

LAKE SIDE

BUSINESS CENTRE

UNIT 5 FOR SALE - 13,778 SF

1155 BOUNDARY ROAD
OSHAWA



CUSHMAN &
WAKEFIELD

LAKESIDE BUSINESS CENTRE

1155 Boundary Road, Oshawa, Unit 5

Opportunity

Lakeside Business Centre offers occupiers and investors the unique opportunity to own brand new industry-leading industrial space in one of the fastest growing industrial nodes in the Greater Toronto Area, Durham. Offering 13,778 SF including walk-up second floor, Lakeside Business Centre features Beedie specifications including 28' clear ceiling height, dock & grade loading per bay, 3-phase power and ESFR sprinklers. Seize the opportunity to build equity while you build your business.

Location

Located on Boundary Road in the heart of the rapidly growing Durham region, Lakeside Business Centre offers companies direct access to major Highways 401, 407 & 412. Less than 45 minutes away from both Downtown Toronto and Pearson International Airport, Lakeside is perfectly positioned to connect your business to the Greater Toronto Area and beyond. With convenient access to transit and surrounded by various restaurants, hotels, and parks, Lakeside Business Centre offers a prime location for businesses, employees, and customers alike.



ZONING
S1-B



OCCUPANCY
IMMEDIATE



Main Intersection:	Boundary Rd./Wentworth St.
Total Size:	13,778 SF
Clear Height:	28'
Shipping:	2 Truck Level Doors 1 Drive-In Door
Parking:	13 Stalls
Zoning:	E. 1.0 - Employment
Possession:	30 Days
Asking Price:	Please Contact Listing Agent

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Building Features



DEVELOPER
Beedie



SPRINKLERS
ESFR sprinkler system



POWER
3-phase, 200 amp at 347/600 volt
dedicated service per unit



CLEAR HEIGHT
28'



LIGHTING
High efficiency LED fixtures



WALK-UP 2ND FLOOR
Structural steel mezzanine
complete with guard rail,
forklift access gate & designed
to 100 lbs/SF floor load capacity



LOADING
Dock & grade loading per bay



HEATERS
Gas-fired unit heaters



INTERIOR WAREHOUSE
Two (2) skylights per bay



FLOOR LOAD
500 lbs/SF warehouse floor
load capacity



RECIRCULATION FANS
Ceiling fans located near
loading doors

Interior walls painted white for
greater illumination

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Permitted Use

Use - E Zone

In the E zone, the following uses are permitted:

Ambulance Depot

Animal Shelter

Artist Studio

Automated Banking Machine

Bindery

Building Supply Yards

Carpenter's Shop

Cold Storage

Contractor's Establishment

Custom Workshop

Dry Cleaning or Laundry Plant

Financial Institution

Fire Hall

Industrial Sales and Service Use

Kennel

Laboratory

All Manufacturing Uses except

1) Abattoir, Slaughterhouse or Rendering of Animals Factory;

2) Ammunition, Firearms or Fireworks Factory;

3) Asphalt Plant;

4) Cement Plant, or Concrete Batching Plant;

5) Crude Petroleum Oil or Coal Refinery;

6) Explosives Factory;

7) Industrial Gas Manufacturing;

8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;

9) Pesticide or Fertilizer Manufacturing;

10) Petrochemical Manufacturing;

11) Primary Processing of Gypsum;

12) Primary Processing of Limestone;

13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;

14) Pulp Mill, using pulpwood or other vegetable fibres;

15) Resin, Natural or Synthetic Rubber Manufacturing;

16) Tannery

Office

Park

Performing Arts Studio

Pet Services

Police Station

Printing Establishment

Production Studio

Public Works Yard

Service Shop

Software Development and Processing

Warehouse

Wholesaling Use [By-law: OMB PL130592]

Site Plan

RESTAURANTS

- 1 JLB Kitchen
- 2 Frantastic Events
- 3 Chuck's Roadhouse Bar & Grill
- 4 Burger King
- 5 Lone Star Texas Grill
- 6 Jack Whitby
- 7 Mr. Greek
- 8 Denny's
- 9 Five Guys
- 10 Swiss Chalet
- 11 Go-Go Pizza & Subs
- 12 Mr Burger
- 13 East Side Mario's
- 14 Habibz Corner
- 15 McDonald's
- 16 Teddy's Restaurant & Deli

SHOPPING

- 1 Costco Wholesale
- 2 SAIL
- 3 Oshawa Center
- 4 Walmart Supercentre
- 5 Canadian Tire
- 6 The Home Depot
- 7 Whitby Oshawa Honda
- 8 Value Village
- 9 Whitby Mall
- 10 Swiss Chalet
- 11 Go-Go Pizza & Subs
- 12 Mr Burger

