

AVISON
YOUNG

For Sale



13,018 SF

574 Wentworth St E OSHAWA, ON

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*Sales Representative

PROPERTY DETAILS

INTERSECTION	Wilson Road S. & Wentworth Street E.
BUILDING SIZE	13,018 SF
OFFICE	10%
LOT SIZE	1.56 ACRES
CLEAR HEIGHT	12'
SHIPPING	3 Drive-in Doors
ZONING	Select Industrial (SI)
ASKING PRICE	\$4,250,000 (\$326 PSF)
REALTY TAXES	\$22,192.22 (2025)

HIGHLIGHTS

- Rare freestanding building with excess land
- Desirable zoning with wide variety of permitted uses
- Excess land providing outdoor storage or building expansion opportunity
- One minute drive to Highway 401
- LED lighting throughout warehouse

ZONING

The subject property is zoned Select Industrial (SI)

PERMITTED USES

No person shall within any SI Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

SI – SELECT INDUSTRIAL ZONES

- Any use permitted in a PI-A Zone
- Assembly hall
- Automobile body shop
- Automobile repair garage
- Automobile towing business
- Banquet hall
- Merchandise service shop
- Outdoor storage accessory to any use permitted in the SI-A Zone
- Plumbing, electrical or building supply shop
- Recreational use
- Sales outlet
- Studio
- Theatre
- Truck or light machinery rental, sales or service establishment

PI-A – PRESTIGE INDUSTRIAL ZONES

- Auction establishment
- Brew your own operation
- Call centre
- Church
- Club
- Commercial school or training centre
- Controlled environment agriculture facility
- Data processing centre
- Day care centre
- Dry cleaning and laundry plant
- Financial institution
- Food preparation plant
- Light industrial uses including light manufacturing, processing of semi-manufactured goods or assembly of manufactured goods
- Office
- Printing establishment
- Research and development establishment
- Restaurant
- Self-serve storage building
- Service industry
- Taxi establishment
- Television or radio broadcasting station or studio
- Warehouse for semi-manufactured or manufactured goods
- Wholesale distribution centre



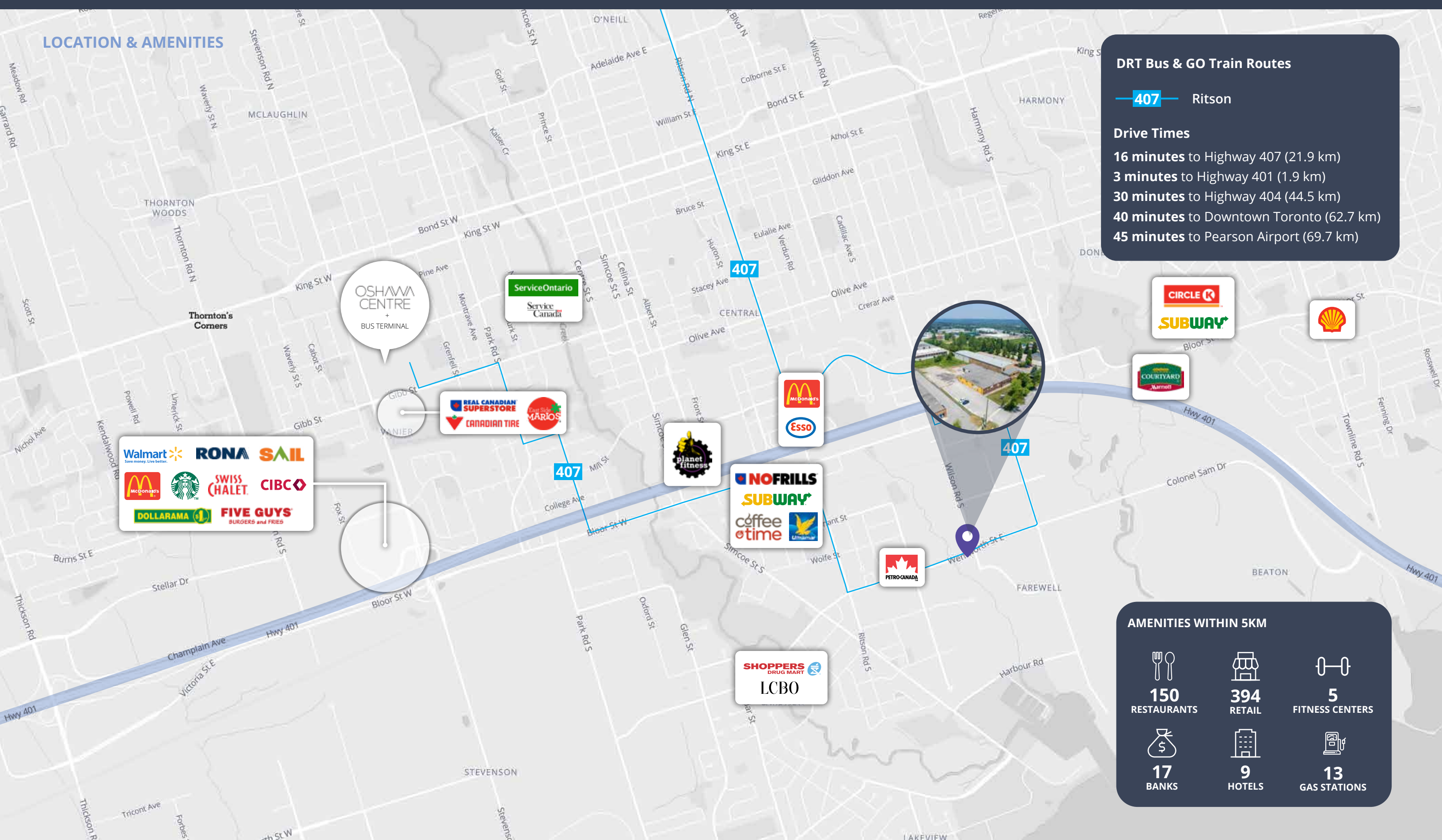
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Industrial Building For Sale

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Industrial Building For Sale

LOCATION & AMENITIES



DRT Bus & GO Train Routes

407 Ritson

Drive Times

- 16 minutes to Highway 407 (21.9 km)
- 3 minutes to Highway 401 (1.9 km)
- 30 minutes to Highway 404 (44.5 km)
- 40 minutes to Downtown Toronto (62.7 km)
- 45 minutes to Pearson Airport (69.7 km)

Map showing various amenities and services near the location:

- OSHAWA CENTRE + BUS TERMINAL
- Service Ontario / Service Canada
- REAL CANADIAN SUPERSTORE / CANADIAN TIRE / MARIO'S
- Walmart / RONA / SAIL
- McDonald's / Starbucks / SWISS CHALET / CIBC
- DOLLARAMA / FIVE GUYS
- planet fitness
- McDonald's / Esso
- NOFRILLS / SUBWAY / coffee time
- PETRO-CANADA
- SHOPPERS DRUG MART / LCBO
- CIRCLE K / SUBWAY
- COURTYARD
- Shell

AMENITIES WITHIN 5KM

 150 RESTAURANTS	 394 RETAIL	 5 FITNESS CENTERS
 17 BANKS	 9 HOTELS	 13 GAS STATIONS



Get more information

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