



For Sale: Industrial

200 Baseline Road E

User/Investor Industrial Building in Clarington, ON

Lennard:

*Sales Representative

Trevor Jackson*

Senior Vice President

905.917.2029

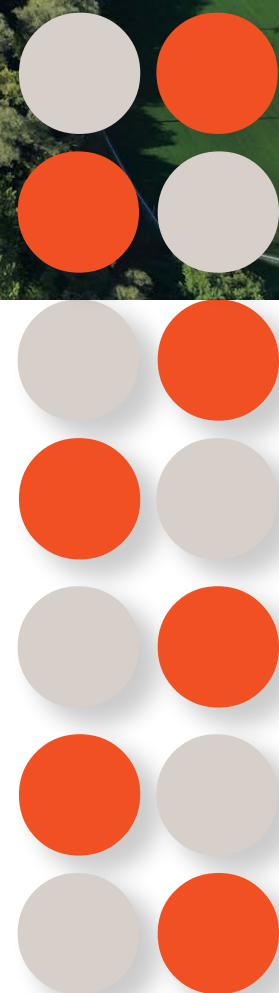
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Elise Ngo-Wong*

Associate Vice President

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200 Baseline Road E

Clarington, ON

Property Overview

\$

Asking Price
\$23,240,000
Taxes (2025)
\$108,452

🏠

Full Building Size
116,200 SF
Warehouse 93,500 SF Office 22,700 SF

📏

Lot Size
11.34 acres
(4 extra acres zoned for outside storage)

🏘️

Zoning
M2

📏

Clear Height
14' 7" (85%)
18' 7" (15%)

🚚

Shipping
6 truck level
2 drive-in

⚡

Power
1200 Amps /
600 Volts (to be verified)

🏠

Roof
2021/2022

🔧

HVAC
Upgraded in 2020

💰

Net Rental Income
± \$1.2 MM

📅

Lease Expiry
March 2028

Strategic Access:
Quick access to Highway 401 (5 Minutes).

Convenient Shipping Access:
Multiple access points off Baseline Road E provide smooth circulation for delivery trucks, employee vehicles, and visitors.

Ample Surface Parking:
Large on-site parking lot with 200 spaces, accommodating staff and visitor vehicles, with potential for expansion or outside storage.

Versatile Usage Options:
Zoned M2 allowing a wide range of industrial and commercial uses including manufacturing, distribution, repair, or equipment storage.

Lennard:

User/Investment opportunity to purchase a freestanding industrial building in Clarington, Ontario (Durham Region), with outside storage zoning permitted. 200 Baseline Road E is conveniently situated, just five minutes from Highway 401 and Liberty Street S exit. The property features great shipping access with six truck level loading docks, two drive-in doors, and is 53' trailer accessible.



