



FOR LEASE

**250 BASELINE ROAD E**

Bowmanville, ON

**35,500 SF AVAILABLE**



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*Outlines are approximate*



# PROPERTY HIGHLIGHTS

## PROPERTY SPECIFICATIONS:



35,500 sf



6,600 sf



20'



3 TL, 1 DI



600 amps @ 550 volts



July 1, 2025



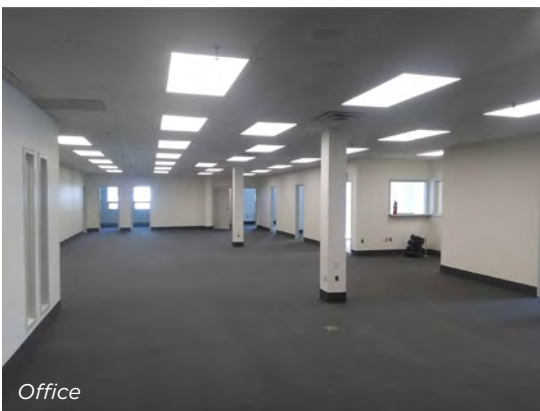
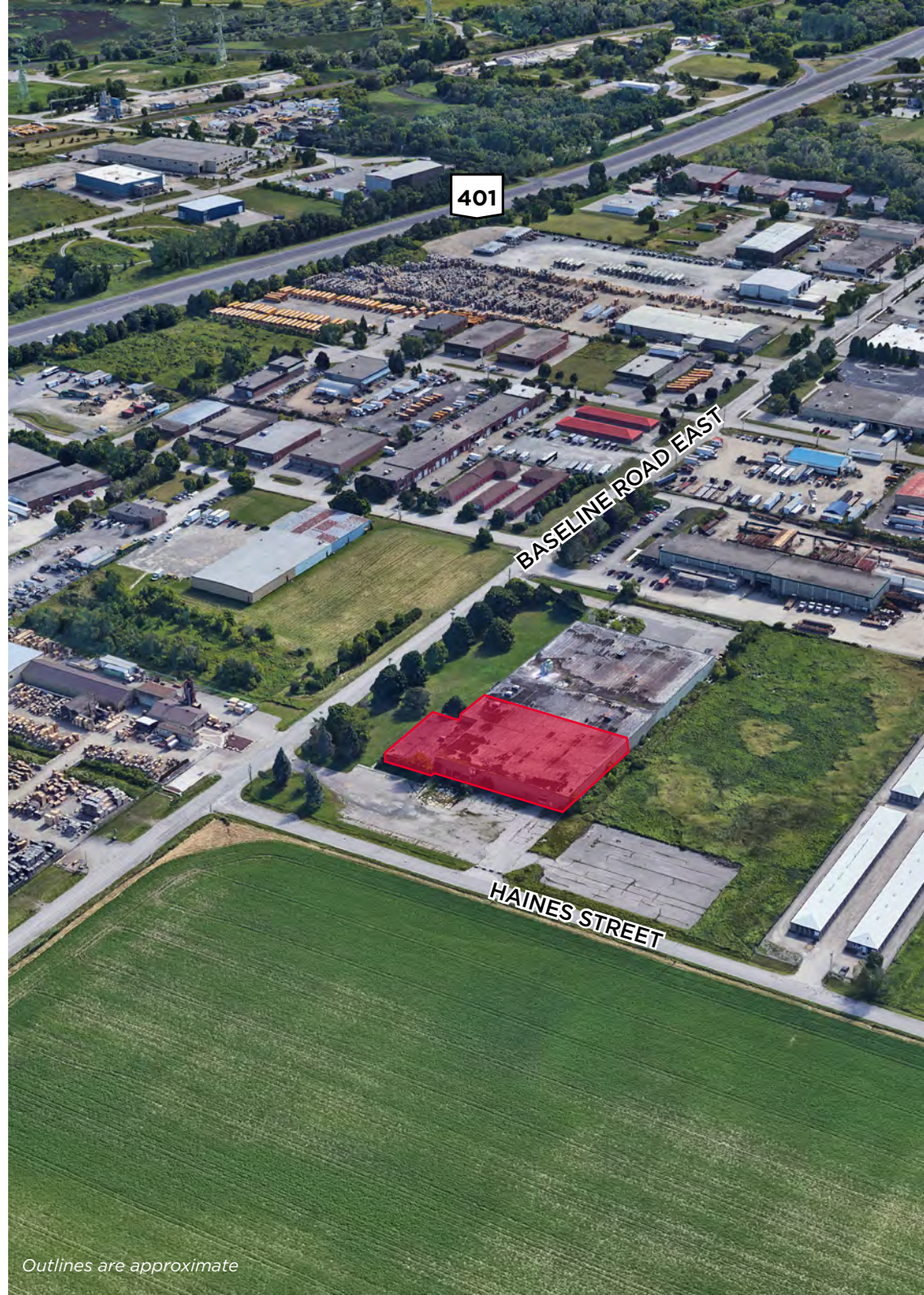
\$15.45 psf



