



BROCCOLINI

REAL ESTATE & DEVELOPMENT

LAND SALE

**+ DESIGN-BUILD
OPPORTUNITIES**

+/- 30-35^{ACRES}

**CONLIN RD & THORNTON N
OSHAWA'S NORTHWOOD BUSINESS PARK**

Intro

CONLIN RD & THORNTON N

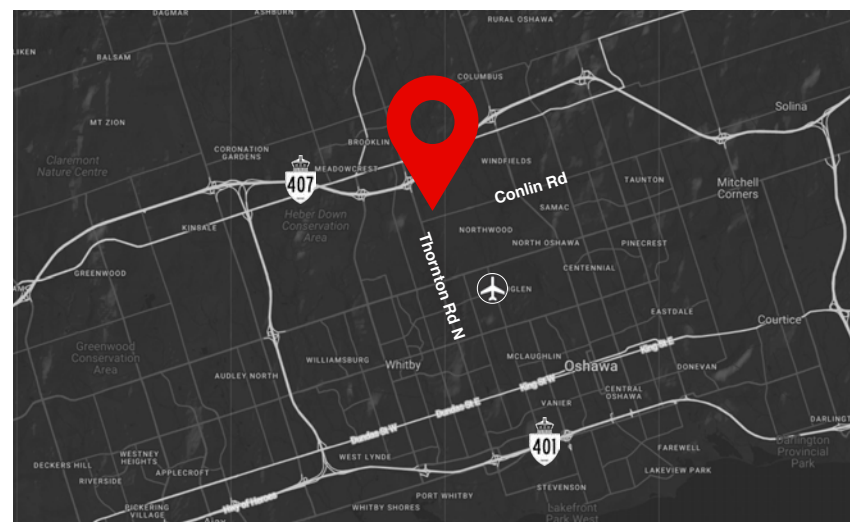
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In partnership with the Ontario Tech University, Broccolini is pleased to present a unique development opportunity in Oshawa's Northwood Business Park!

This fully zoned and serviced land offers the chance for a land sale; land sale with design-build option; or a turnkey design-build sale ranging in various size acreages and square feet.

Flexible purchase options may range from 6-33 acres. The property represents an opportunity for a user and end occupier to purchase land and own their building. Strategically located in the rapidly developing Northwood Business Park in Oshawa, the conceptual options provide for a broad range of customizable building and land parcel opportunities with a wide range of uses permitted in the Select Industrial (SI) zoning.

**Multiple
Land Configurations
Possible**



**Potential for
Turnkey
Design-Build**

**Full
Municipal
Services**

Location



CONLIN RD & THORNTON N

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Immediate Availability

Approx. 33 Developable Acres of Land

Located in the heart of
Northwood Business Park

Zoning

The city is home to a rapidly growing student population of 25,000 across three top ranking post-secondary institutions: Durham College, Ontario Tech University and Trent University Durham GTA. Market-driven education combined with globally-renowned research facilities has created a talent pool sought after by top companies.

Proximity to full spectrum of skilled labour

- Select Industrial Zone (SI-A(16)"h-71")

Superior Connectivity and Amenities

Durham region is one of Canada’s fastest growing markets with many new developments positioned to take place in the near future. Northwood Business Park is well-suited and well-positioned to accommodate the growing needs of businesses with superior location and access to a large labour and consumer pool, with an abundance of surrounding amenities, and protected green-spaces. The eclectic mix of urban and rural environments along with natural spaces makes Oshawa a place of healthy balance for work, life and play.