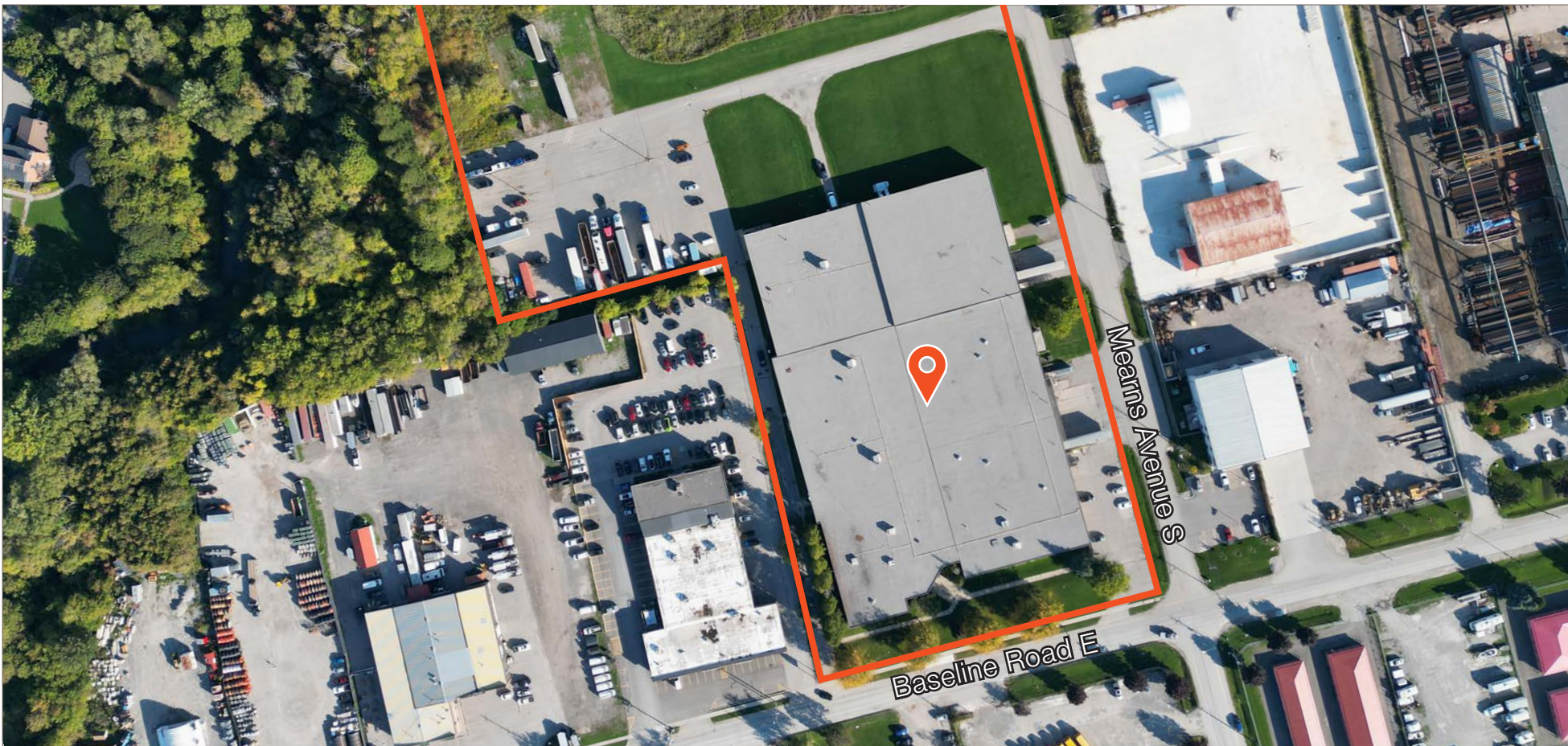
Zoning

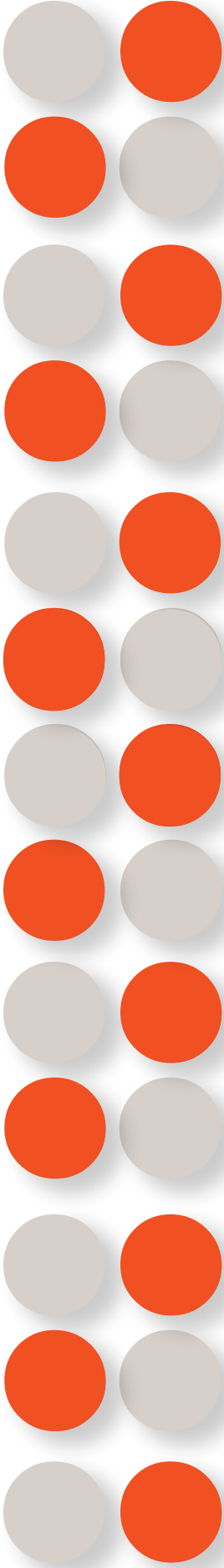
General Industrial (M2) Zone

Permitted Uses:

