



FOR SALE | LEASE

999 BOUNDARY ROAD

OSHAWA, ON

312,762 SF FREESTANDING BUILDING WITH 171,440 SF OF VACANT SPACE

The Listing Team

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PROPERTY OVERVIEW

LOCATION	South of Highway 401 & East of Thickson Road South	
ZONING	Industrial GI	
SITE SIZE	20.10 Acres	
	FULL BUILDING FOR SALE	UNIT 2 FOR LEASE
BUILDING SIZE	312,762 SF	171,440 *
OFFICE SIZE	8,276 SF 2.6% (existing)	To Be Negotiated
MEZZANINE OFFICE	3,801 SF 1.2% (existing)	890 SF 0.5% (existing)
CLEAR HEIGHT	22.0' - 25' 3"	
SHIPPING	47 Truck Level Doors 1 Drive-In Door	32 Truck Level Doors
PARKING STALLS	373 Car Stalls	78 Car Stalls (as per Concept Plan)
POWER	2,000 Amps with Ability to Upgrade	600 Amps with Ability to Upgrade
SPRINKLERS	ESFR	
BAY SIZE	50.0' (w) x 50.0' (d)	
ASKING	No Formal Asking (Speak with LA)	\$12.95 PSF
T.M.I. (2026)	\$422,837.54 (2025)	\$2.94 PSF + Management Fees
AVAILABLE	Immediately	

