

BOUNDARY

1900 BOUNDARY ROAD, WHITBY, ON

BRIDGING

POSSIBILITIES

89,000 SF

Available for Immediate
Occupancy

FOR LEASE



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.



AVAILABILITY

Available Space	+/- 89,000 SF
Office	3%
Shipping	8 Truck-Level doors, 1 Drive-In doors
Clear Height	40'
Bay Size	43' x 56'
Car Parking	83
Trailer Parking	14
Zoning	M1
Sprinklers	ESFR
Power	1,000 Amps
TMI	\$3.90 PSF Net
Asking Rate	Please contact the listing team



READY FOR TENANT
FIXTURING



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: 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

GROCERY

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

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 & Restaurant
- 13 Kumi's Kitchen

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

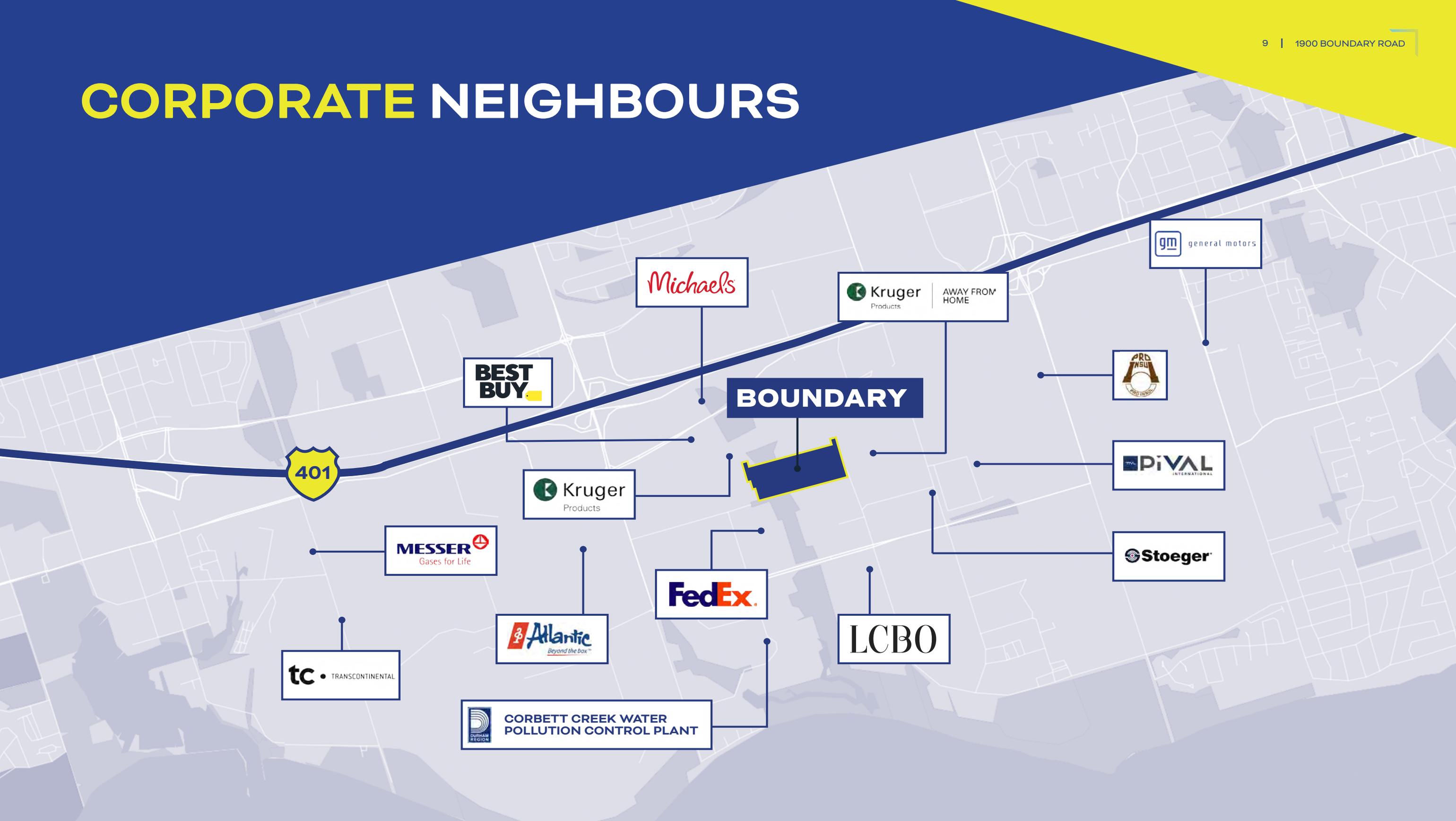
Oshawa	11 Mins
Ajax	14 Mins
Scarborough	25 Mins
Markham	33 Mins
Richmond Hill	44 Mins
Vaughan	45 Mins
Toronto	50 Mins
Montreal	4 Hr 40 Mins
Ottawa	3 Hr 40 Mins

HIGHWAYS

401	4 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



Michaels

Kruger Products AWAY FROM HOME

gm general motors

BEST BUY

BOUNDARY

ARB NSU

401

Kruger Products

PIVAL INTERNATIONAL

MESSER Gases for Life

Stoeeger

tc TRANSCONTINENTAL

Atlantic Beyond the box™

FedEx

LCBO

CORBETT CREEK WATER POLLUTION CONTROL PLANT

BOUNDARY

THE TEAM

Carttera

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* SIOR

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

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