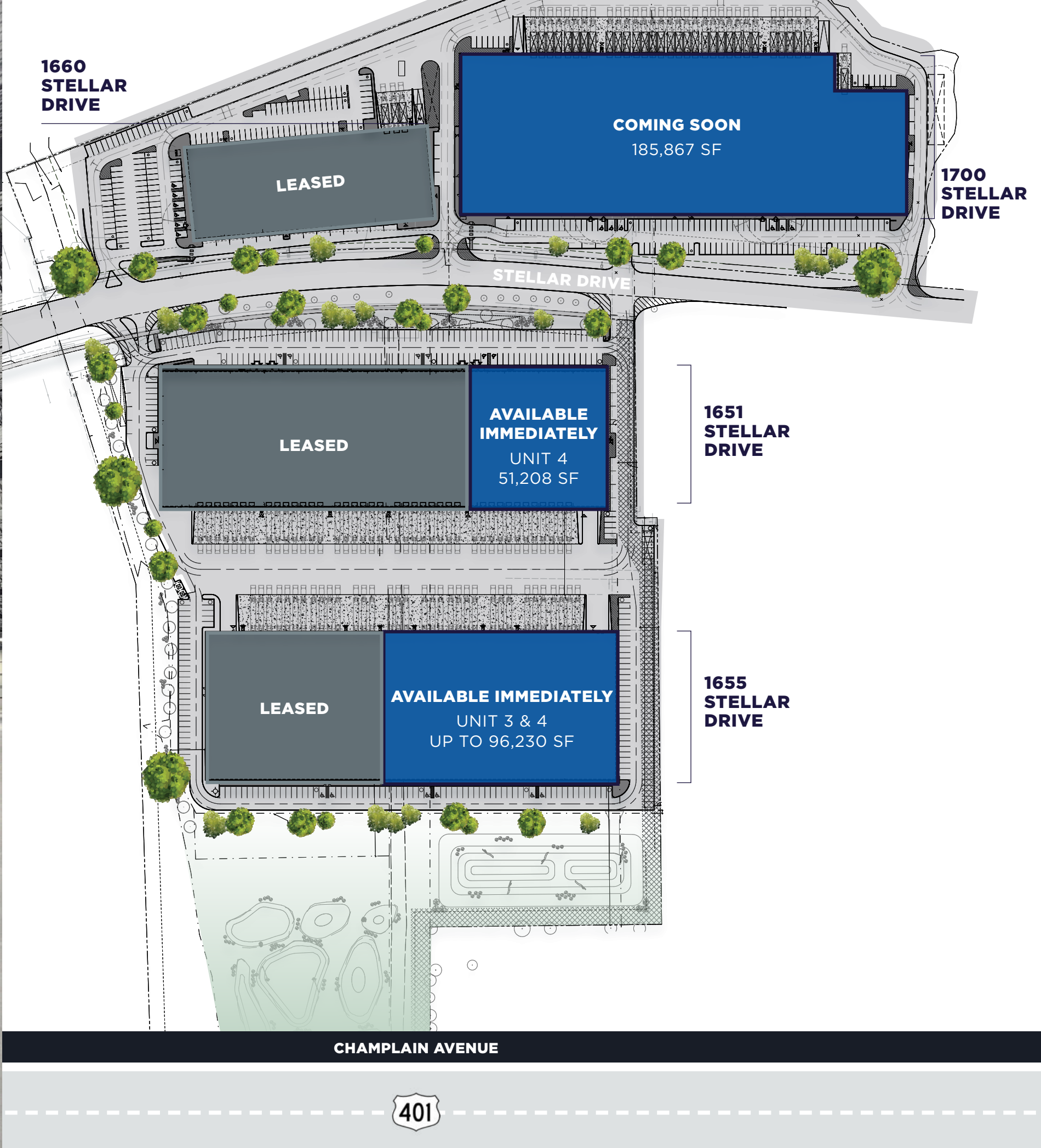


MENKES WHITBY BUSINESS PARK



ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE E&OE



**1651 STELLAR DRIVE
UNIT 4**

**1655 STELLAR DRIVE
UNIT 3 & 4**



40'
CLEAR HEIGHT

40'
CLEAR HEIGHT



40' X 56'
BAY SIZE

40' X 56'
BAY SIZE



600
AMP POWER

1600*
AMP POWER



1
DRIVE IN DOOR

1
DRIVE IN DOORS



220'
BUILDING DEPTH

240'
BUILDING DEPTH



12
TRUCK LEVEL DOORS

22
TRUCK LEVEL DOORS



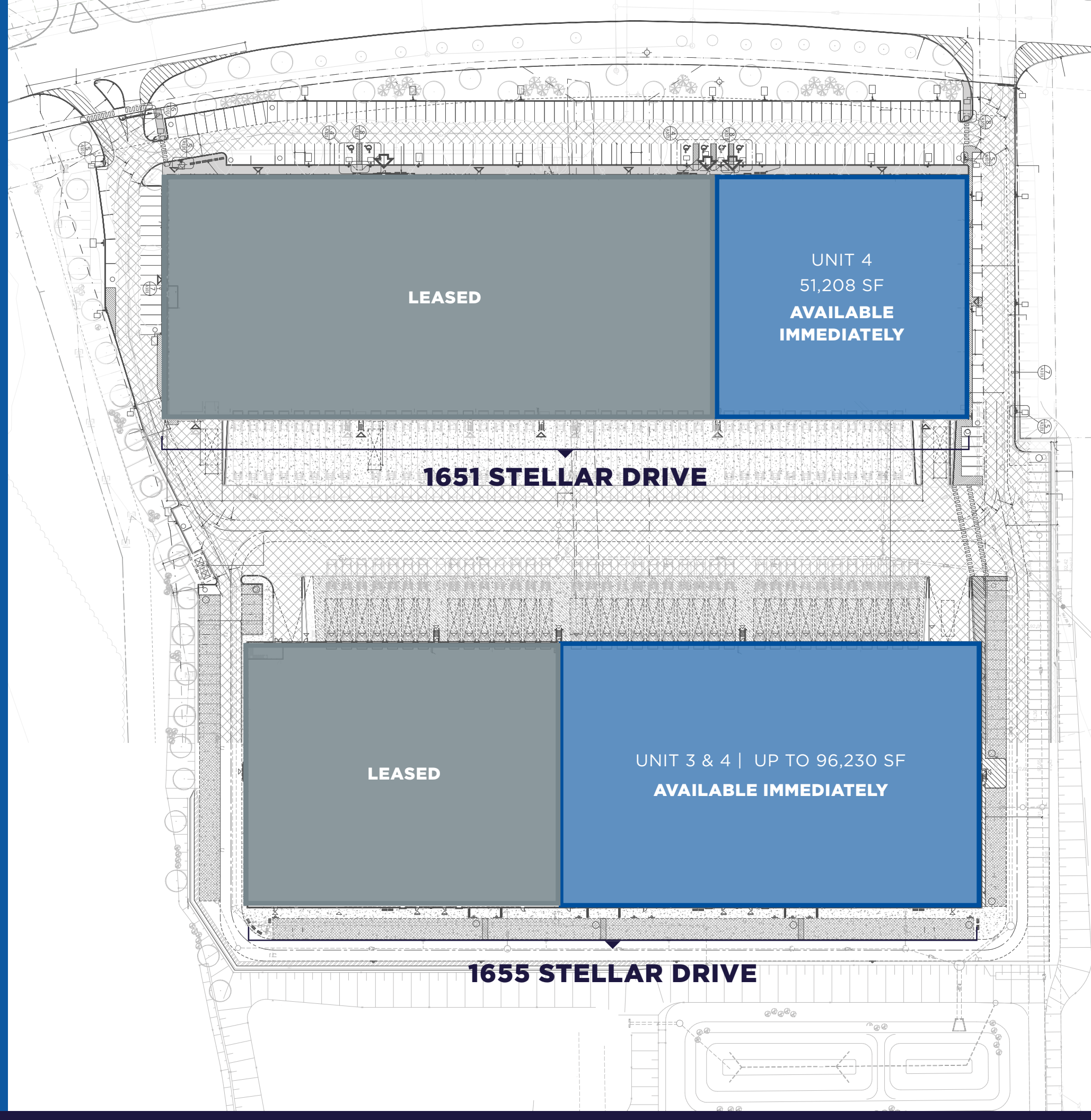
192*
PARKING STALLS

140*
PARKING STALLS



IMMEDIATE
POSSESSION

IMMEDIATE
POSSESSION



*FIGURES ARE REPRESENTATIVE OF WHOLE BUILDING

AREA AMENITIES & PUBLIC TRANSIT

The surrounding area includes various employee amenities, making it a convenient location for businesses and their staff.

HIGHWAY 401
3 MIN / 1KM

HIGHWAY 407
16 MIN / 11KM

HIGHWAY 404
35 MIN / 38KM

HIGHWAY 427
45 MIN / 75KM

PEARSON INTERNATIONAL AIRPORT
48 MIN / 81KM

- ROUTE 917
- ROUTE 405
- ROUTE 980
- ROUTE 901
- ROUTE 905
- ROUTE 410
- ROUTE 900
- ROUTE 407



HIGHLY QUALIFIED WORKFORCE

Durham boasts a diverse and dynamic labour force that reflects the region's growing economy and community. The labour force is characterized by a high participation rate, with many residents employed in sectors such as warehousing and manufacturing. Durham's proximity to Toronto enhances employment opportunities, attracting a mix of skilled professionals and tradespeople.

DURHAM REGION

Total Population	792,615
2029 Projected Population	896,300
Available Labour Force	398,100





DEVELOPER

Menkes Developments Ltd is a family-operated business with deep roots in the Greater Toronto Area. The Company was established 70 years ago and is a fully integrated, multi-disciplinary real estate development company with over 8 million square feet under management in the GTA.

LEASING

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries.

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