



1 Acre Land
Separately Titled

Skae Drive

Freestanding Industrial Building | 19,500 SF on 2 Acres

For Sale

1200 Skae Drive, Oshawa, ON

Property details

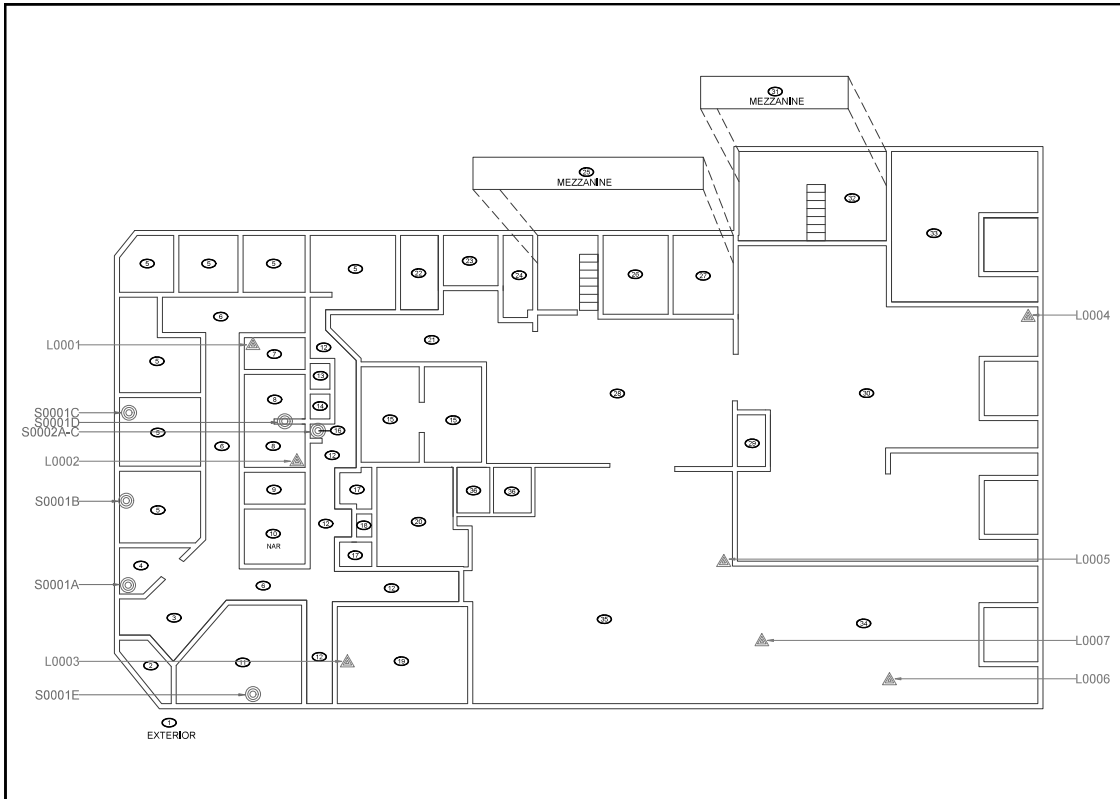
Intersection	Phillip Murray Ave and Stevenson Road S
Building	19,500 s.f.
Lot area	2 acres (1 acre land separately titled)
Clear height	16'
Shipping	4 drive-in doors
Zoning	SI-B
Asking price	\$6,990,000
Possession	Flexible

Property highlights:

- Strategic location with proximity to Highway 401
- Total site 2 acres—includes separately titled 1-acre excess land parcel
- Permissive zoning
- Exceptionally well-maintained building with functional layout and oversized drive-in doors
- 3,000 s.f. Office tenant in place through 2028 providing stable income
- Rare opportunity combining operational facility with development upside



Floor Plan



Location No.	Name or Description	Area ft ²	Floor No.
1	Exterior	21273	EXT
2	Front Entrance	75	G
3	Waiting Area/Reception	200	G
4	Meeting Room	150	G
5	Offices	2000	G
6	Corridor	800	G
7	Photocopier Mail Room	72	G
8	Offices 2	190	G
9	Filing Room	72	G
10	Office	140	G
11	Accounting Office	530	G
12	Corridor 2	800	G
13	Washrooms 1	30	G
14	Custodian Room	15	G
15	Office 3	515	G
16	Pipe Chase	10	G
17	Men And Women Washrooms	30	G
18	File Room 2	10	G
19	Training Room	510	G
20	Offices	325	G
21	Entrance To Warehouse	120	G
22	Lunchroom	100	G
23	Kitchen	50	G
24	Computer Room	30	G
25	Mezzanine 1	300	MEZZ
26	Ozone Room	60	G
27	Drying Room	70	G
28	Warehouse 1	2000	G
29	Warehouse Washroom	20	G
30	Warehouse 2	1800	G
31	Mezzanine 2	150	MEZZ2
32	Tool Storage	50	G
33	Workshop	800	G
34	New Loading Bay	975	G
35	Warehouse 3	2500	G
36	Warehouse Washrooms 2	40	G

Photos

Front



Side



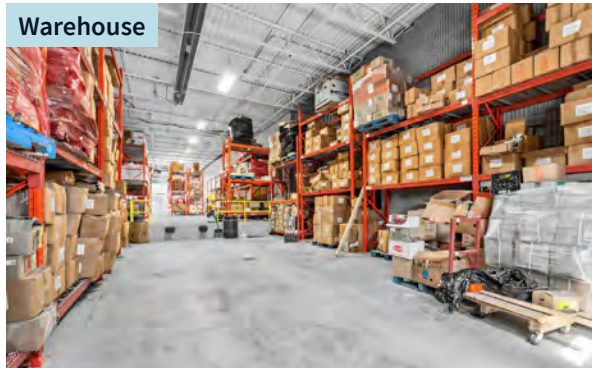
Rear



Warehouse



Warehouse



Warehouse



Office



Office



Office



Zoning

As per the City of Oshawa's current zoning by-laws, the subject property is zoned SI-B.

SI-B

Permitted uses in SI-B zone

- | | |
|---|--|
| 1. Any use permitted in a PI-A Zone* | 6. Controlled environment agriculture facility |
| 2. Assembly hall | 7. Data processing centre |
| 3. Automobile body shop | 8. Day care centre |
| 4. Automobile repair garage | 9. Dry cleaning and laundry plant |
| 5. Automobile towing business | 10. Financial institution |
| 6. Banquet hall | 11. Food preparation plant |
| 7. Merchandise service shop | 12. Light industrial uses including light |
| 8. Plumbing, electrical or building supply shop | manufacturing, processing of semi-manufactured goods or assembly of manufactured goods |
| 9. Recreational use | 13. Office |
| 10. Sales outlet | 14. Place of worship |
| 11. Studio | 15. Printing establishment |
| 12. Theatre | 16. Research and development establishment |
| 13. Truck or light machinery rental, sales or service establishment | 17. Restaurant |
| | 18. Self-serve storage building |
| | 19. Service industry |
| | 20. Taxi establishment |
| | 21. Television or radio broadcasting station or studio |
| | 22. Warehouse for semi-manufactured or manufactured goods |
| | 23. Wholesale distribution centre |

*Permitted uses in PI-A zone

1. Auction establishment
2. Brew your own operation
3. Call centre
4. Club
5. Commercial school or training centre





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