

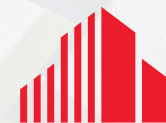
# LAKE SIDE

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
Property Tax:	\$2.00 PSF
Condo Fees:	\$1.40 PSF

# LAKESIDE BUSINESS CENTRE

## 1155 Boundary Road, Oshawa, Unit 5



### 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

# LAKESIDE BUSINESS CENTRE

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## Permitted Use

Use - E Zone

In the E zone, the following uses are permitted:

### 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

- 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

### 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

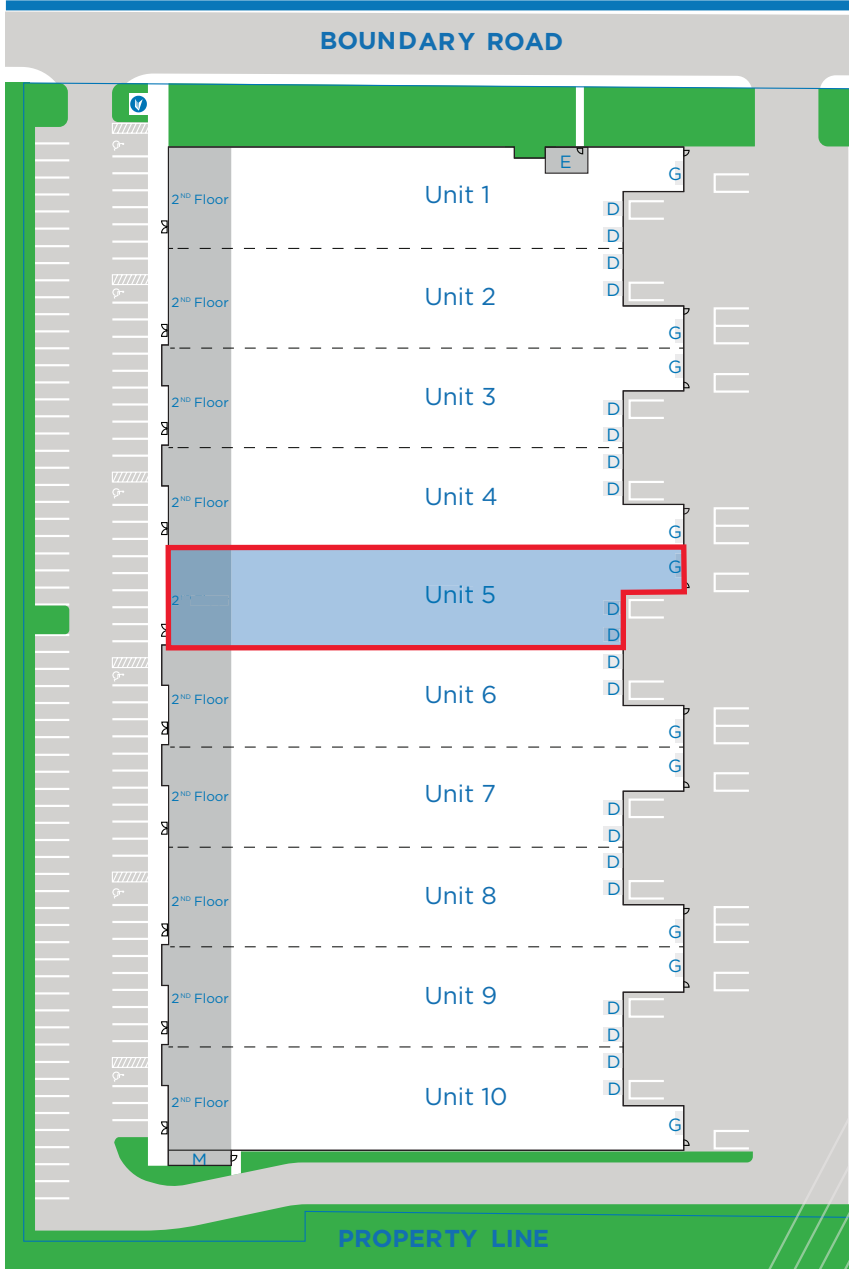
- 1 Courtyard Marriott Oshawa





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## Marketing Plan



### LEGEND

- G** = Grade Doors
- D** = Dock Doors
- E** = Electrical Doors
- M** = Mechanical Room
-  = Mailbox
-  = Available Unit

# LAKESIDE BUSINESS CENTRE

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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.



**FOR MORE INFORMATION, CONTACT:**

**PETER A. SCHMIDT**  
Executive Vice President  
+1 416 756 5460  
peter.schmidt@cushwake.com

**DANIEL HUBERT**  
Senior 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**  
Senior Associate  
+1 416 756 5414  
darcy.bak@cushwake.com

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