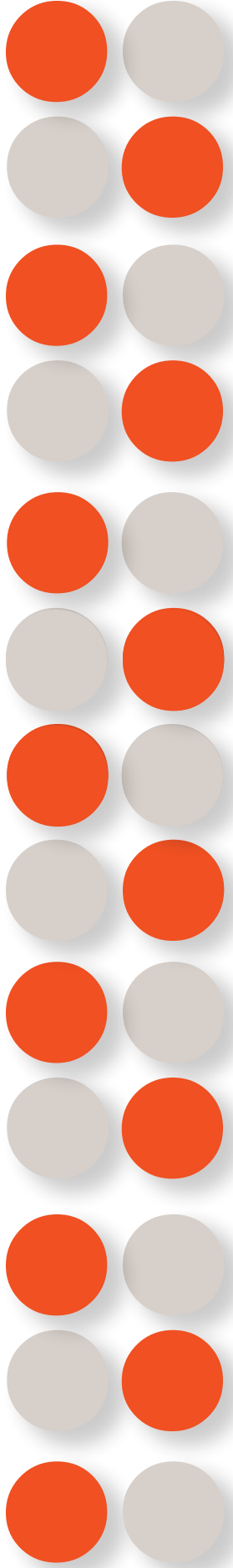
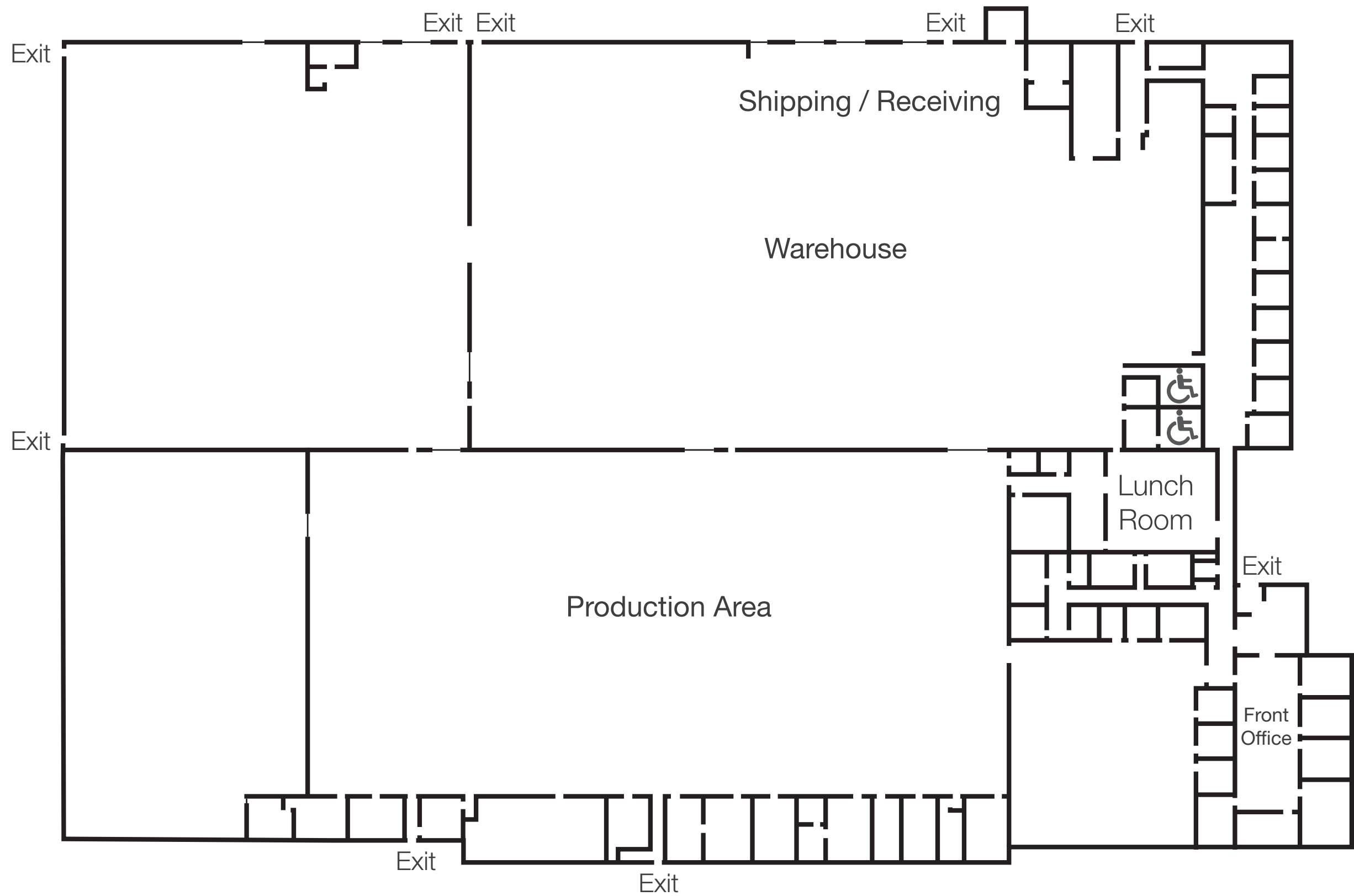
- All those uses permitted in the M1 Zone
 - Bank or financial office
 - Building supply and/or home improvement outlet within a wholly enclosed building or structure
 - iBusiness or professional office provided such use is accessory and incidental to a permitted use otherwise specified herein
 - An eating establishment
 - An eating establishment take-out
 - Equipment sales and rental, light
 - A commercial or technical school
 - A dry light industry within a wholly enclosed building or structure
 - A work shop within a wholly enclosed building or structure
 - An assembly, manufacturing, fabricating or processing plant within a wholly enclosed building or structure
 - A printing or publishing establishment
 - A warehouse for the storage of goods and materials within a wholly enclosed building or structure
 - A factory outlet
 - A motor vehicle repair garage within a wholly enclosed building or structure
 - Adult entertainment parlour within an eating establishment or tavern
 - Tavern
 - A private club; andA transport service establishment
- Equipment sales and rental, heavy
- A feed mill or seed cleaning plant
- A cartage or transport depot and yard
- A farm implement and equipment sales and service establishment
- Bulk storage tanks and related uses
- Motor vehicle body shop
- Motor vehicle repair garage
- Contractor's or tradesman's workshop and yard
- Outside storage of goods and materials where such use is accessory and incidental to a permitted use
- A storage area for boats and trailers
- A precast concrete products or prefabricated wood products manufacturing and fabricating plant
- An auction room