Groceries

Fresh Co	06 min
NoFrills	10 min
Farm Boy	11 min

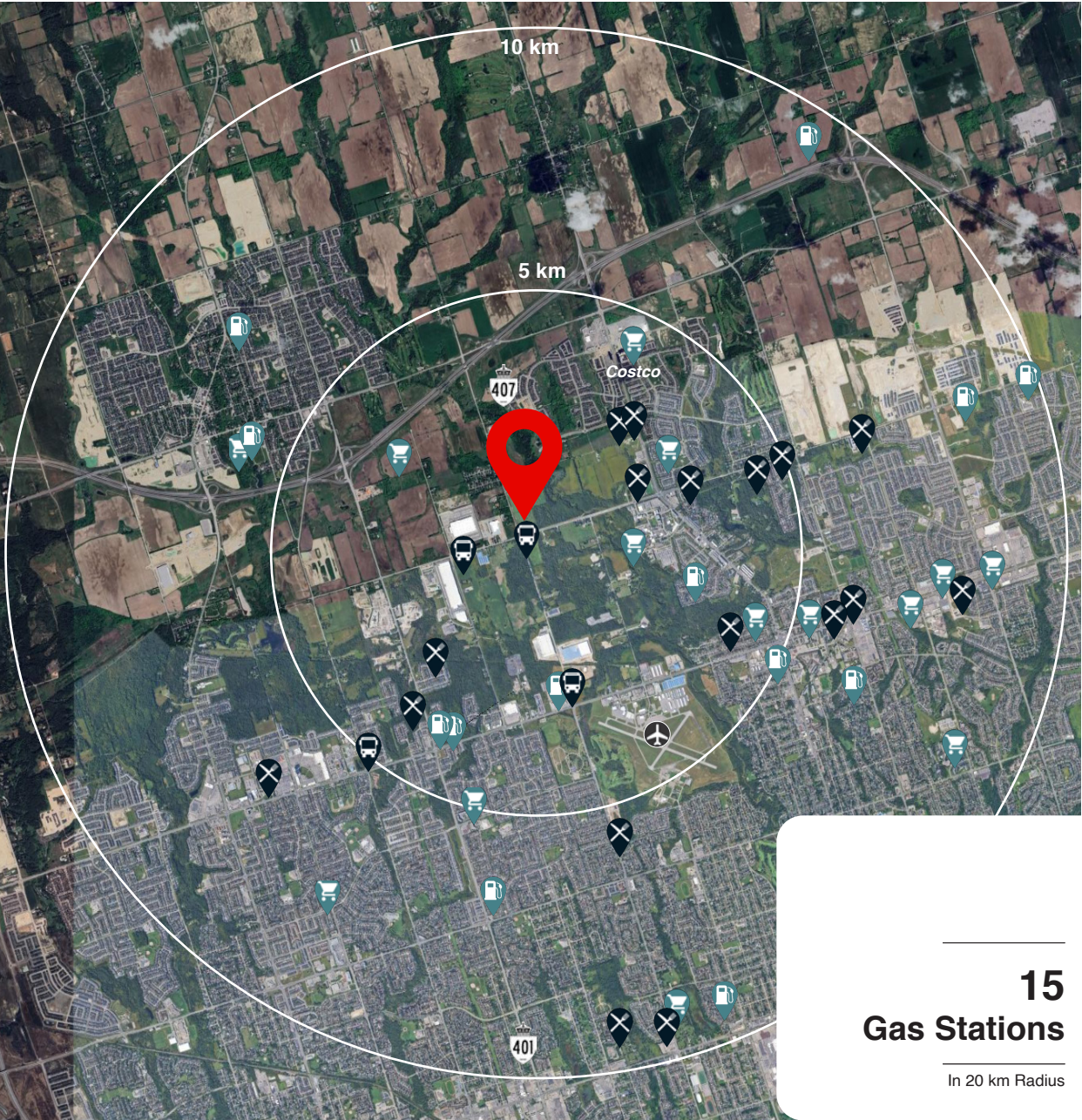
Restaurants

Dominos	08 min
Tim Hortons	09 min
Subway	11 min

Errands

TD Bank	05 min
RBC Royal Bank	08 min
Ultramar Gas	09 min
Costco	06 min
Winners	15 min

