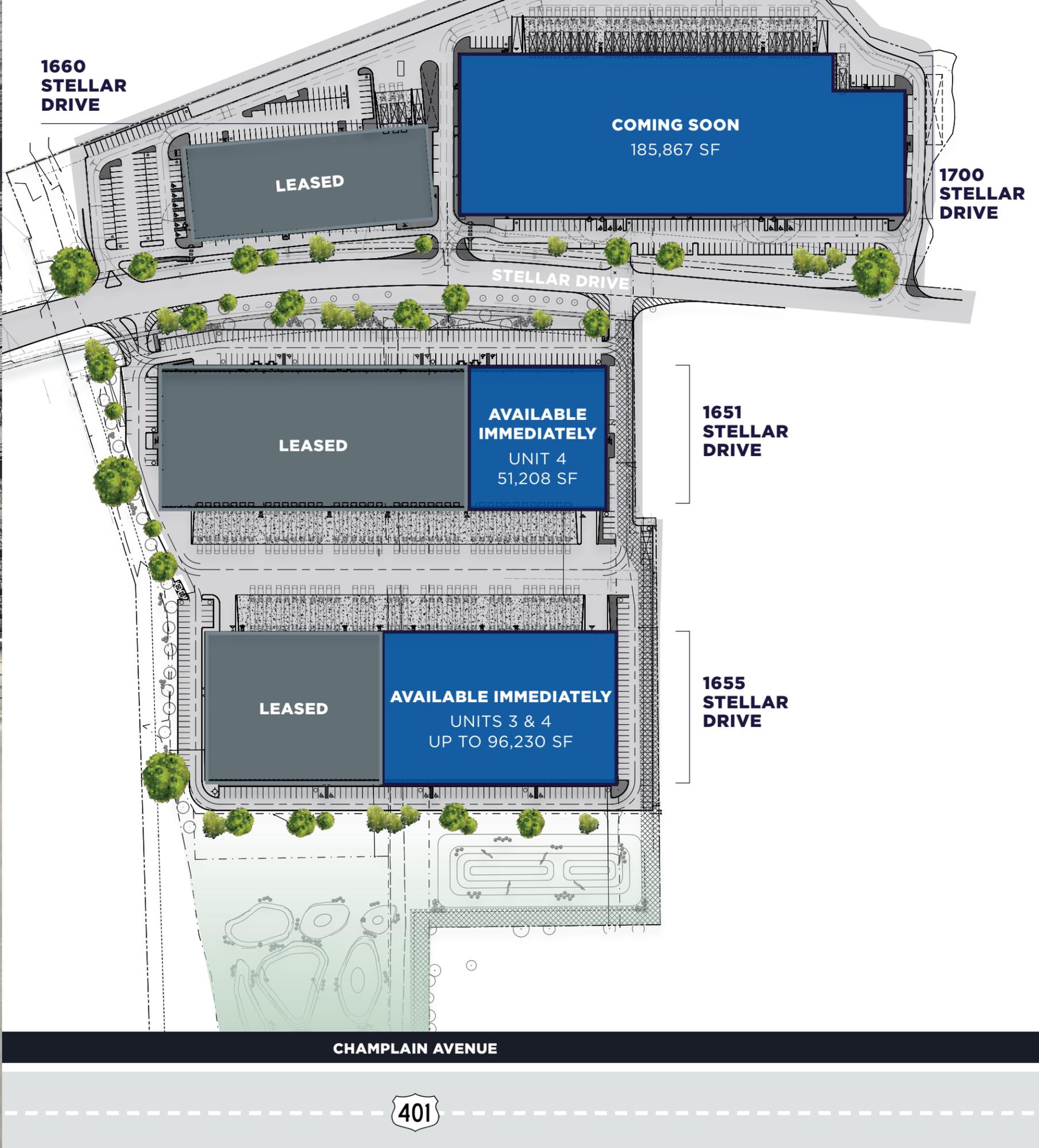


# MENKES WHITBY BUSINESS PARK



ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE E&OE



**1651 STELLAR  
DRIVE  
UNIT 4**

**1655 STELLAR  
DRIVE  
UNITS 3 & 4**



**40'**  
CLEAR HEIGHT

**40'**  
CLEAR HEIGHT



**40' X 56'**  
BAY SIZE

**40' X 56'**  
BAY SIZE



**600**  
AMP POWER

**1600\***  
AMP POWER



**1**  
DRIVE IN DOOR

**1**  
DRIVE IN DOORS



**220'**  
BUILDING DEPTH

**240'**  
BUILDING DEPTH



**12**  
TRUCK LEVEL DOORS

**22**  
TRUCK LEVEL DOORS



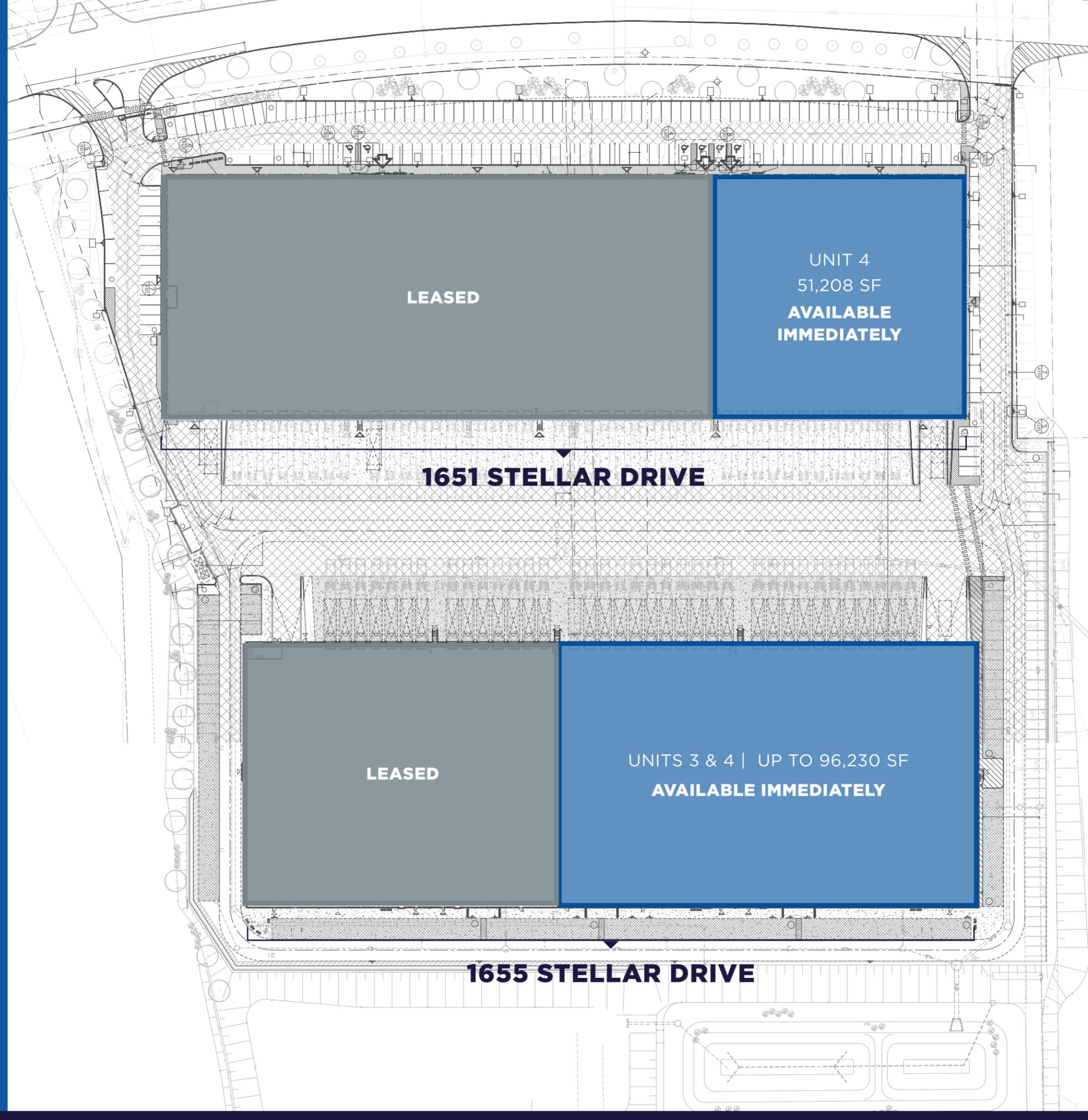
**192\***  
PARKING STALLS

**140\***  
PARKING STALLS



**IMMEDIATE**  
POSSESSION

**IMMEDIATE**  
POSSESSION



\*FIGURES ARE REPRESENTATIVE OF WHOLE BUILDING  
ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE E&OE

# AREA AMENITIES & PUBLIC TRANSIT

The surrounding area includes various employee amenities, making it a convenient location for businesses and their staff.

**HIGHWAY 401**  
3 MIN / 1KM

**HIGHWAY 407**  
16 MIN / 11KM

**HIGHWAY 404**  
35 MIN / 38KM

**HIGHWAY 427**  
45 MIN / 75KM

**PEARSON INTERNATIONAL AIRPORT**  
48 MIN / 81KM

- ROUTE 917
- ROUTE 405
- ROUTE 980
- ROUTE 901
- ROUTE 905
- ROUTE 410
- ROUTE 900
- ROUTE 407



# HIGHLY QUALIFIED WORKFORCE

Durham boasts a diverse and dynamic labour force that reflects the region's growing economy and community. The labour force is characterized by a high participation rate, with many residents employed in sectors such as warehousing and manufacturing. Durham's proximity to Toronto enhances employment opportunities, attracting a mix of skilled professionals and tradespeople.

## DURHAM REGION

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<b>Total Population</b>	792,615
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<b>2029 Projected Population</b>	896,300
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<b>Available Labour Force</b>	398,100
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## DEVELOPER

Menkes Developments Ltd is a family-operated business with deep roots in the Greater Toronto Area. The Company was established 70 years ago and is a fully integrated, multi-disciplinary real estate development company with over 8 million square feet under management in the GTA.

## LEASING

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries.

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