For more information, please refer to Clarington's Zoning-By-Law-84-63

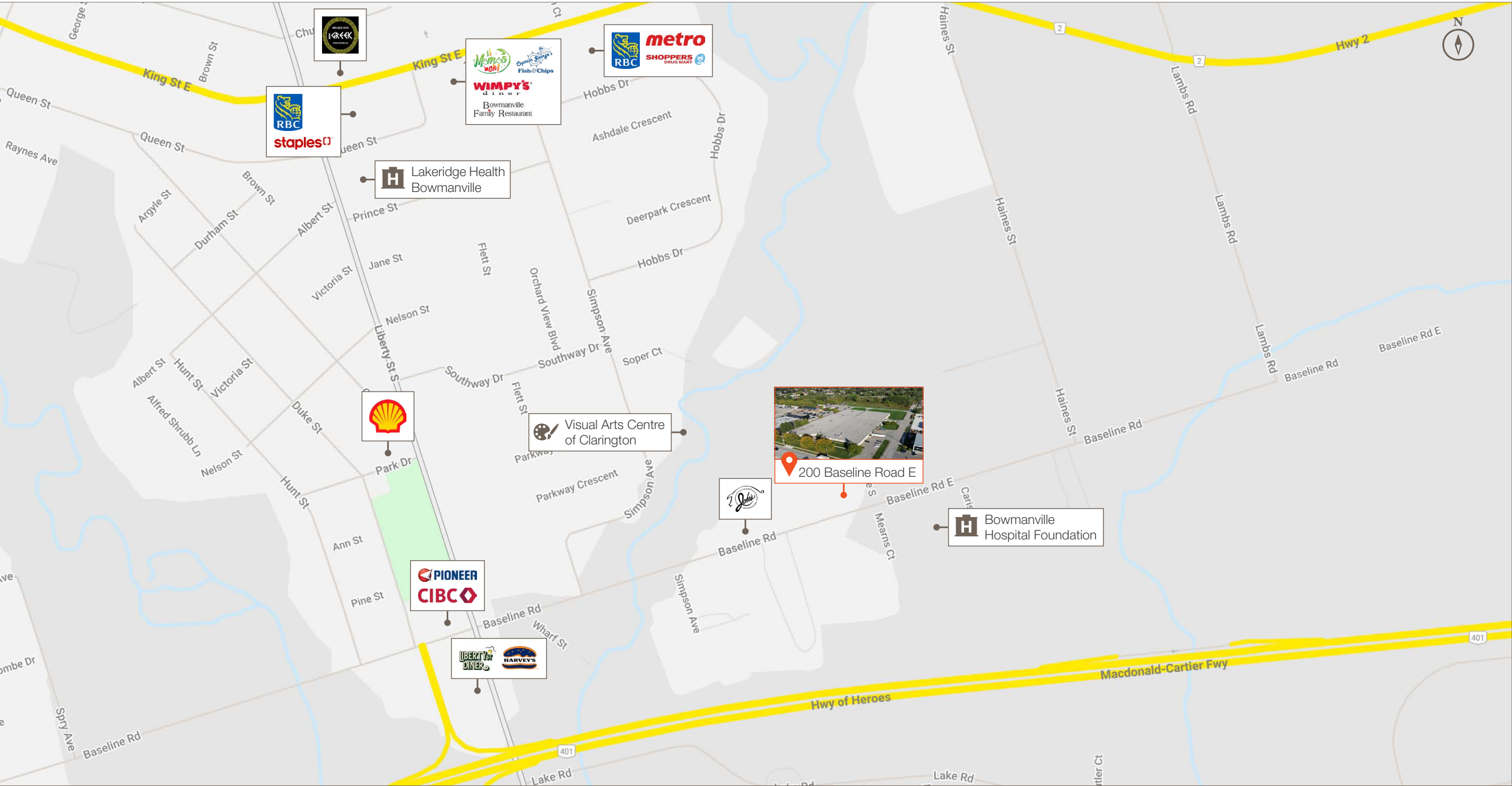




Floor Plan



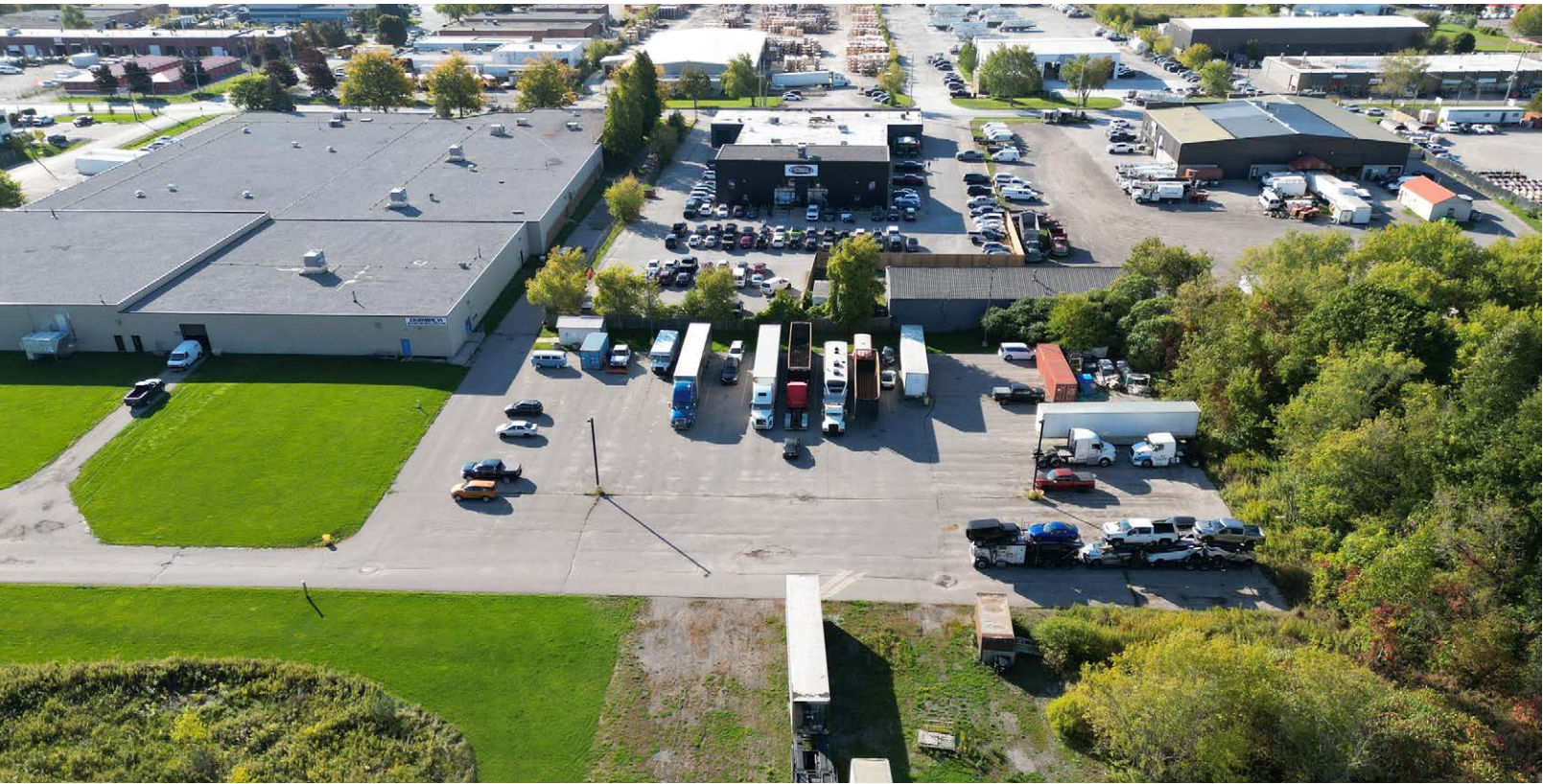