Mississauga - 88 km
Vaughan - 58 km
Hamilton - 138 km
Montreal - 492 km



15
Grocery Stores
In 20 km Radius

16
Restaurants
In 20 km Radius

15
Gas Stations
In 20 km Radius

10
Transit Stops
In 20 km Radius

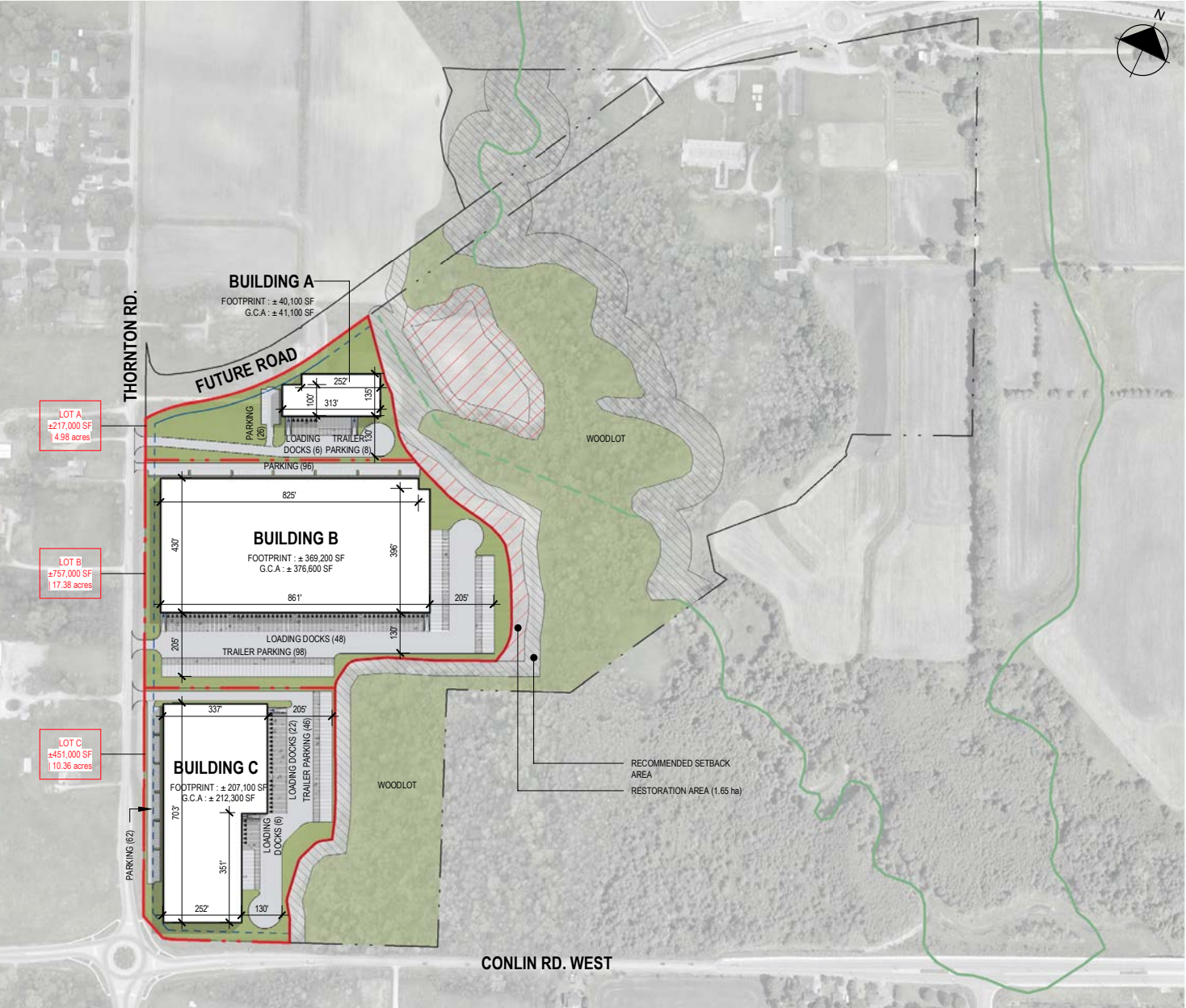
Plans

Site Plan
Industrial Development
Potential Configuration
Option 1

Oshawa

CONLIN RD & THORNTON N

BROCCOLINI



PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT, OSHAWA ONTARIO
ZONE: SELECT INDUSTRIAL (SI-A), USE ALLOWED: SI(15), SI(16),SI(17)

TOTAL LAND AREA	SF	SM	AC
DEVELOPPABLE LAND	1,425,118	132,398	32.72

SETBACKS	
MIN LOT FRONTAGE	30 m
MIN. LOT AREA	2,000 m²
MIN. FRONT YARD DEPTH	9 m
MIN. REAR YARD DEPTH	7.5 m
MIN. INTERIOR SIDE YARD DEPTH	3 m
MIN. EXTERIOR SIDE YARD DEPTH	7.5 m
LANDSCAPE FRONT AND SIDE YARD BUFFER	3 m

DEVELOPPABLE LAND DISTRIBUTION	LOT A	LOT B	LOT C	TOTAL
GROSS SITE AREA (SF)	216,735	757,137	451,246	1,425,118
GROSS SITE AREA (SM)	20,135	70,340	41,922	132,398
GROSS SITE AREA (AC)	4.98	17.38	10.36	32.72