* Subject to remeasurement

HIGHLIGHTS



5 Minutes To Full HWY 401 Interchange



5 Minutes To Oshawa GO Station



Dual Load Shipping Capabilities

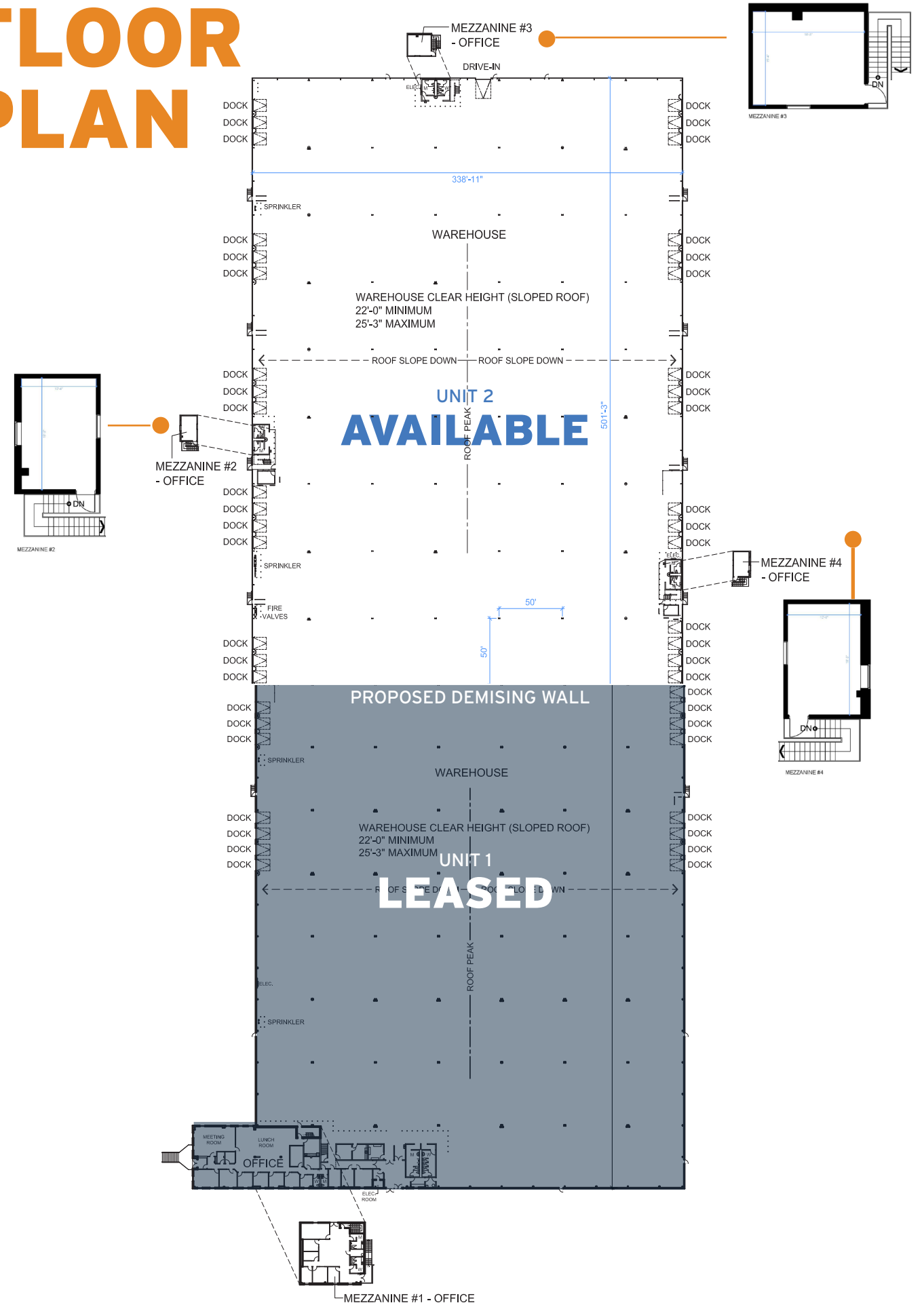


Ability to Upgrade Full Building Power (Up to 10,000 Amps)



