MENKES WHITBY BUSINESS PARK

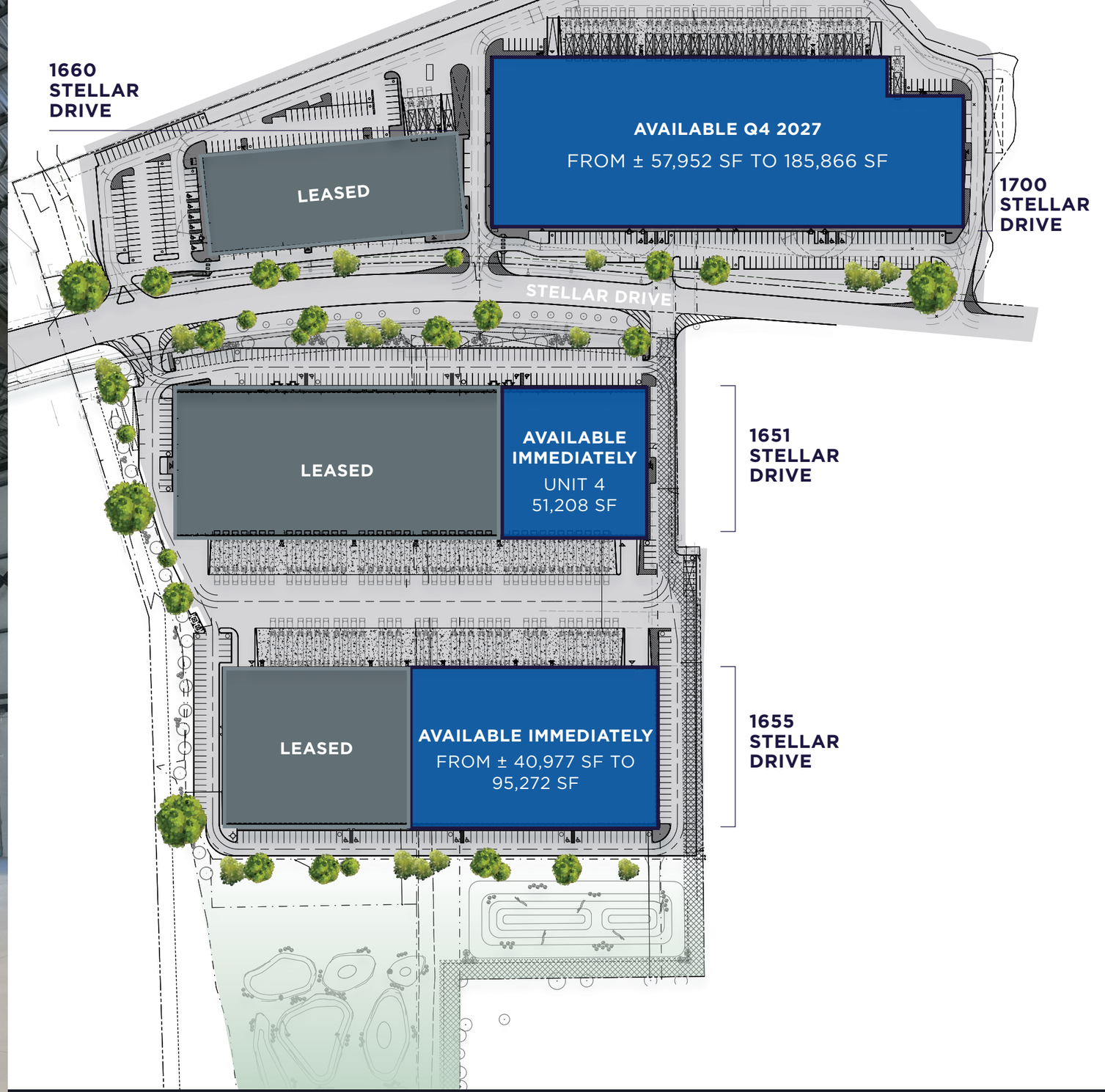


menkes | CUSHMAN & WAKEFIELD

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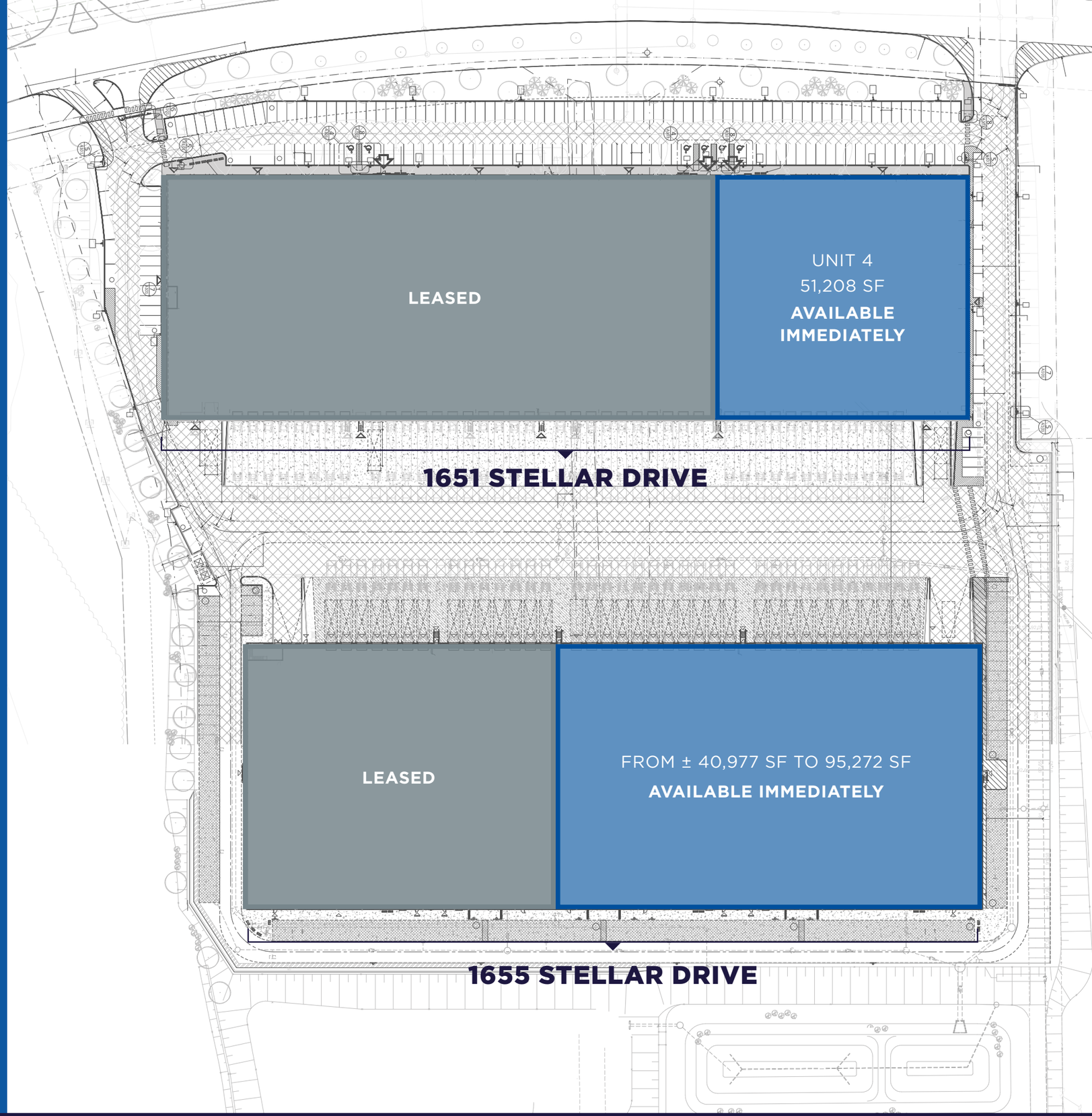
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	1651 STELLAR DRIVE UNIT 4	1655 STELLAR DRIVE UNITS 3 & 4
	40’ CLEAR HEIGHT	**40’** CLEAR HEIGHT
	40’ X 56’ BAY SIZE	**40’ X 56’** BAY SIZE
	600 AMP POWER	**1600*** AMP POWER
	1 DRIVE IN DOOR	**1** DRIVE IN DOOR
	220’ BUILDING DEPTH	**240’** BUILDING DEPTH
	12 TRUCK LEVEL DOORS	**UP TO 22** TRUCK LEVEL DOORS
	192* PARKING STALLS	**140*** PARKING STALLS
	IMMEDIATE POSSESSION	**IMMEDIATE** POSSESSION

