

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

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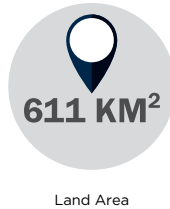
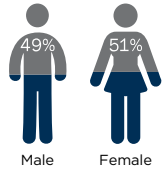
**REMAX**  
COMMERCIAL



# Clarington Fast Facts

**FOR SALE**  
**1977 Baseline Road W Clarington**

Population: **107,000**



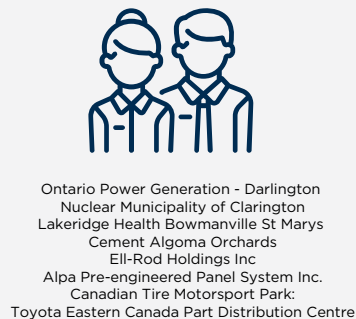
## MAJOR ECONOMIC SECTORS



## TRANSPORTATION



## MAJOR EMPLOYERS



## LABOUR FORCE



## 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)

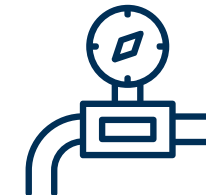


## NATURAL GAS CHARGES

Monthly Charges \$82.51

### Amount of gas used/month

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



# Tourism & Mega Projects

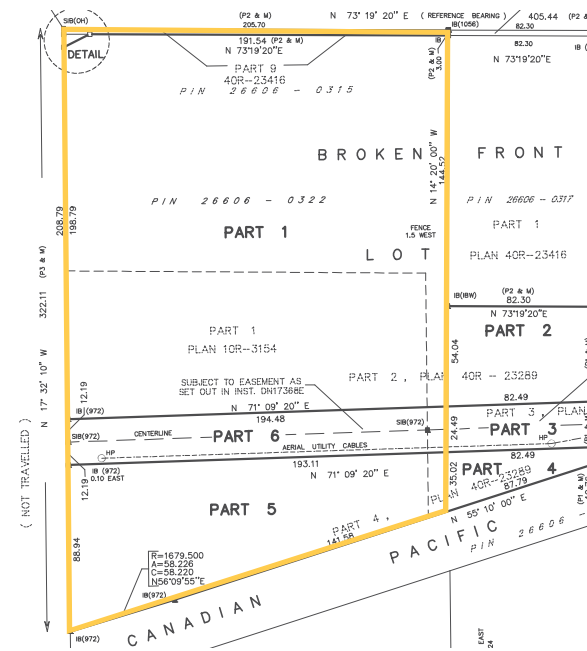
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## Zoning & Permitted Uses

- 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

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



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