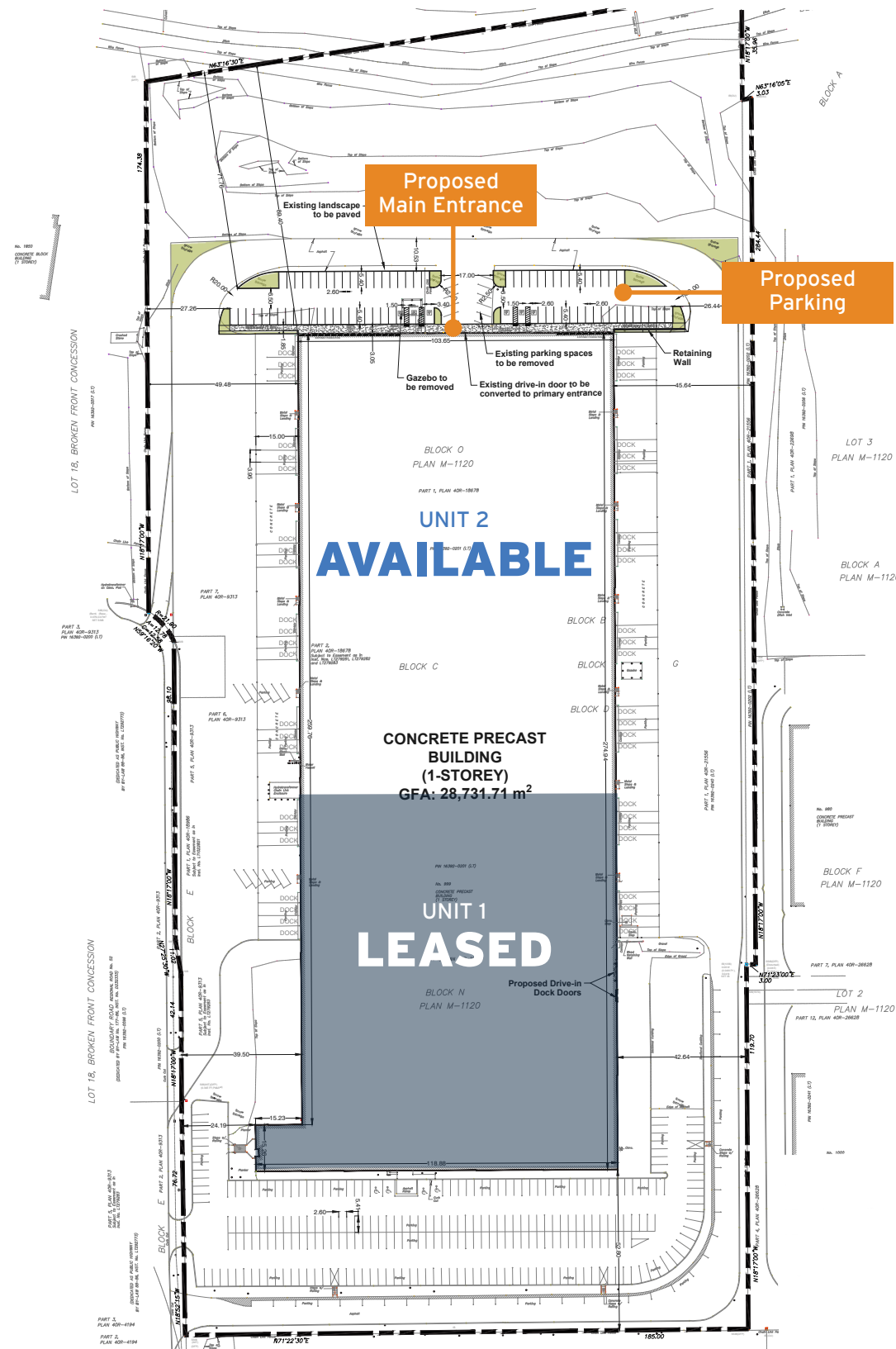
Separate Passenger & Trailer Access

FLOOR PLAN

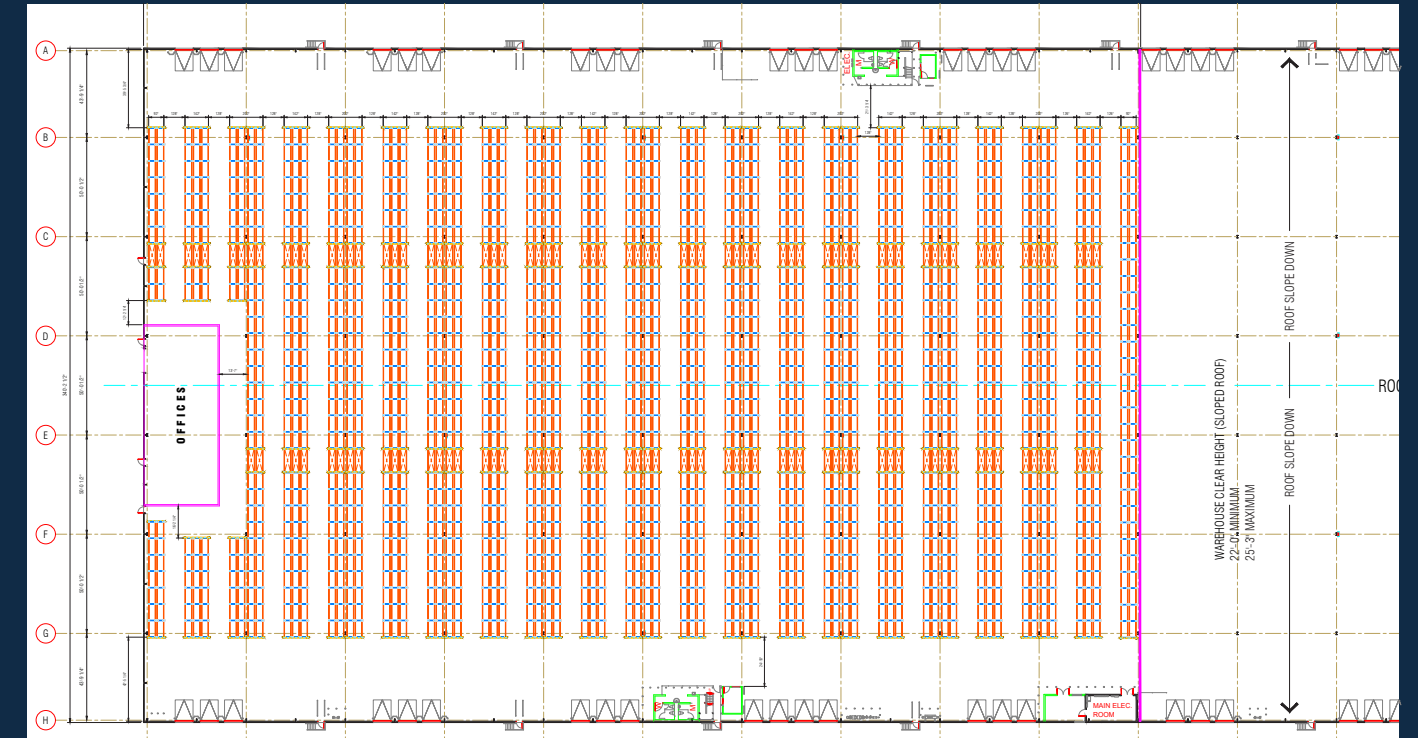


SITE PLAN

CONCEPT PLAN | Unit 2 Entrance and Parking



SAMPLE RACKING PLAN



15,403 Pallets

When fully racked with 50' high pallets



Versatility

Able to accommodate diverse inventory types with 50' high or 54' high pallets



Flexibility & Scalability

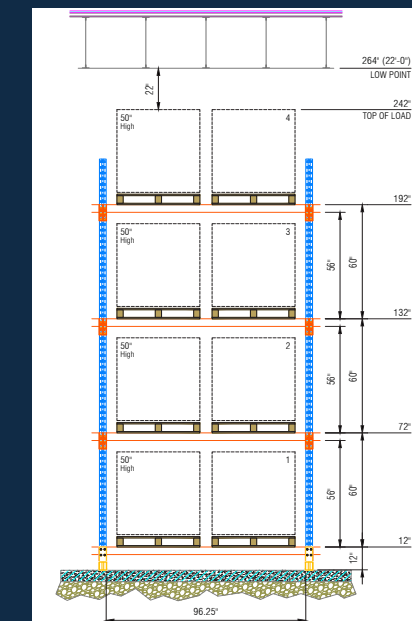
Systems adaptable and expandable, allowing users to scale storage