\$3.50 psf



M2



Office



Warehouse

Outlines are approximate



# PROPERTY HIGHLIGHTS



Recent upgrades include a brand-new roof and dock door package, enhancing functionality and efficiency



Located with quick access to Hwy 401 and Hwy 115/35, directly across from Toyota's new 350,000 sf warehouse



Outside storage is permitted



Prime logistics and distribution hub, situated close to Baseline Road extension



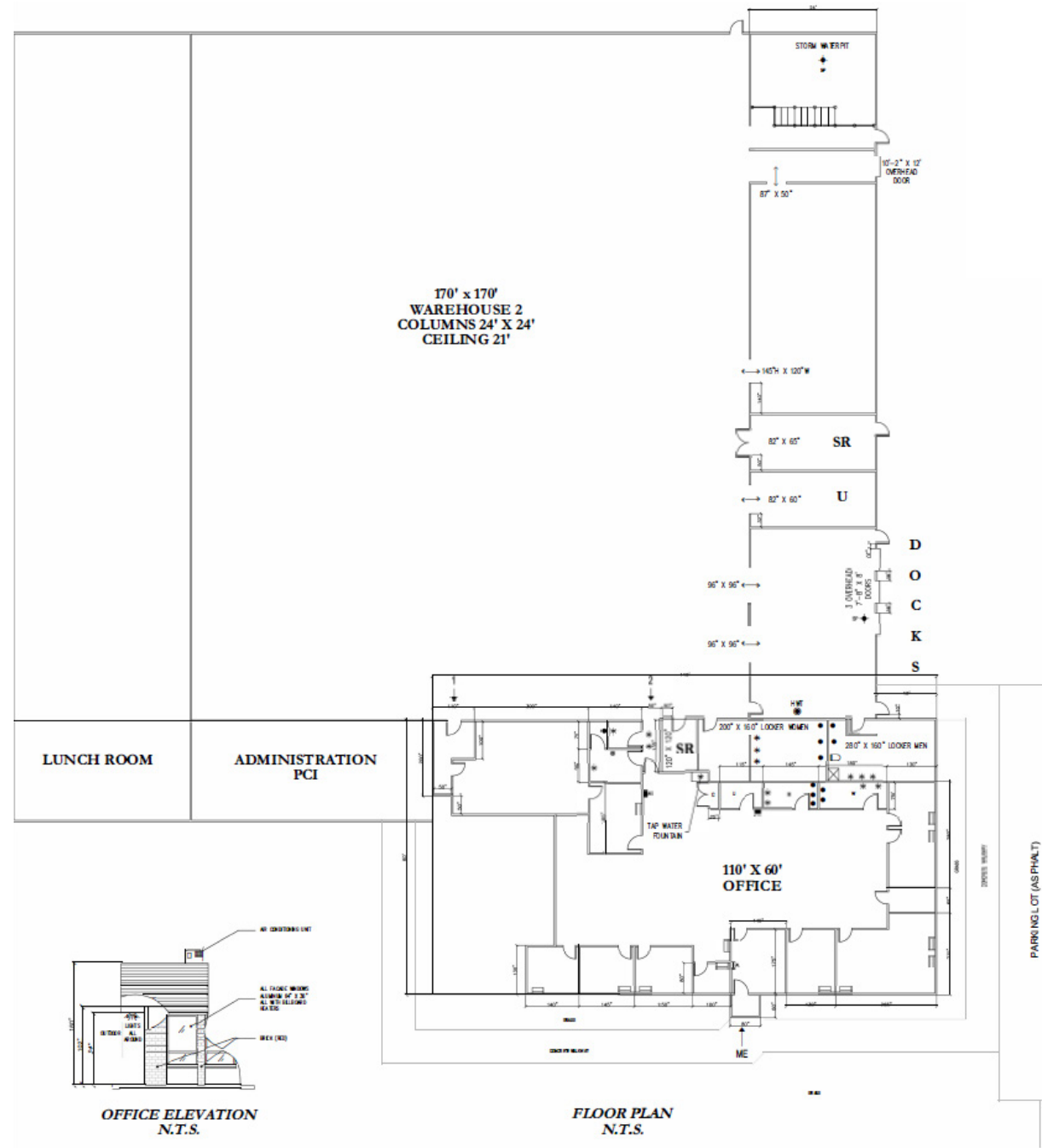
Flexible M2 zoning allows for a variety of industrial uses



