

FOR SALE

1977

Baseline Road W

CLARINGTON ON

14.09 Acres of Industrial Land

Strategically located at Baseline Rd W & Solina Rd, this 14.09-acre industrial site offers M1 & M2 zoning with excellent Hwy 401 & 418 visibility. Just 3 minutes from Hwy 401, it's ideal for outdoor storage and various permitted uses. Site plan application in progress for truck/trailer parking—perfect for users or investors in a growing industrial hub.



SALES CONTACT INFO

Sukh Bhaura

CCIM, Broker

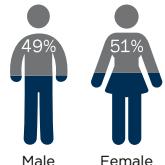
✉ (416) 543-2005

✉ info@sukhbhaura.com

REMAX
COMMERCIAL®

Clarington Fast Facts

Population: **107,000**



MAJOR ECONOMIC SECTORS



Agriculture &
Agriculture Services



Manufacturing



Utilities (incl. Darlington
Nuclear Generating Station)



Aggregate Excavation
and Cement



Tourism

TRANSPORTATION



Highways 401, 407,
115/35 & 2;
Extensive network of
Regional & Municipal roads



Oshawa Airport: Pearson
International Airport



Seaway depth docking
facilities at St Marys
Cement; Regional port facilities



CN, CP, VIA, GO
Transit Links

MAJOR EMPLOYERS



Ontario Power Generation - Darlington
Nuclear Municipality of Clarington
Lakeridge Health Bowmanville St Marys
Cement Algoma Orchards
Ell-Rod Holdings Inc
Alpa Pre-engineered Panel System Inc.
Canadian Tire Motorsport Park:
Toyota Eastern Canada Part Distribution Centre

LABOUR FORCE



Residents in
the workforce



2025 TAX RATES



Commercial	2.637428%
Office	2.637428
Industrial	3.702523%

The tax rate is applied to the property's current value assessment (CVA) to determine the amount of property taxes to be levied.

AVERAGE PRICE OF EMPLOYMENT LANDS

\$155,000 to \$175,000 per serviced acre
\$ 90,000 to \$140,000 per unserviced acre



DEVELOPMENT CHARGES

	Municipality	Region	School Boards	Total
Industrial	*\$3.54/sf	\$11.61/sf	\$0.40/sf	\$15.55/sf
Commercial	\$6.53/sf	\$14.28/sf	\$0.40/sf	\$21.21/sf

**Contact us for details on Clarington Development Charge exemptions.*

ELECTRICITY RATES

Monthly Rate (less than 50 kw)

Delivery Fixed Charge \$34.55

Monthly Rate (more than 50 kw)

Delivery Fixed Charge \$144.67

(Varies with the amount of electricity used)

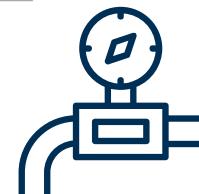


NATURAL GAS CHARGES

Monthly Charges \$82.51

Amount of gas used/month

First 500	3.2126 ¢/m ³
Next 1,050	10.6301 ¢/m ³
Next 4,500	8.8216 ¢/m ³
Next 7,000	7.6597 ¢/m ³
Next 15,250	7.1434 ¢/m ³
Over 28,300	7.0138 ¢/m ³



Tourism & Mega Projects

FOR SALE
1977 Baseline Road W Clarington



3.6 MILLION

tourism related visits in 2019



\$321 MILLION

in tourism related revenues



4 NEW GO STATIONS

expanded GO for the Lakeshore East



Approximately
915

new business opened in Durham



More than
30

Tourism attractions in
Clarington



273,000

Sq ft
Proposed retail centre



More than
500,000

visitors to Canadian Tire
Motorsport Park each year

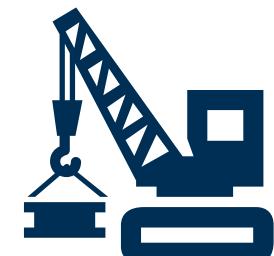


More than
150,000

visitors to Brimacombe
Ski Hill each year

4 OUT OF 100

of Canada's largest infrastructure
projects are in Clarington



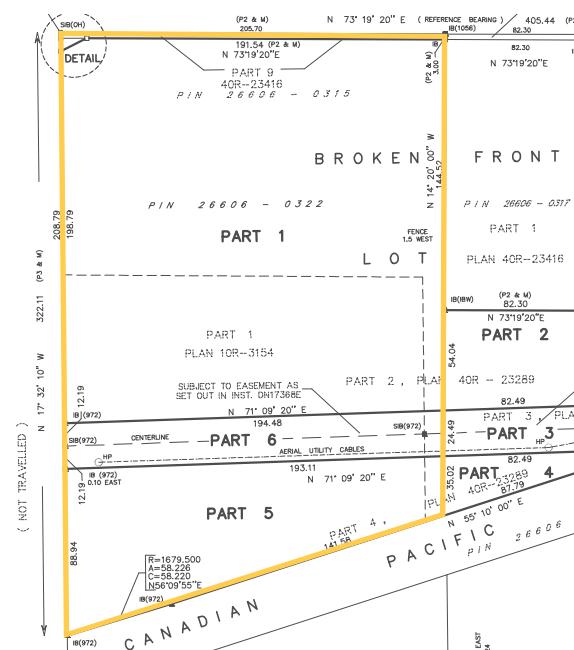
Our commercial real estate professionals exceed expectations.

We are committed to offering client service excellence, underscored by integrity, drive and our ability to secure the best on and off-market solutions for clients. Our mission to build, grow and strengthen is reinforced by a diverse and caring culture, positioning us at the forefront of the industry.

Zoning & Permitted Uses

- Bank / Financial Office
- Building Supply / Home Improvement Outlet
- Office
- Eating Establishment
- Commercial / Technical School
- Equipment Sales & Rental
- Dry, Light Industrial
- Workshop
- Printing or Publishing Establishment
- Manufacturing Plant
- Warehouse
- Factory Outlet
- Processing Plant
- Motor Vehicle Repair Garage
- Transport Service Establishment
- Feed Mill / Seed Cleaning Plant
- Bulk Storage Tanks
- Motor Vehicle Body Shop
- Contractor's Yard
- Outside Storage
- Precast Concrete Plant
- Wood Products Manufacturing & Fabricating Plant
- Boat / Trailer Storage
- Auction Room

Civic Address	1977 Baseline Road West
Site Area	14.09 Acres
Zoning	M1 - M2
Cross Streets	Baseline Road West & Solina Road



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