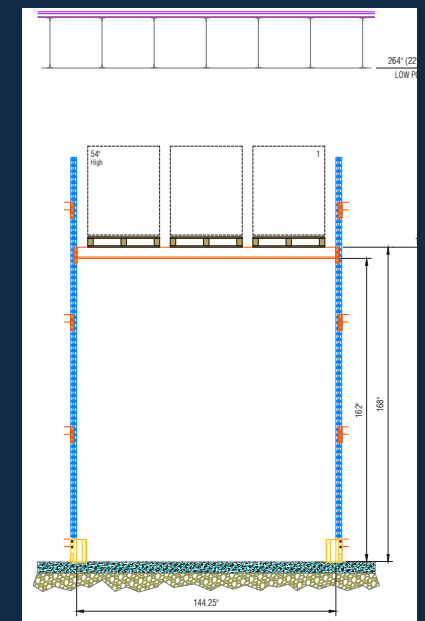
Efficiency and Maximization

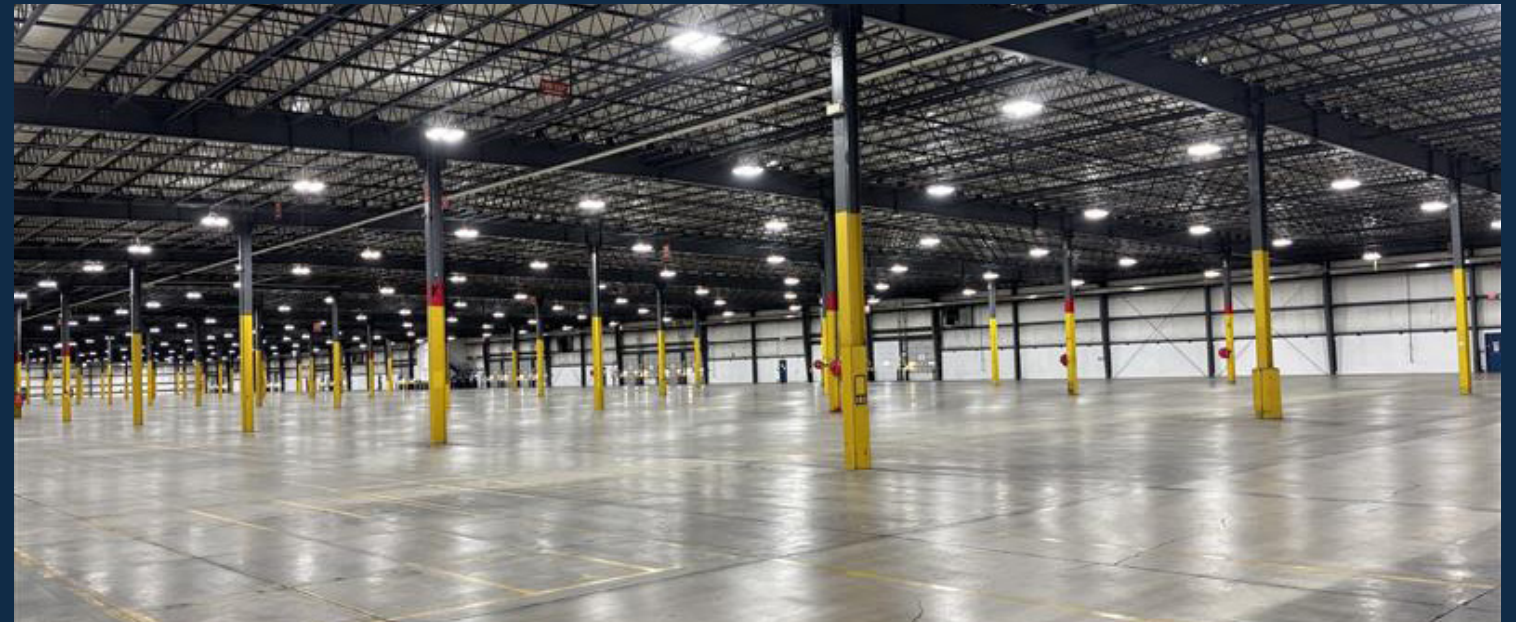
Higher positions allow for quicker retrievals, reducing handling and fulfillment time

Typical Rack Front Elevation










Typical Rack Tunnel Elevation





DRIVE TIMES

DESTINATION	TIME	DISTANCE
 CP Railway Rail	4 Mins	1.8 KMs
 Oshawa GO Station	5 Mins	4.0 KMs
 Highway 401	6 Mins	3.0 KMs
 Highway 412	12 Mins	11.8 KMs
 Whitby GO Station	13 Mins	9.4 KMs
 Toronto Pearson Airport	53 Mins	85.6 KMs
 Toronto Union GO Station	60 Mins	62.3 KMs



GATEWAY TO EXCELLENCE

999 Boundary Road, Oshawa is strategically positioned for success in one of the GTA's most dynamic industrial markets. Located just east of Toronto with seamless access to major transportation corridors and regional markets throughout the Greater Toronto Area, this exceptional 312,762 square feet facility offers flexible purchase and lease opportunities in Durham Region. The property combines strategic location with functional design, featuring variable clear heights ranging from 22' to 25'3", superior dual-load shipping capabilities with 47 truck-level doors and one drive-in door, and thoughtful traffic management through separate employee and truck site access supported by over 300 car parking stalls. Advanced infrastructure including high-power electrical service of 2,000 Amps at 347/600 Volts, along with the ability to demise space to suit specific requirements, positions 999 Boundary Road as a turnkey solution for business prioritizing connectivity and distribution efficiency in today's competitive industrial landscape.

THE TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 108,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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