*Outlines are approximate*



# FLOOR PLAN






● Amenities

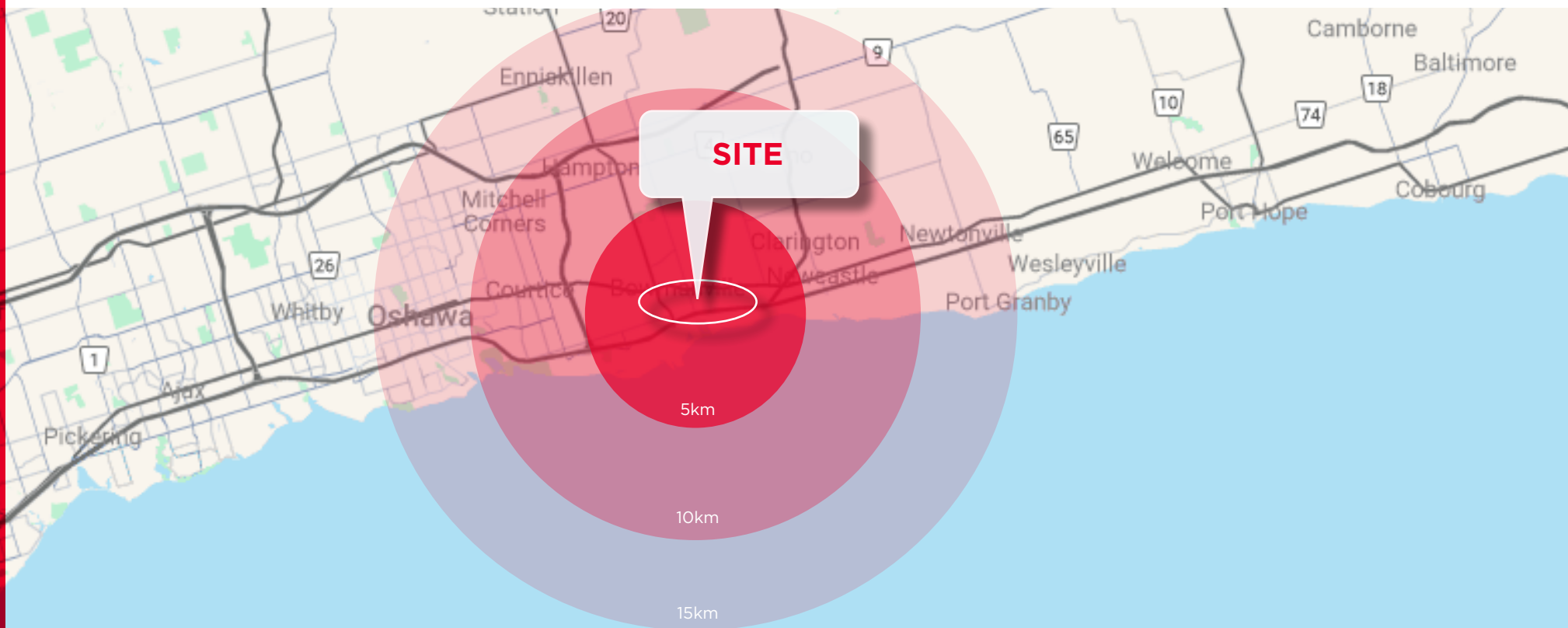
● Corporate Tenants

● Subject Property





  Go Bus

 Bus Stations

## DEMOGRAPHICS



## DEMOGRAPHICS

| Year  |                                  | 5 km      | 10 km     | 15 km     |
|---|----------------------------------|-----------|-----------|-----------|
|  | <b>Population:</b>               | 46,206    | 69,791    | 146,632   |
|  | <b>Average Household Income:</b> | \$117,205 | \$122,254 | \$120,717 |
|  | <b>Employment Rate:</b>          | 59%       | 59%       | 57%       |
|  | <b>Average Age:</b>              | 39        | 39        | 39        |

The following are permitted uses in the **M2 (General Industrial)** variation:

## **Residential Uses**

- Prohibited

## **Non-Residential Uses**

- Bank or financial office;
- Building supply and/or home improvement outlet within a wholly enclosed building or structure;
- Business or professional office provided such use is accessory and incidental to a permitted use otherwise specified herein;
- An eating establishment;
- An eating establishment take-out;
- Equipment sales and rental, light;
- A commercial or technical school;
- A dry light industry within a wholly enclosed building or structure;
- A work shop within a wholly enclosed building or structure;
- An assembly, manufacturing, fabricating or processing plant within wholly enclosed building or structure;
- A printing or publishing establishment;
- A warehouse for the storage of goods and materials within a wholly enclosed building or structure;
- A factory outlet;
- A motor vehicle repair garage within a wholly enclosed building or structure;
- Adult entertainment parlour within an eating establishment or tavern;
- Tavern;
- A private club;
- A transport service establishment
- Equipment sales and rental, heavy;
- A feed mill or seed cleaning plant;
- A cartage or transport depot and yard;
- A farm implement and equipment sales and service establishment;
- Bulk storage tanks and related uses;
- Motor vehicle body shop;
- Motor vehicle repair garage;
- Contractor's or tradesman's workshop and yard;
- Outside storage of goods and materials where such use is accessory and incidental to a permitted use;
- A storage area for boats and trailers;
- A precast concrete products or prefabricated wood products manufacturing and fabricating plant; and
- An auction room

For more information on zoning, [www.clarington.net](http://www.clarington.net)







## CONTACT INFORMATION

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