PROPOSED BUILDING AREAS (SF)	BUILDING A	BUILDING B	BUILDING C	TOTAL
FOOTPRINT	40,108	369,251	207,152	616,511
WAREHOUSE	39,105	361,866	201,973	602,944
OFFICE (2 FLOORS)	2,005	14,770	10,358	27,133
TOTAL AREA	41,111	376,636	212,331	630,078

COVERAGE (MAX. 50%)	19%	49%	46%	43%
F.A.R.	0.19	0.50	0.47	0.44

PARKING	BUILDING A	BUILDING B	BUILDING C	TOTAL
PARKING STALLS REQUIRED	26	96	62	182
FIRST 2,000m² (1/90m²)	22	22	22	66
2,000m² + (1/450m²)	4	73	39	116
PARKING STALLS PROPOSED	26	96	62	184

LOGISTICS	BUILDING A	BUILDING B	BUILDING C	TOTAL
PROPOSED LOADING DOCK DOORS	6	48	28	82
PROPOSED DRIVE-IN DOORS	2	2	2	6
PROPOSED TRAILER PARKING	8	98	46	152

LEGEND

— — — — —	PROPERTY LINE	▲	DRIVE IN DOORS
- - - - -	ADJACENT LOT	▲	LOADING DOCK DOORS
- - - - -	BUILDING SETBACK LINES	△	EXIT DOORS
— — — — —	PERMANENT WATERCOURSE		
- - - - -	INTERMITTENT WATERCOURSE		

Site Plan

Industrial Development

Potential Configuration
Option 2

Oshawa



PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT, OSHAWA ONTARIO
ZONE: SELECT INDUSTRIAL (SI-A), USE ALLOWED: SI(15), SI(16),SI(17)

TOTAL LAND AREA	SF	SM	AC
DEVELOPPABLE LAND	1,425,118	132,398	32.72

SETBACKS	
MIN LOT FRONTAGE	30 m
MIN. LOT AREA	2,000 m²
MIN. FRONT YARD DEPTH	9 m
MIN. REAR YARD DEPTH	7.5 m
MIN. INTERIOR SIDE YARD DEPTH	3 m
MIN. EXTERIOR SIDE YARD DEPTH	7.5 m
LANDSCAPE FRONT AND SIDE YARD BUFFER	3 m

DEVELOPPABLE LAND DISTRIBUTION	LOT A	LOT B	LOT C	TOTAL
GROSS SITE AREA (SF)	973,872	232,051	219,195	1,425,118
GROSS SITE AREA (SM)	90,476	21,558	20,364	132,398
GROSS SITE AREA (AC)	22.36	5.33	5.03	32.72

PROPOSED BUILDING AREAS (SF)	BUILDING A	BUILDING B	BUILDING C	TOTAL
FOOTPRINT	368,920	50,070	50,070	469,061
WAREHOUSE	359,697	47,567	47,567	454,831
OFFICE (2 FLOORS)	18,446	5,007	5,007	28,460
TOTAL AREA	378,143	52,574	52,574	483,291

COVERAGE (MAX. 50%)	38%	22%	23%	33%
F.A.R.	0.39	0.23	0.24	0.34

PARKING	BUILDING A	BUILDING B	BUILDING C	TOTAL
PARKING STALLS REQUIRED	96	29	29	152
FIRST 2,000m² (1/90m²)	22	22	22	66
2,000m² + (1/450m²)	74	6	6	86
PARKING STALLS PROPOSED	96	36	36	168

LOGISTICS	BUILDING A	BUILDING B	BUILDING C	TOTAL
PROPOSED LOADING DOCK DOORS	52	7	7	66
PROPOSED DRIVE-IN DOORS	2	1	1	4
PROPOSED TRAILER PARKING	130	7	7	144

LEGEND

---	PROPERTY LINE	▲	DRIVE IN DOORS
---	ADJACENT LOT	▲	LOADING DOCK DOORS
---	BUILDING SETBACK LINES	△	EXIT DOORS
---	PERMANENT WATERCOURSE		
---	INTERMITTENT WATERCOURSE		

