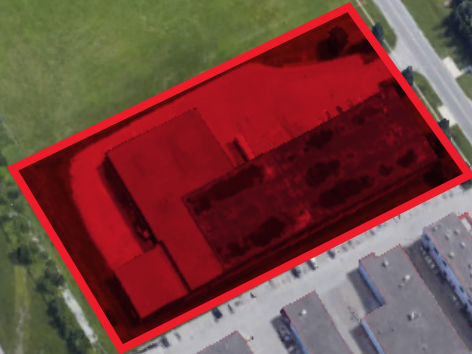


# FOR SALE / LEASE

# 1133 BOUNDARY ROAD

OSHAWA, ONTARIO

75,000 SF  
INDUSTRIAL  
FREE-STANDING FACILITY



**PETER SCHMIDT**  
Executive Vice President  
416 756 5460  
[peter.schmidt@cushwake.com](mailto:peter.schmidt@cushwake.com)

**DANIEL HUBERT**  
Executive Vice President  
416 756 5454  
[daniel.hubert@cushwake.com](mailto:daniel.hubert@cushwake.com)

**JAMES MILDON**  
Vice President  
416 756 5463  
[james.mildon@cushwake.com](mailto:james.mildon@cushwake.com)

**D'ARCY BAK**  
Senior Associate  
416 756 5415  
[darcy.bak@cushwake.com](mailto:darcy.bak@cushwake.com)



# 1133

## BOUNDARY ROAD | Oshawa, ON



### PROPERTY DETAILS

Location:	Boundary Road & Wentworth Street W
Size:	71,000 SF - Industrial 4,000 SF - Office 75,000 SF - Total
Acreage:	3.95 Acres
Clear Height:	18'
Shipping:	6 TL & 5 DI
Power:	600 Amps
Zoning:	SI-B Select Industrial Zones
Heating:	Gas Forced Air Heating

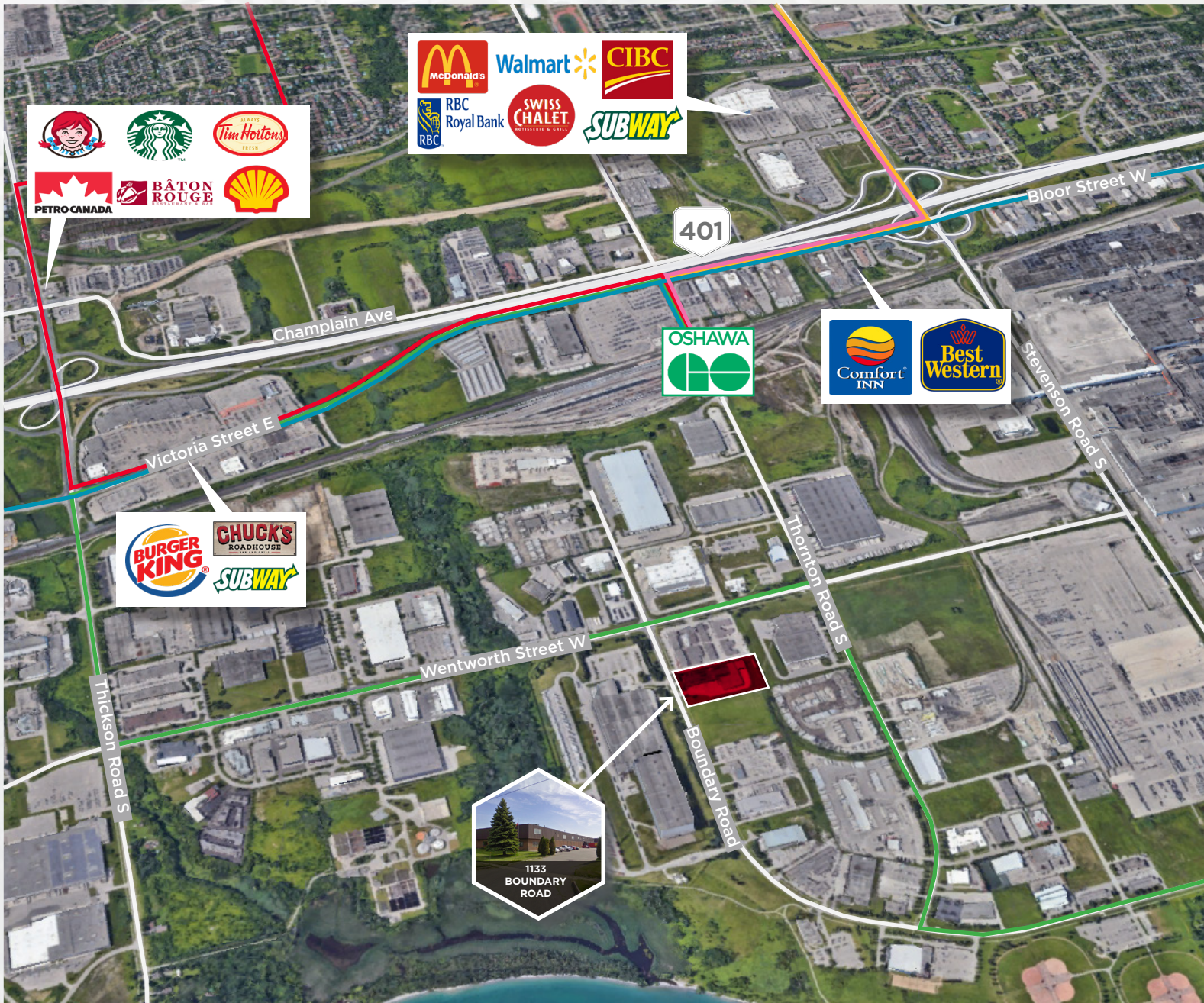




# 1133

## BOUNDARY ROAD | Oshawa, ON

### AMENITIES MAP



### LEGEND | TRANSIT

GO Bus 90   Bus 403   Bus 405   Bus 408   Bus 922





# 1133

## BOUNDARY ROAD | Oshawa, ON

### EXTERIOR PICTURES



FRONT VIEW



REAR VIEW



TRUCK LEVEL DOORS



PARKING



FRONT VIEW



DRIVE IN DOORS



# 1133

## BOUNDARY ROAD | Oshawa, ON

### ZONING OVERVIEW

### SI-B : SELECT INDUSTRIAL ZONES



### PERMITTED USES

- Assembly hall
- Auction establishment
- Automobile body shop/towing business
- Banquet hall
- Call centre
- Commercial school or training centre
- Data processing centre
- Day care centre
- Dry cleaning and laundry plant
- Financial institution
- Food preparation plant
- Industrially oriented office
- Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- Merchandise service shop
- Plumbing, electrical or building supply shop
- Printing establishment
- Professional office
- Recreational use
- Research and development establishment
- Restaurant
- Self-serve storage building
- Studio
- Taxi establishment
- Television or radio broadcasting station or studio
- Truck or light machinery rental, sales or service establishment
- Warehouse for manufactured goods
- Wholesale distribution centre



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Associate Vice President  
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**CUSHWAKE & WAKEFIELD ULC, BROKERAGE**

1 Prologis Boulevard, Suite 300  
Mississauga, Ontario L5W 0B3  
cushmanwakefield.com