Area Amenities







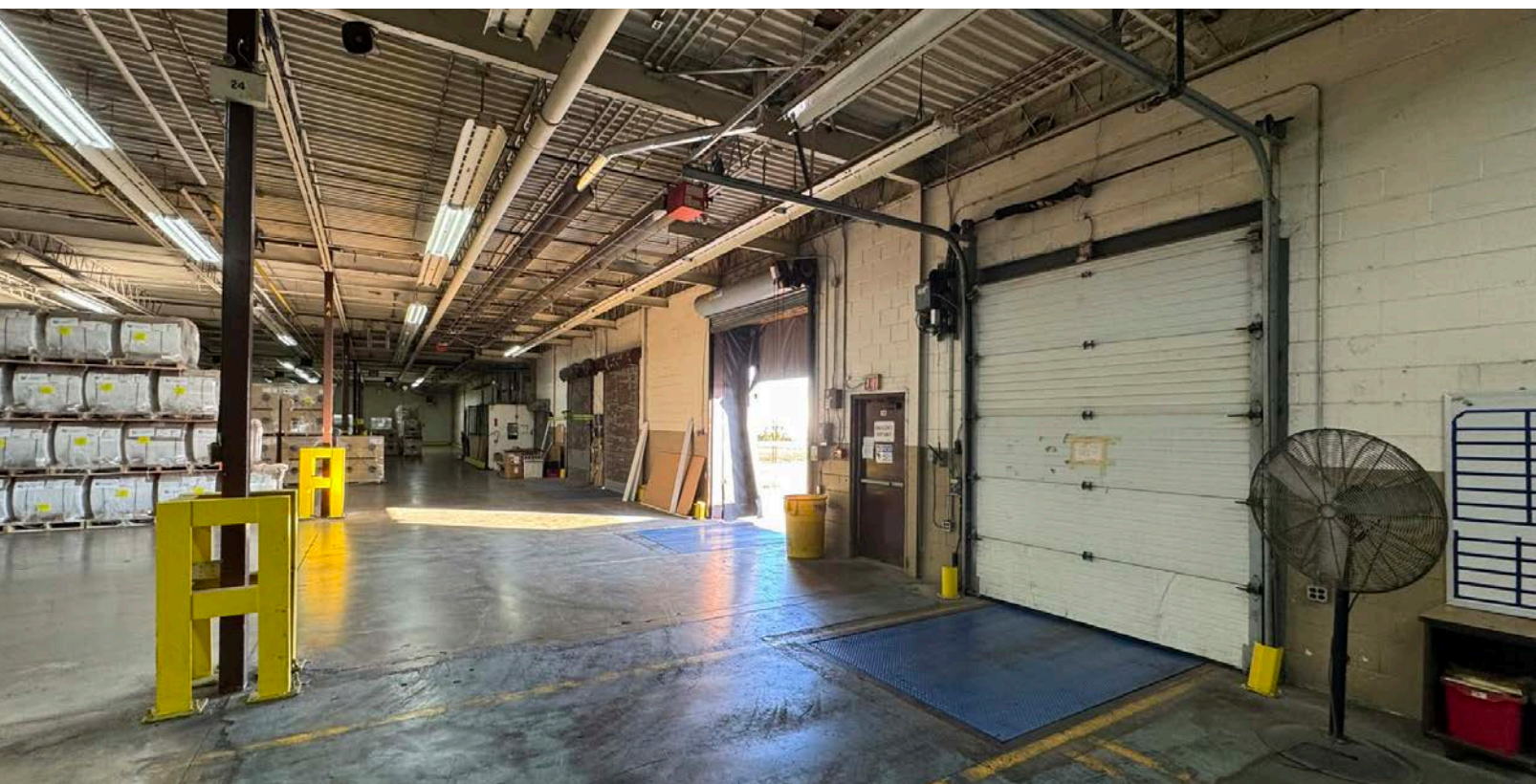
Rear