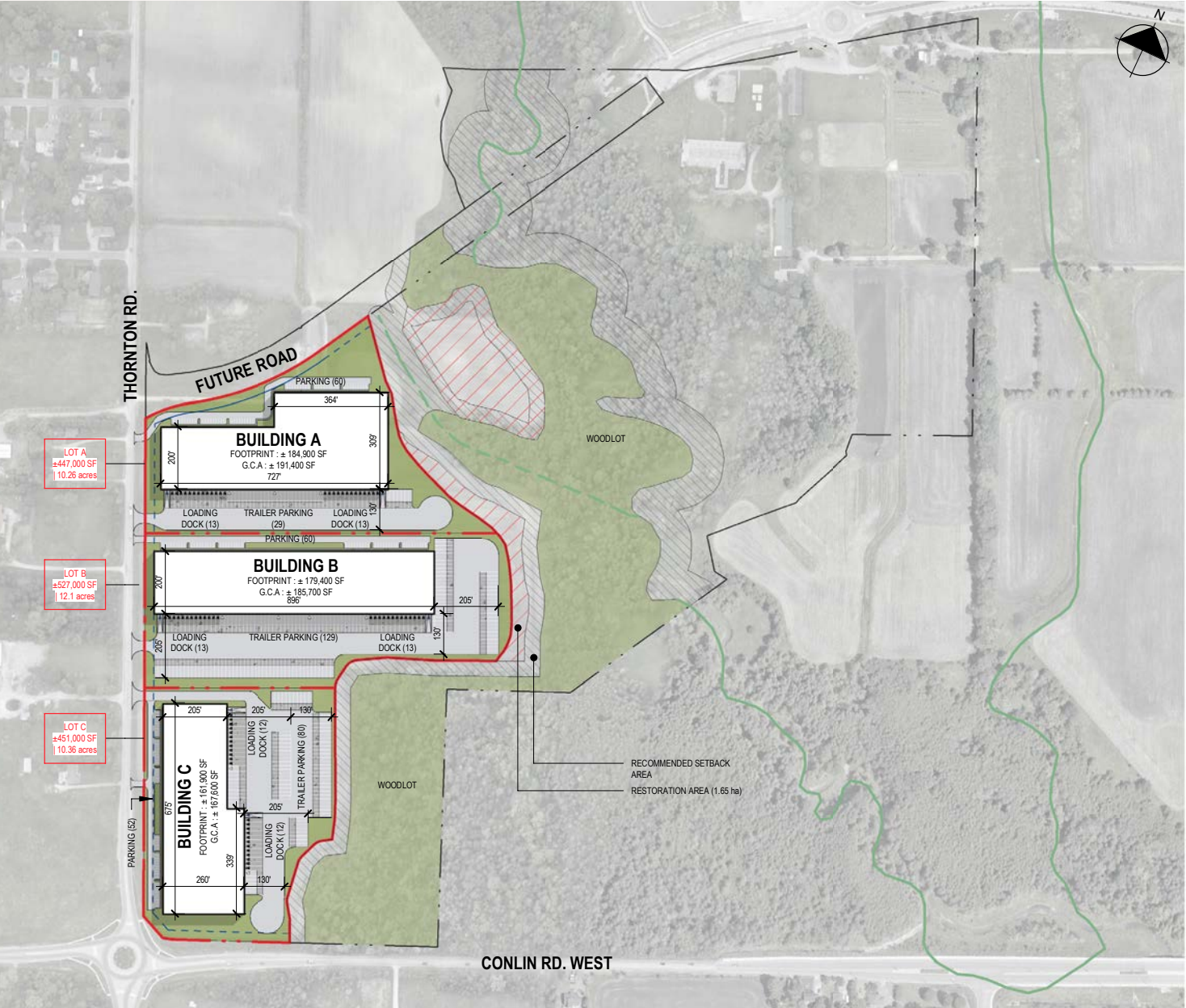
Plans

Site Plan
Industrial Development
Potential Configuration
Option 3

Oshawa

CONLIN RD & THORNTON N

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PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT, OSHAWA ONTARIO
ZONE: SELECT INDUSTRIAL (SI-A), USE ALLOWED: SI(15), SI(16),SI(17)

TOTAL LAND AREA	SF	SM	AC
DEVELOPPABLE LAND	1,425,118	132,398	32.72

SETBACKS	
MIN LOT FRONTAGE	30 m
MIN. LOT AREA	2,000 m²
MIN. FRONT YARD DEPTH	9 m
MIN. REAR YARD DEPTH	7.5 m
MIN. INTERIOR SIDE YARD DEPTH	3 m
MIN. EXTERIOR SIDE YARD DEPTH	7.5 m
LANDSCAPE FRONT AND SIDE YARD BUFFER	3 m

