

OSHAWA INDUSTRIAL LAND FOR SALE: 35 ACRES NORTHWOOD BUSINESS PARK POTENTIAL HIGH BAY INDUSTRIAL CAMPUS



Strategically Located at
**THORNTON NORTH &
CONLIN WEST**

**VENDOR TAKE BACK MORTGAGE MAY BE AVAILABLE
TO A QUALIFIED BUYER**

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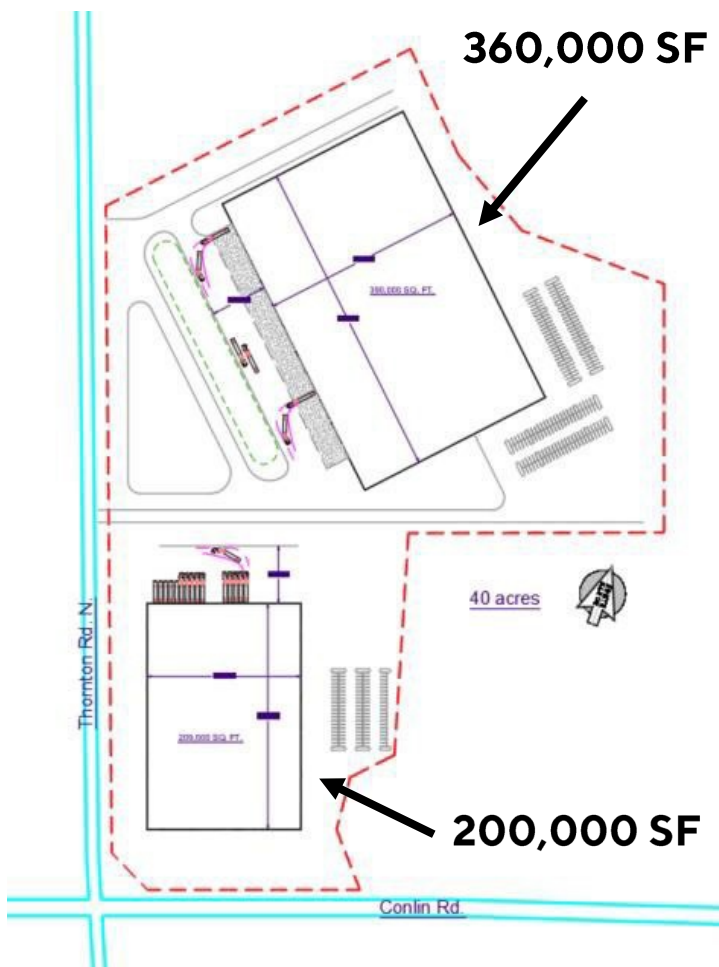
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LOCATED IN THE HEART OF NORTHWOOD BUSINESS PARK

Conceptual Site Development



Approximate boundaries of Northwood Business Park.



[Click here for Video Overview](#)

[Click here for Zoning Information](#)

SALE DETAILS

- Gross Details: Approx. 35 Developable Acres of Land
- Zoning:
 - Select Industrial Zone (SI-A(16)"h-71")
 - Major Institutional (MIN)
 - Hazard Lands Open Space (OSH)
- Asking Price: Please Contact Agents
- Availability: Immediate

PROPERTY DETAILS

- Easy access to Highway 407 and connection to 400 series highways
- Minutes away from Oshawa Executive Airport
- Potential ASRS development

OFFERING GUIDELINES

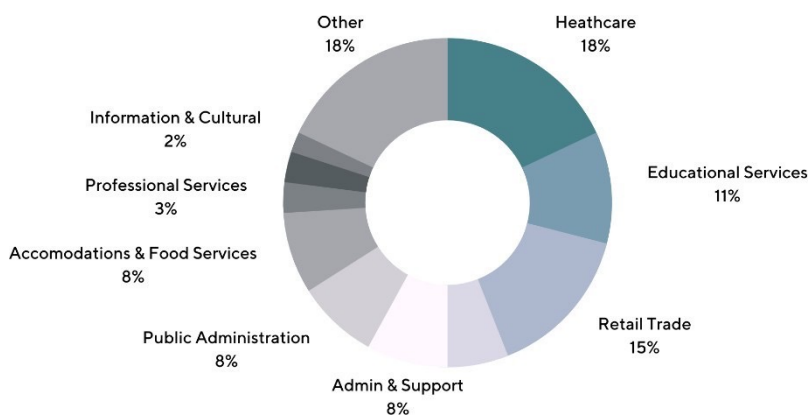
As exclusive advisors, ENCOR Advisors Canada Ltd. (ENCOR) Brokerage is seeking proposals for this disposition. The offering is unpriced. Prospective purchasers must first submit the Vendor's form of Confidentiality Agreement ("CA"), prior to receiving specific information on the offering which can be accessed through an online data room. Offers need to be sent to the contacts listed on the brochure, please contact for more information.