SERVICES

- 1 GM Oshawa Assembly
- 2 Parkwood Estate
- 3 Trent University Durham GTA

HOTEL

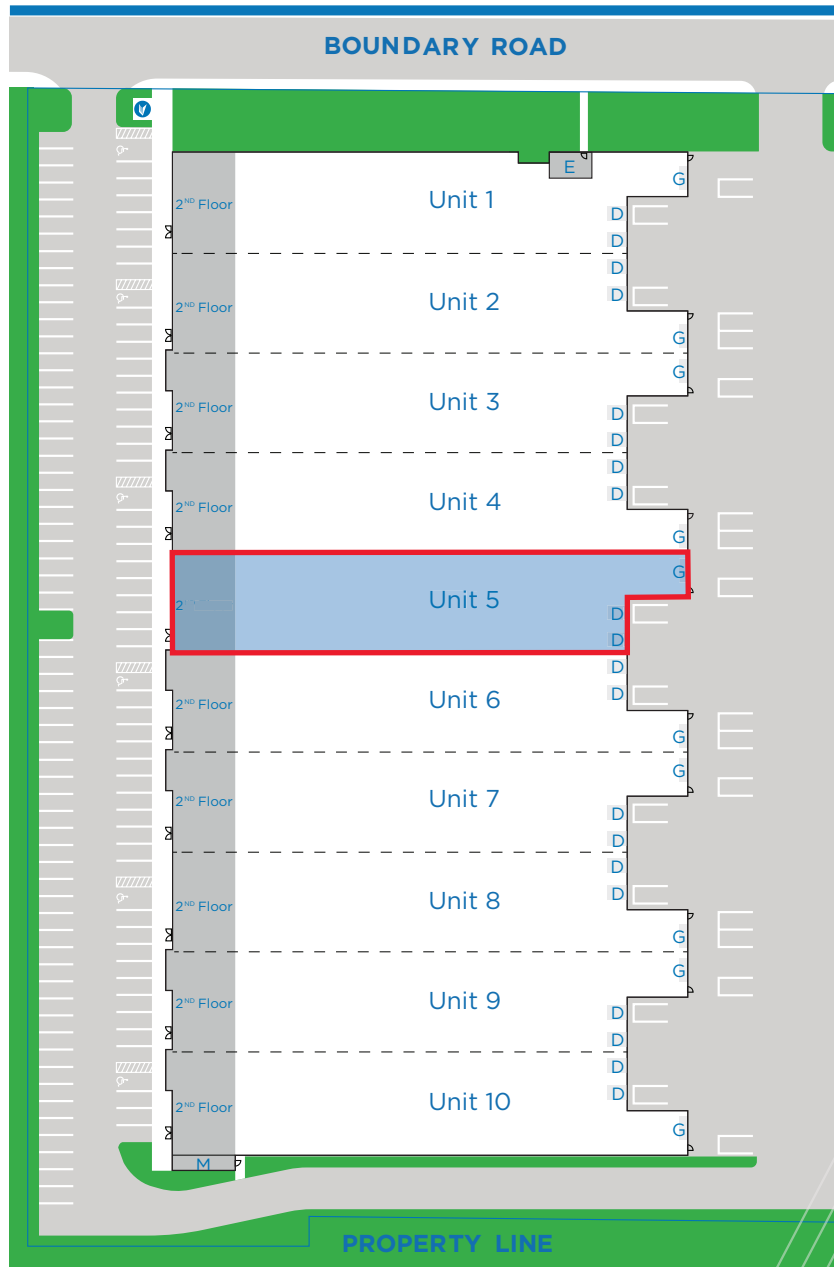
- 1 Courtyard Marriott Oshawa



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Marketing Plan



LEGEND

G = Grade Doors

D = Dock Doors

E = Electrical Doors

M = Mechanical Room

 = Mailbox

 = Available Unit

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Benefits of Ownership

Lakeside Business Centre offers an excellent opportunity for businesses to own their space in the Durham Region, which has the highest growth market in the Greater Toronto Area and very few quality small-bay industrial units available. This presents a true opportunity for businesses to invest in a well-positioned asset that will continue to appreciate for decades to come while earning a significant return on investment. With lease rates in this market drastically increasing each quarter, the comparison between the monthly cost of renting and a monthly principal payment with interest shows the benefits of investing in your real estate to build equity and secure your business' future.

PERSONAL WEALTH

Build personal wealth apart from your operating company.

FLEXIBILITY

Control of your own facility and be free of Landlord woes. Be your own landlord by controlling your rent increases or own industrial property within a competitive industrial market.

EQUITY

Build your own equity instead of investing in leasehold improvements to appreciate someone else's asset.

TWO-FOLD TAX BENEFIT

Owner's business will still write off their rental payment as a business expense and their holding company will deduct carrying costs against rental income. Potential for Capital Cost Allowance deduction.

Owning your company's real estate provides flexible exit strategies for business owners.

1

Selling your business & retaining an income producing real estate asset.

2

Selling your facility (and potentially leasing back the facility) for a substantial cash infusion.

3

Selling both your business & the facility together.



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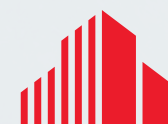
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