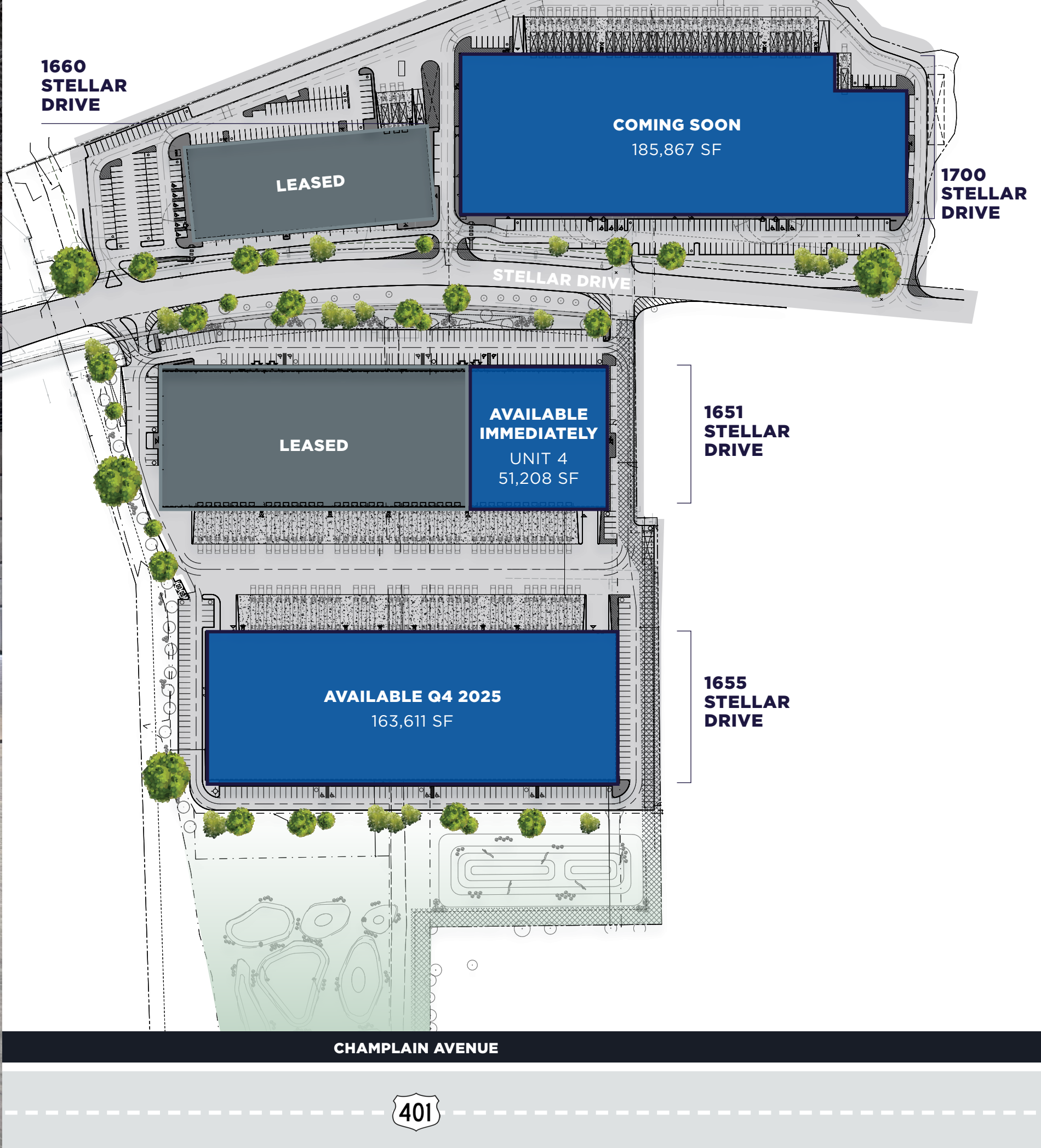


MENKES WHITBY BUSINESS PARK



CUSHMAN &
WAKEFIELD

ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE E&OE



1651 STELLAR
DRIVE
UNIT 4

1655
STELLAR
DRIVE



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

2

DRIVE IN DOORS



220'

BUILDING DEPTH

240'