DEVELOPPABLE LAND DISTRIBUTION	LOT A	LOT B	LOT C	TOTAL
GROSS SITE AREA (SF)	446,761	527,111	451,246	1,425,118
GROSS SITE AREA (SM)	41,505	48,970	41,922	132,398
GROSS SITE AREA (AC)	10.26	12.10	10.36	32.72

PROPOSED BUILDING AREAS (SF)	BUILDING A	BUILDING B	BUILDING C	TOTAL
FOOTPRINT	184,989	179,448	161,976	526,413
WAREHOUSE	178,514	173,168	156,306	507,988
OFFICE (2 FLOORS)	12,949	12,561	11,338	36,849
TOTAL AREA	191,463	185,729	167,645	544,837

COVERAGE (MAX. 50%)	41%	34%	36%	37%
F.A.R.	0.43	0.35	0.37	0.38

PARKING	BUILDING A	BUILDING B	BUILDING C	TOTAL
PARKING STALLS REQUIRED	57	56	52	165
FIRST 2,000m² (1/90m²)	22	22	22	66
2,000m² + (1/450m²)	35	34	30	99
PARKING STALLS PROPOSED	60	60	52	172

LOGISTICS	BUILDING A	BUILDING B	BUILDING C	TOTAL
PROPOSED LOADING DOCK DOORS	26	26	24	76
PROPOSED DRIVE-IN DOORS	2	2	2	6
PROPOSED TRAILER PARKING	29	129	80	238

LEGEND

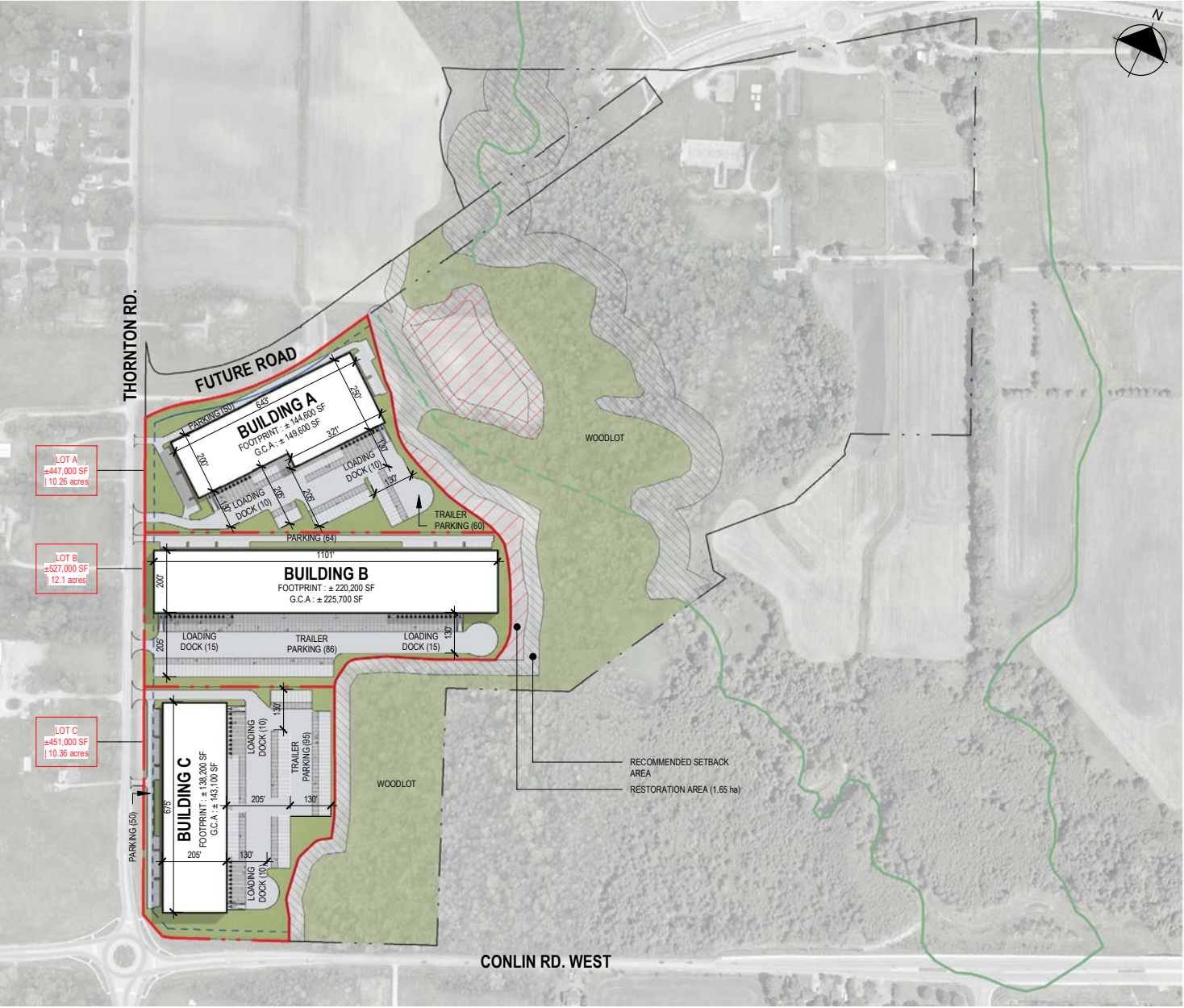
---	PROPERTY LINE	▲	DRIVE IN DOORS
- - -	ADJACENT LOT	▲	LOADING DOCK DOORS
- - -	BUILDING SETBACK LINES	△	EXIT DOORS
---	PERMANENT WATERCOURSE		
- - -	INTERMITTENT WATERCOURSE		

