



FOR LEASE

250 BASELINE ROAD E

Bowmanville, ON

35,500 SF AVAILABLE



CONTACT US:

MITCHELL PLANT*

Senior Associate

+1 416 756 5413

mitchell.plant@cushwake.com

FRASER PLANT*

Executive Vice President

+1 416 505 1194

fraser.plant@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300
Mississauga, ON

cushmanwakefield.com



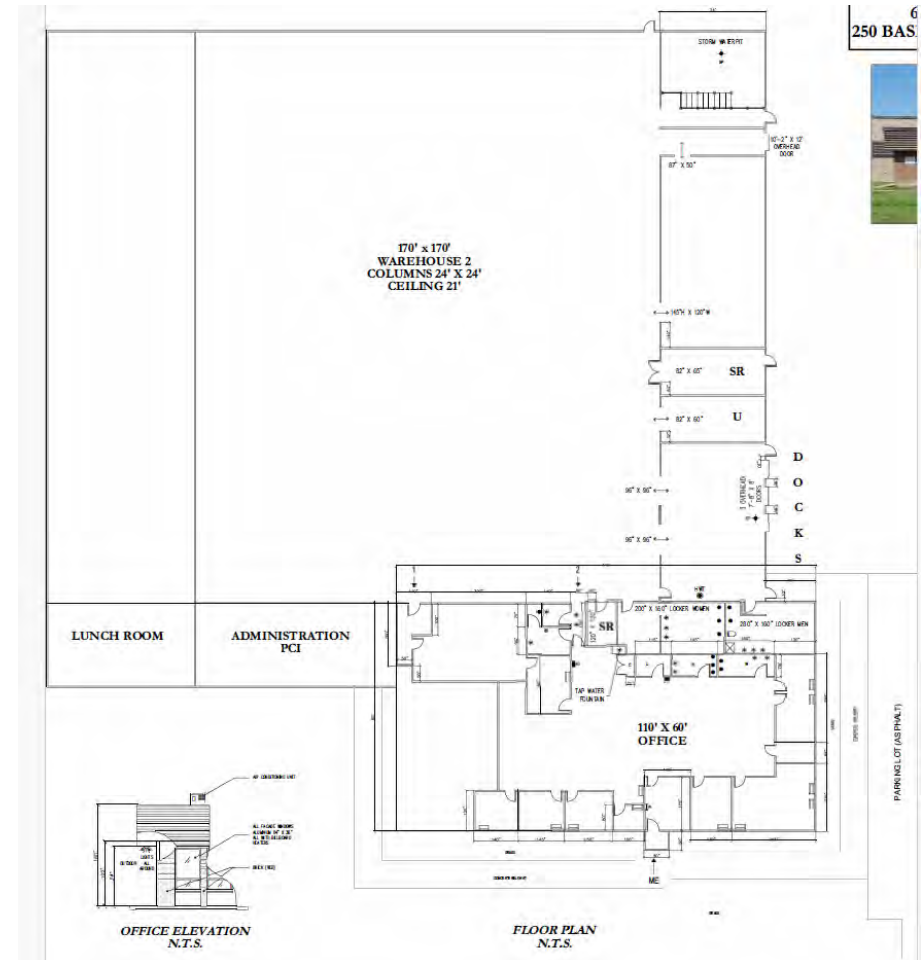
Outlines are approximate

PROPERTY HIGHLIGHTS

PROPERTY SPECIFICATIONS:

	35,500 sf
	6,600 sf
	20'
	3 TL, 1 DI
	600 amps @ 550 volts
	Immediate
	\$15.45 psf
	\$3.50 psf
	M2

FLOOR PLAN:



RECENT BUILDING UPGRADES



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



LOCATION MAP

● Amenities

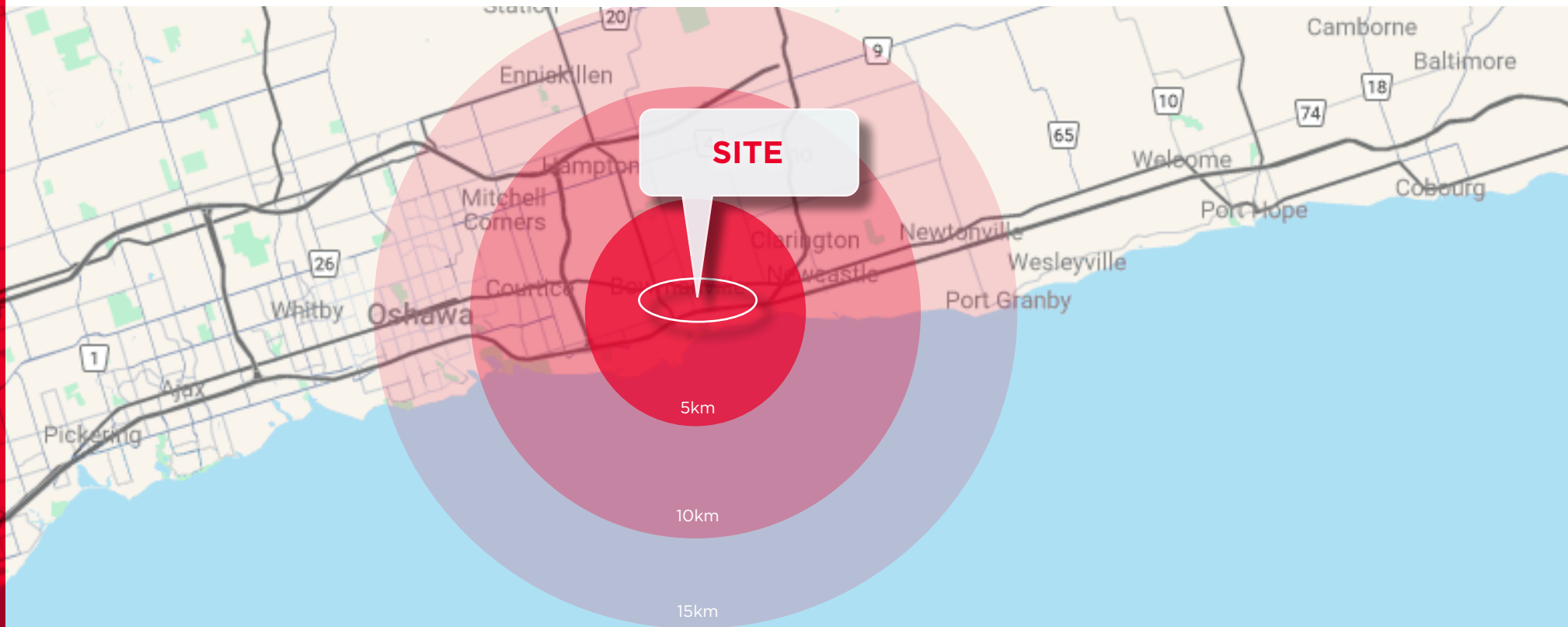
● Corporate Tenants

● Subject Property

 Go Bus

 Bus Stations

DEMOGRAPHICS



DEMOGRAPHICS

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



CONTACT INFORMATION

MITCHELL PLANT**Senior Associate*

+1 416 756 5413

mitchell.plant@cushwake.com

FRASER PLANT**Executive Vice President*

+1 416 505 1194

fraser.plant@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300

Mississauga, ON

cushmanwakefield.com

©2025 Cushman & Wakefield ULC., Brokerage. All Rights Reserved. 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. *Sales Representative

**BASELINE ROAD EAST****HAINES STREET****401**