BUILDING DEPTH



12

TRUCK LEVEL DOORS

36

TRUCK LEVEL DOORS



192*

PARKING STALLS

140

PARKING STALLS



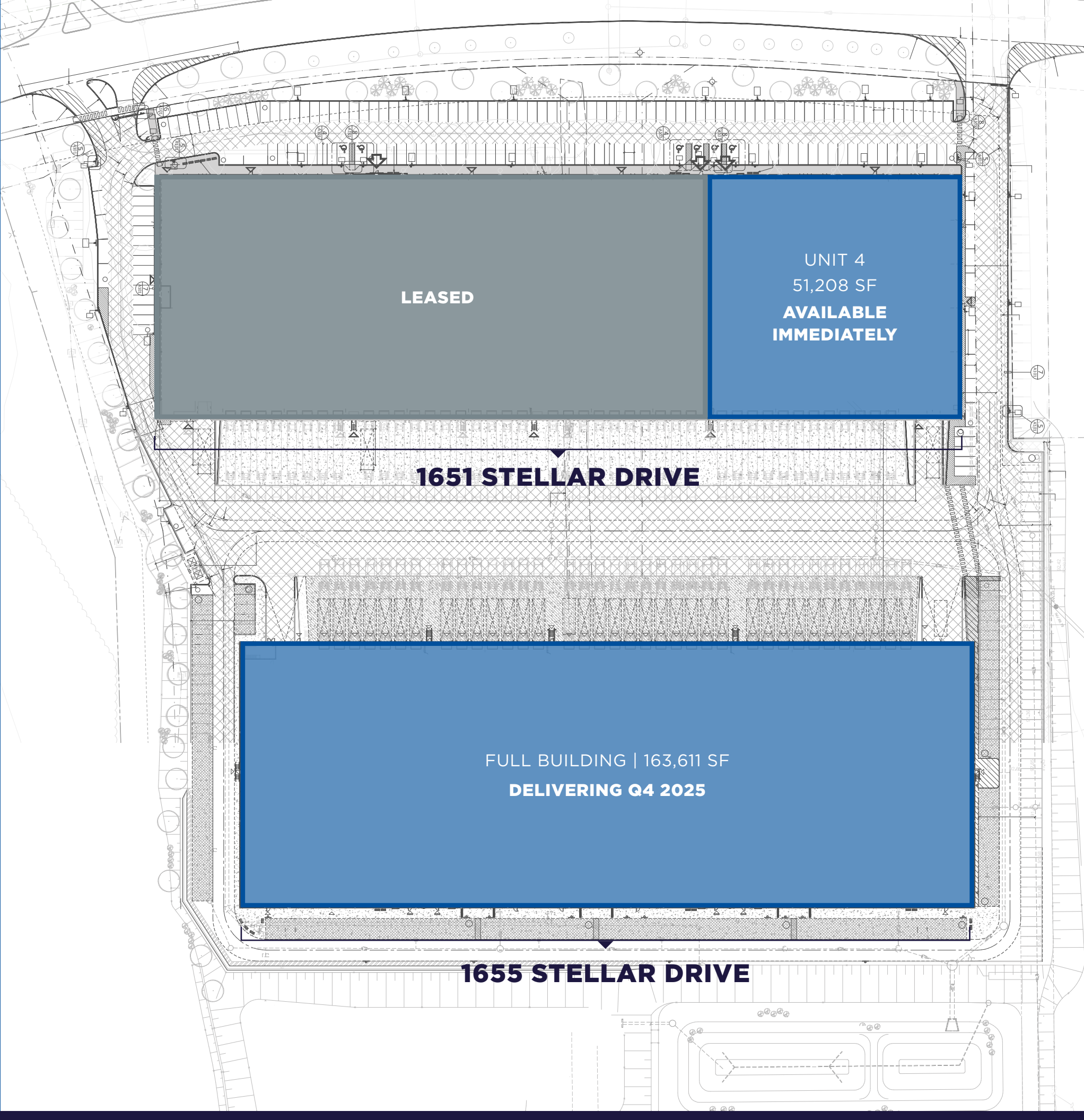
IMMEDIATE

POSSESSION

Q4 2025

DELIVERY

*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 404
35 MIN / 38KM

PEARSON INTERNATIONAL AIRPORT
48 MIN / 81KM

HIGHWAY 407
16 MIN / 11KM

HIGHWAY 427
45 MIN / 75KM

- ROUTE 917

ROUTE 980

ROUTE 905

ROUTE 900
- ROUTE 405

ROUTE 901

ROUTE 410

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





CUSHMAN &
WAKEFIELD

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.

PETER A. SCHMIDT

Executive Vice President
+1 416 756 5460
peter.schmidt@cushwake.com

DANIEL HUBERT

Executive Vice President
+1 416 756 5454
daniel.hubert@cushwake.com

JAMES MILDON

Vice President
+1 416 756 5463
james.mildon@cushwake.com

D'ARCY BAK

Associate Vice President
+1 416 756 5415
darcy.bak@cushwake.com

©2025 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. E.&O.E. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE E&OE.