*FIGURES ARE REPRESENTATIVE OF WHOLE BUILDING

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1700 STELLAR DRIVE

40’
CLEAR HEIGHT

40’ X 56’
BAY SIZE

1,600*
AMP POWER

2*
DRIVE IN DOOR

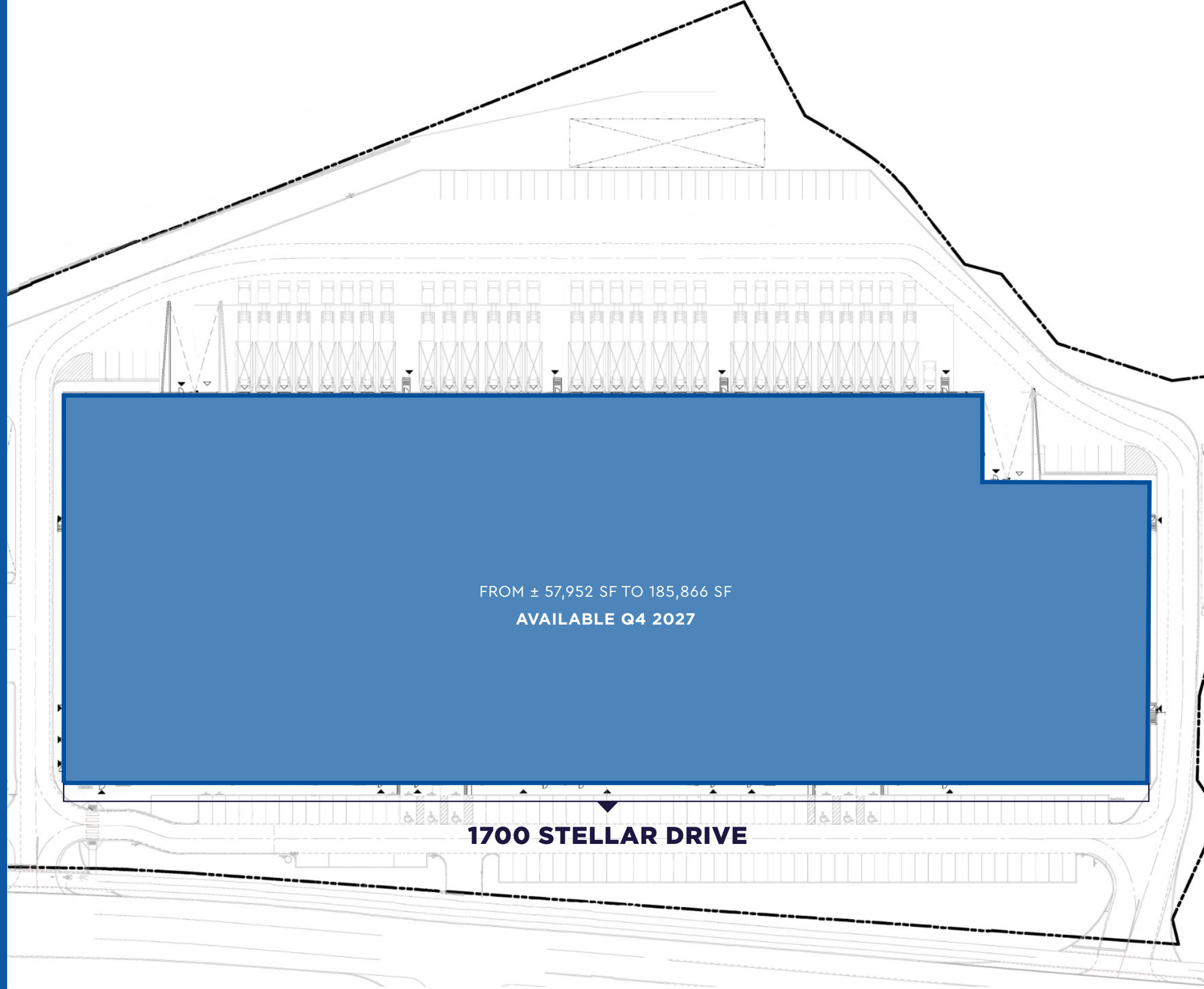
260’
BUILDING DEPTH

31*
TRUCK LEVEL DOORS

161*
PARKING STALLS

Q4 2027
POSSESSION

*FIGURES ARE REPRESENTATIVE OF WHOLE BUILDING
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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 980
- ROUTE 905
- ROUTE 900
- ROUTE 405
- ROUTE 901
- ROUTE 410
- ROUTE 407

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DRT Route 917 will extend across Stellar Drive, providing direct service to Menkes Whitby Business Park

Oshawa Creek
Oshawa
Dundas St E
Thickson Rd S
Stevenson Rd
Gibb St
Stellar Dr
Champlain Ave
Simcoe St
OSHAWA CENTRE TERMINAL
905
900
917
980
901
403
401
405
407
410

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

Total Population	792,615
2029 Projected Population	896,300
Available Labour Force	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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