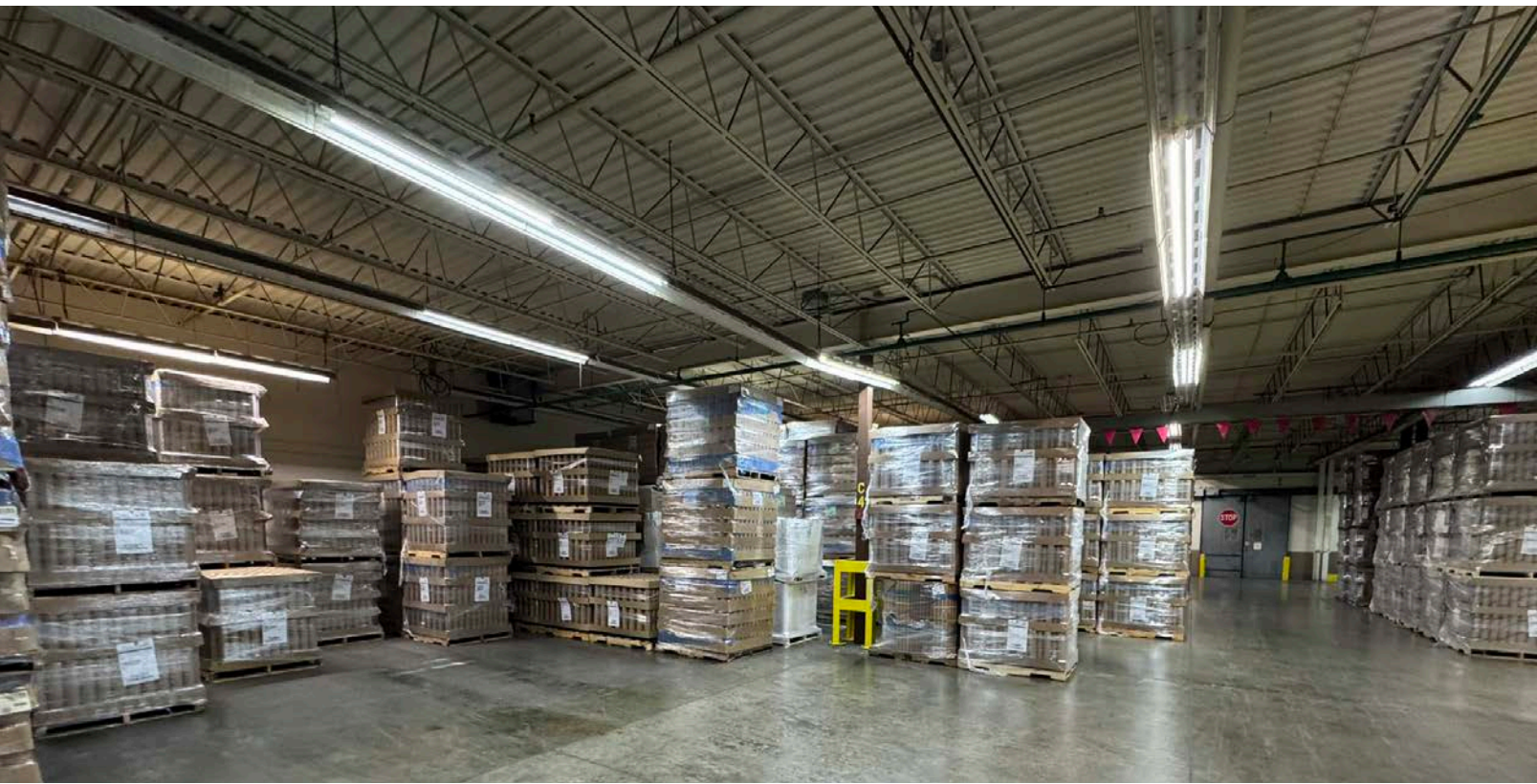
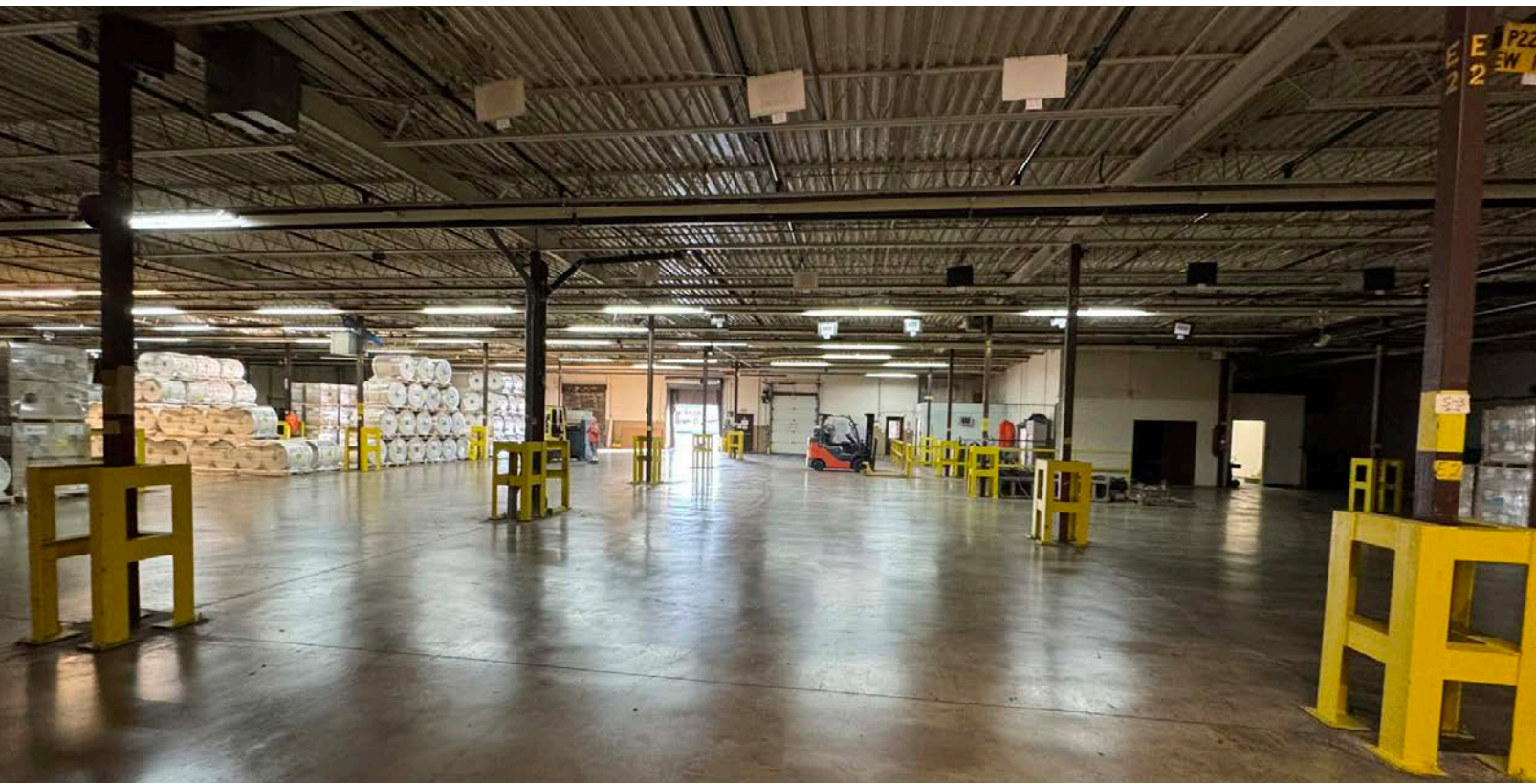
