



FLEXIBLE LEASING CONFIGURATIONS

250 BASELINE ROAD E

Bowmanville, ON

**34,578 SF - 81,199 SF
AVAILABLE**



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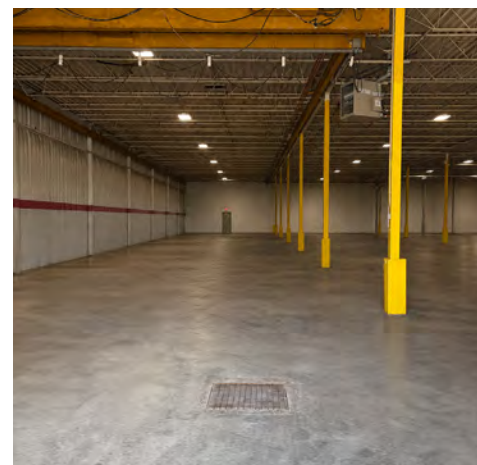
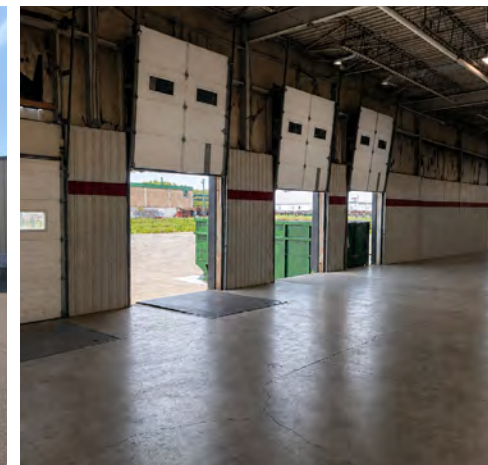
Outlines are approximate

PROPERTY HIGHLIGHTS

PROPERTY SPECIFICATIONS:

Total Area:	81,199 sf
Office Area:	11,438 sf
	Unit A: 46,621 sf (includes 5,760 sf office)
Demising Options:	Unit B: 34,578 sf (includes 5,678 sf office)
	Unit A & B combined: 81,199 sf
Clear Height:	20'
Shipping:	Unit A: 4 TL, 1 DI Unit B: 3 TL, 1 DI Unit A & B combined: 7 TL, 2 DI
Power:	Unit A: 2,000 amps Unit B: 600 amps Unit 1 & 2 combined: 2,600 amps
Lease Rate:	\$13.25 psf (unit A & B combined) \$13.50 psf (unit A or unit B)
T.M.I. (2025):	\$3.50 psf
Possession:	Immediate
Zoning:	M2 (outside storage permitted)
Comments:	- Recent upgrades include a brand-new roof, dock door package, white boxed warehouse, new tile installation and repainting of the office areas and washrooms - Situated close to Baseline Road extension - Quick access to Hwy 401 and Hwy 115/35, directly across from Toyota's new 350,000 sf warehouse - Heavy power suitable for manufacturing and warehouse users

PROPERTY PHOTOS:



RECENT BUILDING UPGRADES



Repainting office area



White boxed warehouse



New tile installation



White boxed warehouse

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

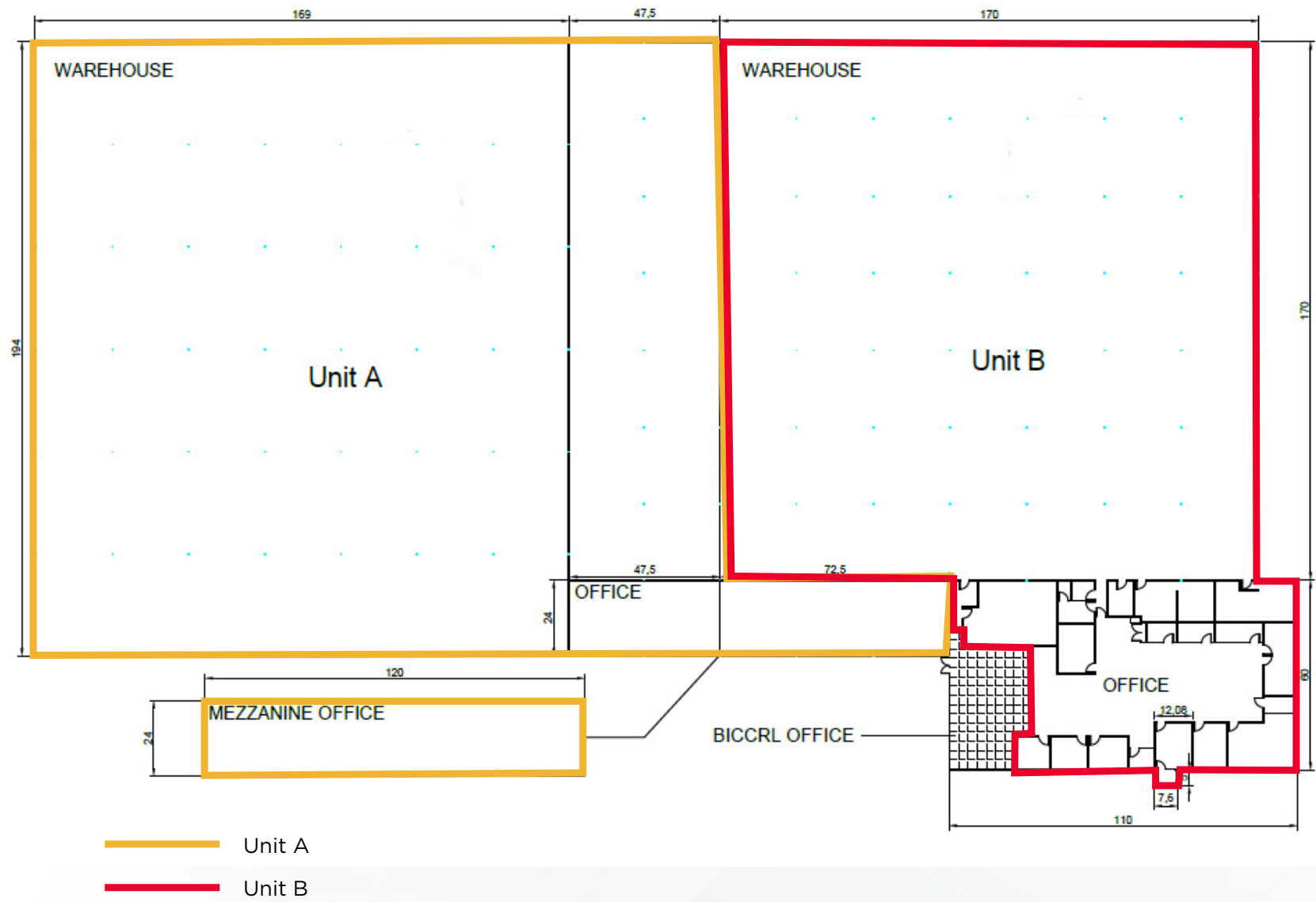


Flexible M2 zoning allows for a variety of industrial uses



Outlines are approximate

FLOOR PLAN





● Amenities

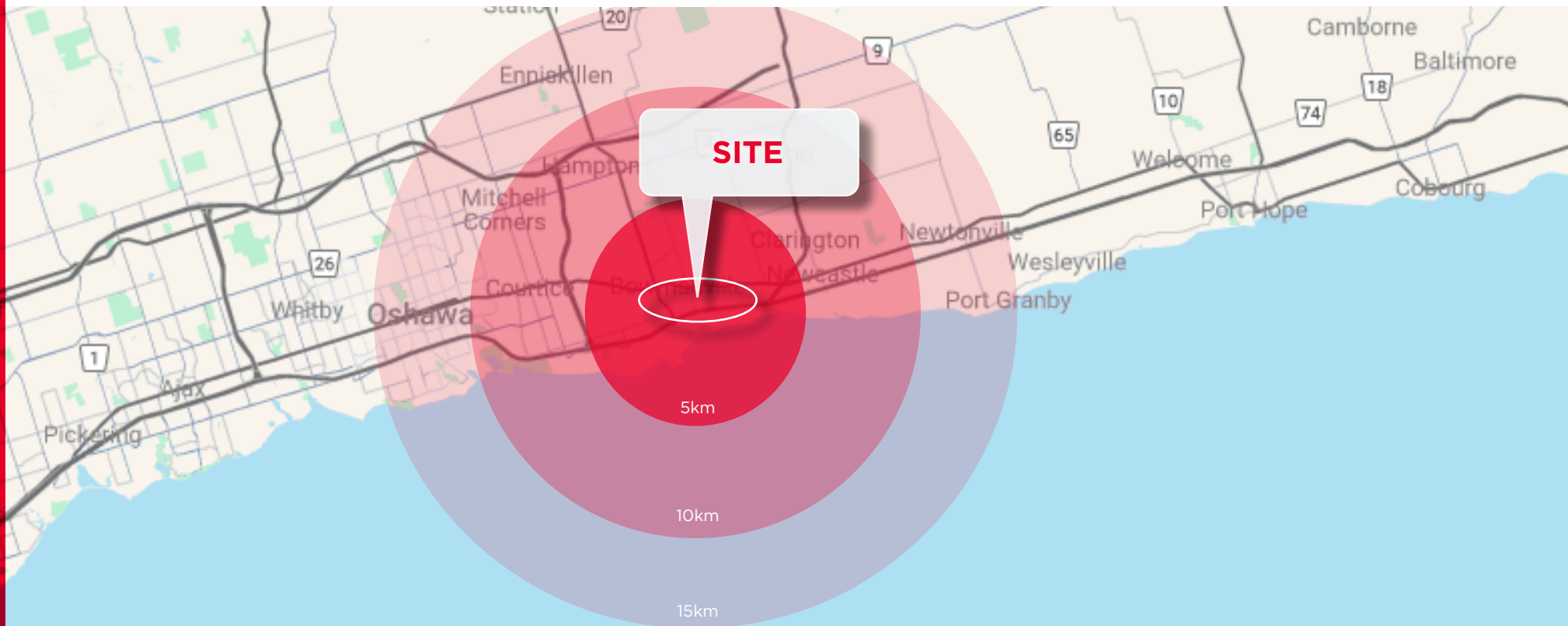
● Corporate Tenants

● Subject Property

  Go Bus

 Bus Stations

DEMOGRAPHICS



DEMOGRAPHICS

	Year	5 km	10 km	15 km
	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



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