Site Plan

Industrial Development

Potential Configuration
Option 4

Oshawa



PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT, OSHAWA ONTARIO
ZONE: SELECT INDUSTRIAL (SI-A), USE ALLOWED: SI(15), SI(16),SI(17)

TOTAL LAND AREA	SF	SM	AC
DEVELOPPABLE LAND	1,425,118	132,398	32.72

SETBACKS	
MIN LOT FRONTAGE	30 m
MIN. LOT AREA	2,000 m²
MIN. FRONT YARD DEPTH	9 m
MIN. REAR YARD DEPTH	7.5 m
MIN. INTERIOR SIDE YARD DEPTH	3 m
MIN. EXTERIOR SIDE YARD DEPTH	7.5 m
LANDSCAPE FRONT AND SIDE YARD BUFFER	3 m

DEVELOPPABLE LAND DISTRIBUTION	LOT A	LOT B	LOT C	TOTAL
GROSS SITE AREA (SF)	446,761	527,111	451,246	1,425,118
GROSS SITE AREA (SM)	41,505	48,970	41,922	132,398
GROSS SITE AREA (AC)	10.26	12.10	10.36	32.72

PROPOSED BUILDING AREAS (SF)	BUILDING A	BUILDING B	BUILDING C	TOTAL
FOOTPRINT	144,623	220,203	138,298	503,125
WAREHOUSE	139,562	214,698	133,458	487,717
OFFICE (2 FLOORS)	10,124	11,010	9,681	30,815
TOTAL AREA	149,685	225,708	143,138	518,532

COVERAGE (MAX. 50%)	32%	42%	31%	35%
F.A.R.	0.34	0.43	0.32	0.36

PARKING	BUILDING A	BUILDING B	BUILDING C	TOTAL
PARKING STALLS REQUIRED	49	64	47	159
FIRST 2,000m² (1/90m²)	22	22	22	66
2,000m² + (1/450m²)	26	42	25	93
PARKING STALLS PROPOSED	50	64	50	164

LOGISTICS	BUILDING A	BUILDING B	BUILDING C	TOTAL
PROPOSED LOADING DOCK DOORS	20	30	20	70
PROPOSED DRIVE-IN DOORS	2	2	2	6
PROPOSED TRAILER PARKING	60	86	95	241

LEGEND

---	PROPERTY LINE	▲	DRIVE IN DOORS
- - -	ADJACENT LOT	▲	LOADING DOCK DOORS
- - -	BUILDING SETBACK LINES	△	EXIT DOORS
---	PERMANENT WATERCOURSE		
---	INTERMITTENT WATERCOURSE		

Why Oshawa?

As a key market within the Greater Toronto Area (G.T.A.), the City of Oshawa is a critical gateway to the most populous region of Canada and one of the largest concentrations of economic activity in North America. Oshawa’s labour force is over 1.2 million workers within a 45 minute commute.