OSHAWA ECONOMIC OVERVIEW

[Click here for Video Overview](#)

Oshawa continues to show strength and resilience through its dynamic and diverse economy. As one of the fastest-growing metropolitan cities in Canada and its strategic location, Oshawa is positioned for the success and efficiency of the business in the area:

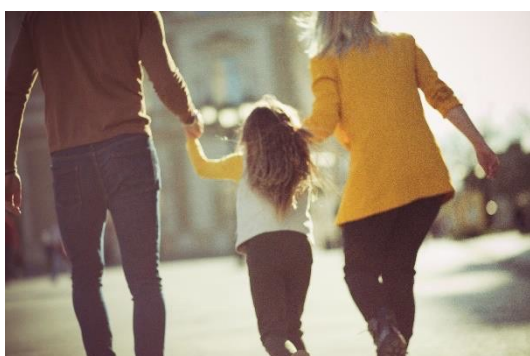
Oshawa's Strong Economy is Composed of:



Population:	353,500
Labour Force:	238,400
Employment:	219,900
Participation Rate:	67.4%
Employment Rate:	62.2%
Unemployment Rate:	7.8%

Source: Statistics Canada December 2020

The influx of new talent from three major post-secondary institutions, Durham College, Ontario Tech, and Trent University, alongside thousands of new employment opportunities and new residential developments, **The City of Oshawa offers a healthy work, play, and life balance.**

