredictable rent changes. Grow your wealth in a top-tier environment that fosters success.

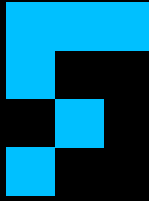
Why Own?

- Build equity via principal paydown with potential for significant capital gains.
- Eliminate leasing risks, including rent hikes and business interruptions.
- Benefit from favorable borrowing terms.
- Achieve tax efficiencies through depreciation and interest deductions on mortgage-related expenses.
- Consolidate warehousing, manufacturing, and administrative functions in one location.



Unit 4





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