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

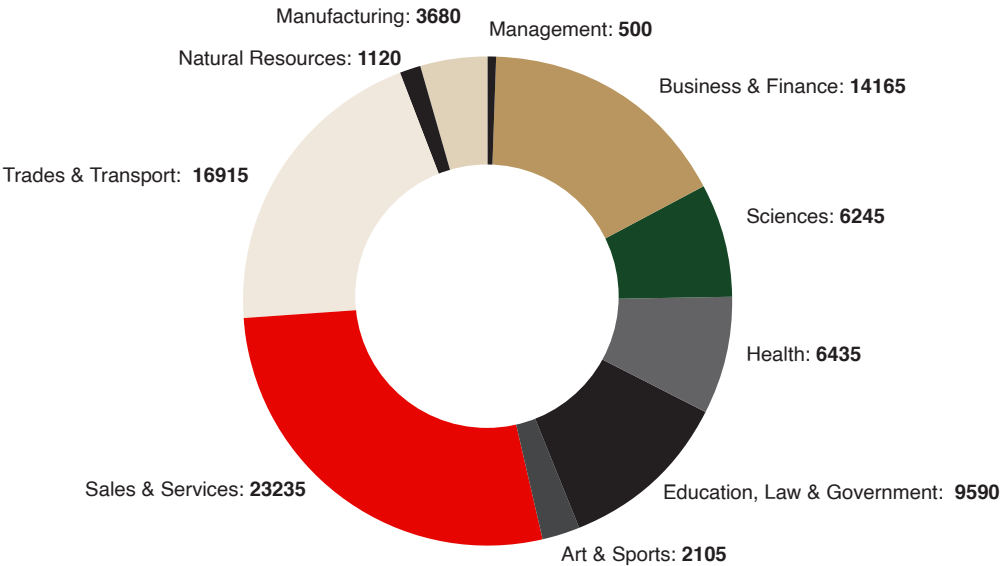
Source: Statistics Canada
December 2020

Source: oshawa.ca

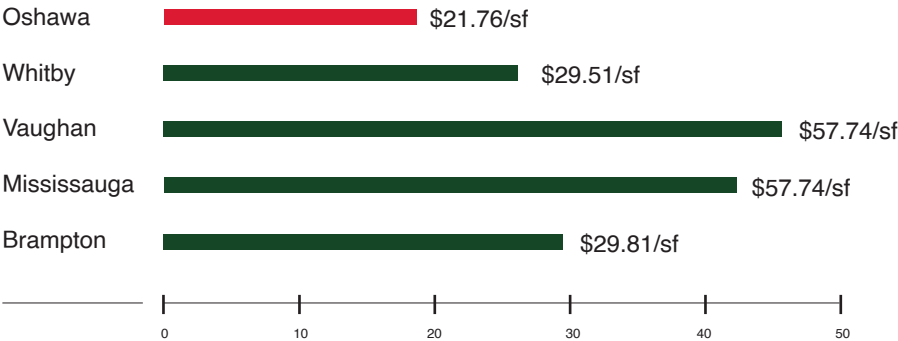
Labour Force
By Occupation

Source: Statistics Canada
December 2020

Oshawa companies enjoy the benefits associated with doing business in Ontario, Canada. According to KPMG Competitive Alternatives, Canada has one of the lowest costs of doing business globally, including generous research and development tax incentives and the second lowest business costs among the G7 countries. According to The World Bank, Canada is the easiest place to start a business in the G20. Locally, Oshawa industrial and downtown development has an exemption from development charges and some of the best real estate value in the G.T.A. Our city continues to embrace a large influx of millennials and young families looking for affordability and proximity within the G.T.A. The City of Oshawa is uniquely positioned to offer both.



G.T.A. Industrial
Development Charges



Contact

We make it happen

Broccolini has been building and developing buildings of all shapes and sizes for nearly 75 years. Our people are at the heart of what we do, from construction to real estate and everything in between, we have what it takes to do the job.

Our reputation as your trusted partner precedes itself and we are confident that, using our people and specialized teams, we can create something truly special.

TOGETHER, WE MAKE IT HAPPEN.

REAL ESTATE & DEVELOPMENT

Toni Wodzicki

Vice-President, Acquisitions and Investments

E. toni.wodzicki@broccolini.com

C. 416.579.6111

broccolini.com

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MONTREAL - OTTAWA - TORONTO