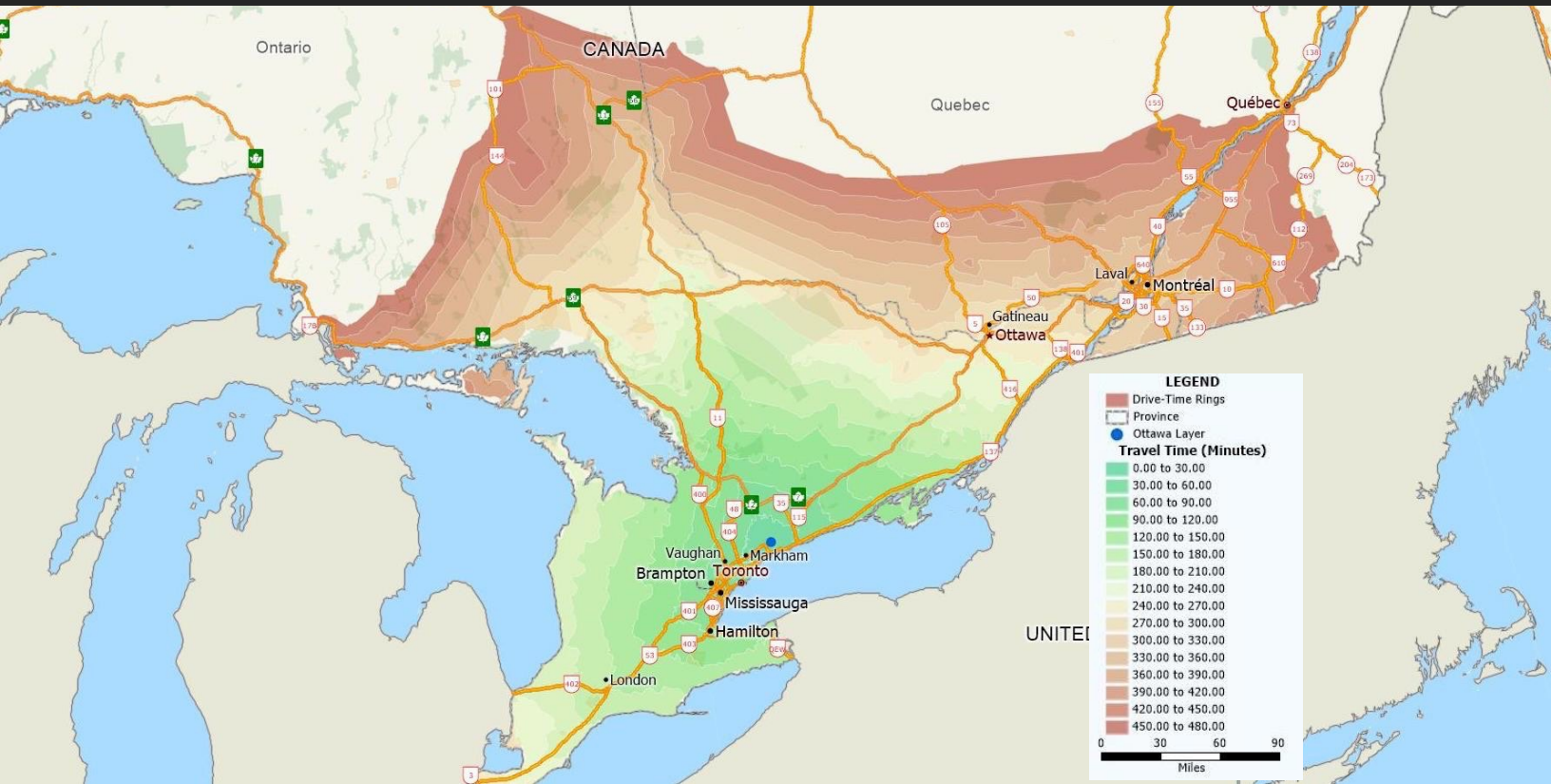


G.T.A. Industrial Development Charges (\$/m²)

Oshawa	\$119.54/m ²
Vaughan	\$426.47/m ²
Mississauga	\$358.33/m ²
Milton	\$199.78/m ²
Hamilton	\$210.33/m ²

Source: Urbacon 2021

MARKETS ACCESSIBLE WITHIN 1 DAY'S DRIVE



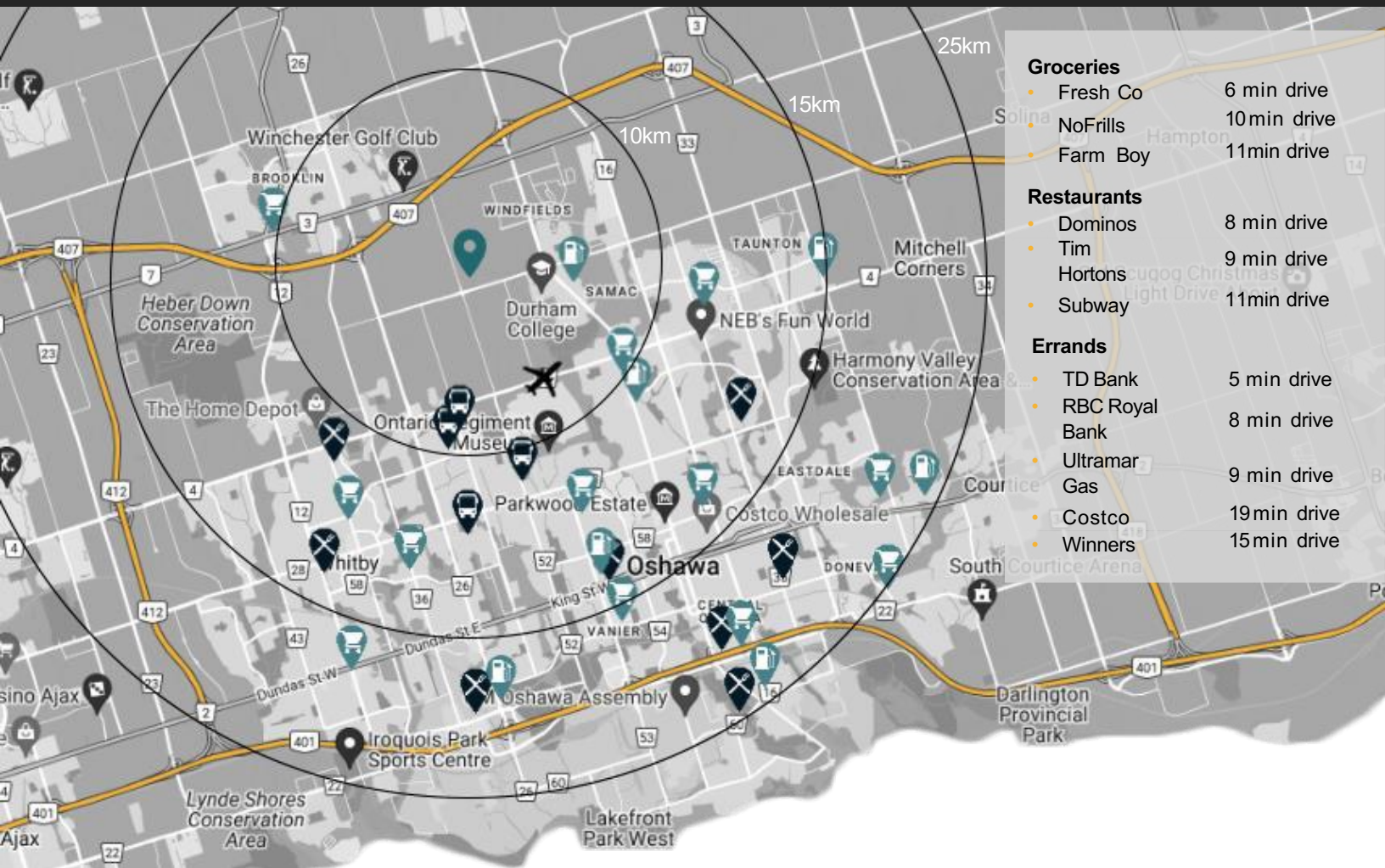
BUSINESS IN THE AREA

Oshawa continues to provide value to businesses from its proximity to major markets, integrated port strategy, world-class research facilities and major educational hubs: Ontario Institute of Technology (Ontario Tech University), Durham College, Trent University and The Automotive Centre of Excellence (ACE). Most notable tenants in the area include Aosom Canada Inc and GEODIS, who are attracting talent across the GTHA.

1. Action Car & Truck Accessories
 2. Adanac Rubber Flooring
 3. AECOM
 4. Aeon
 5. Almost Perfect
 6. Amazon Canada
 7. Aoson Canada
 8. Atlantic
 9. Avery Dennison
 10. Avery Products Corporation
 11. Bell
 12. CanAtom
 13. Canatom Group
 14. Canpar
 15. Complete Packaging Systems
 16. Cosmaroma
 17. CRS Contractors Rental Supply
 18. Del Monte Foods
 19. Direct Buy
 20. Disticor
 21. ES Fox LTD
 22. Elevation Church
 23. Enercare
 24. FedEx
 25. Fiber Grate
 26. Flanagan Foodservice
 27. Gagnon Sports
 28. GDS Technologies LTD.
 29. General Motors of Canada
 30. Geodis
 31. Gerdau Whitby
 32. GFL Environmental
 33. Ground Effects Ltd
 34. Harper Truck Centres
 35. Industrial Commercial Plastics Corp
 36. International Brotherhood Of Electrical Workers
 37. Kal Tire
 38. Kal Tire
 39. Kerr Industries Limited
 40. Keystone Automotive Industries
 41. Kruger
 42. Kruger Products
 43. Label Supply
- Click Interactive Map for more.



SUPERIOR CONNECTIVITY AND AMENITIES



An unmatched opportunity for businesses to build a presence in Oshawa, one of the fastest developing major regional metropolis' in the Durham Region. Quick and convenient access to Canada's largest consumer market of more than 5 million people, Oshawa offers a multitude of easy connections:

Canada USA border Crossings

- » New York
- » Michigan
- » Minnesota

Airports

- » Oshawa Executive Airport
- » Pearson Airport
- » Hamilton Airport

Intermodal Terminal

- » CP Intermodal Terminal
- » CN Intermodal Terminal



15

GROCERY STORES

In 20km Radius



16

RESTAURANTS

In 20km Radius



10

TRANSIT STOPS

In 20km Radius



15

GAS STATIONS

In 20km Radius

CONTACT US

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