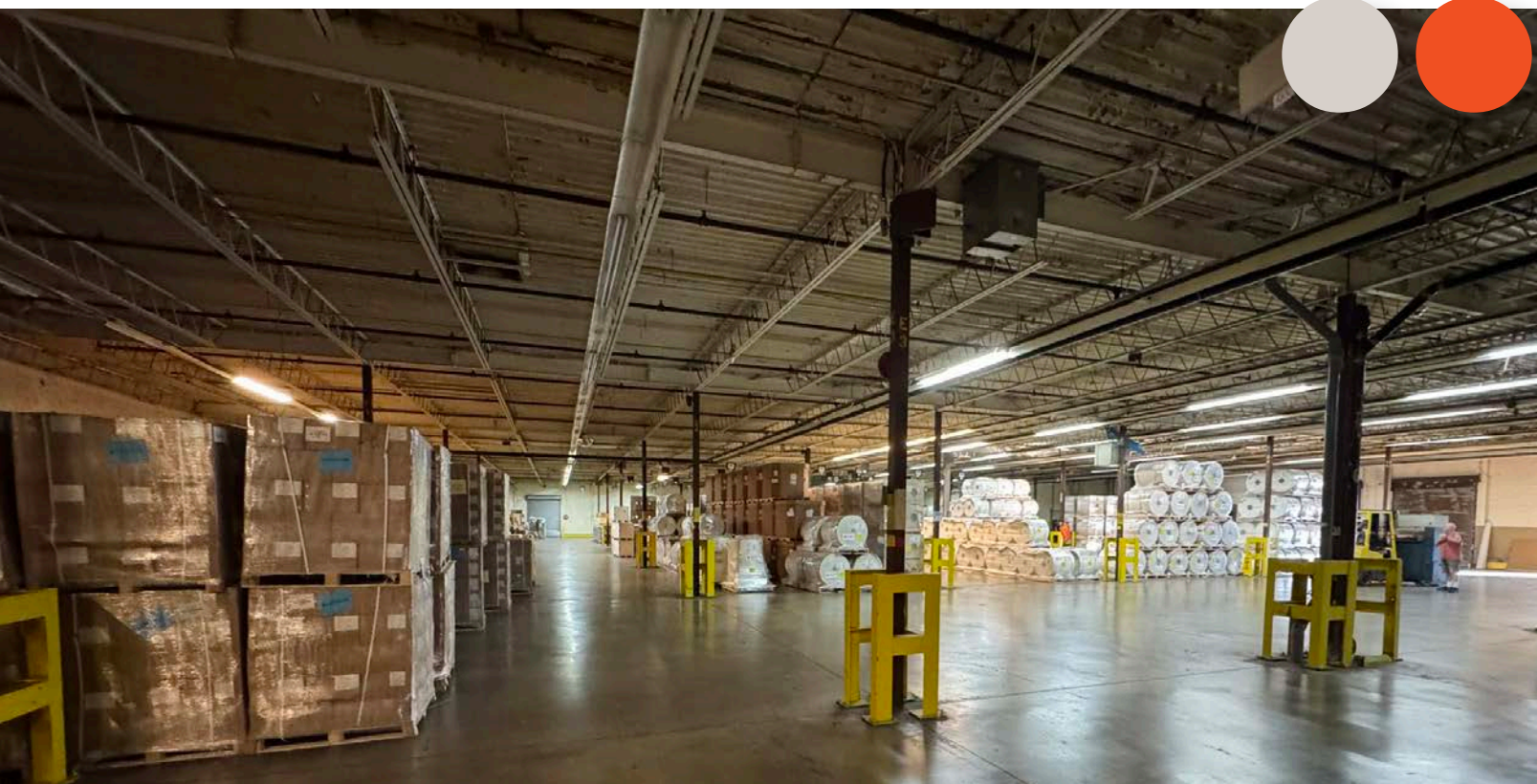
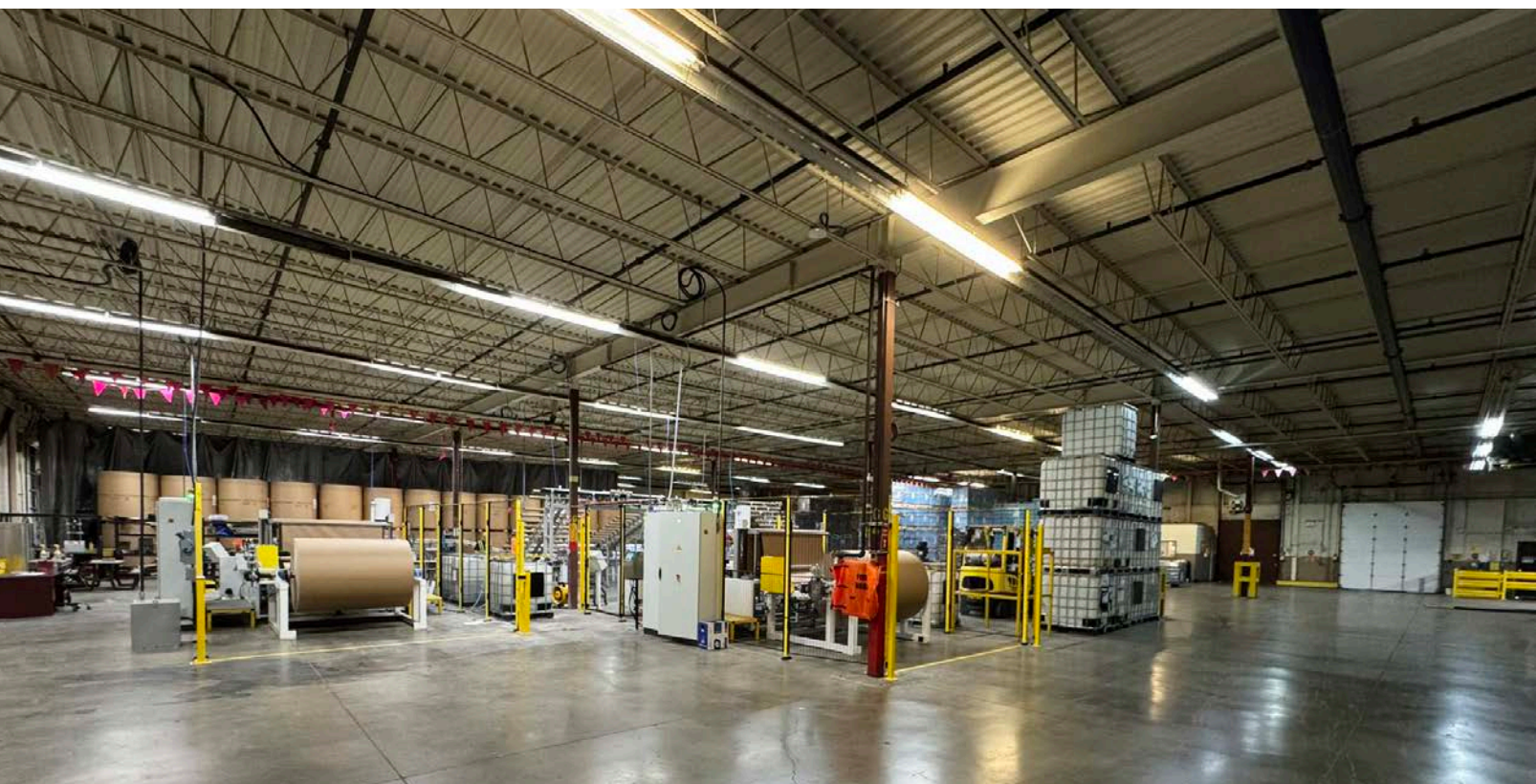
Shipping



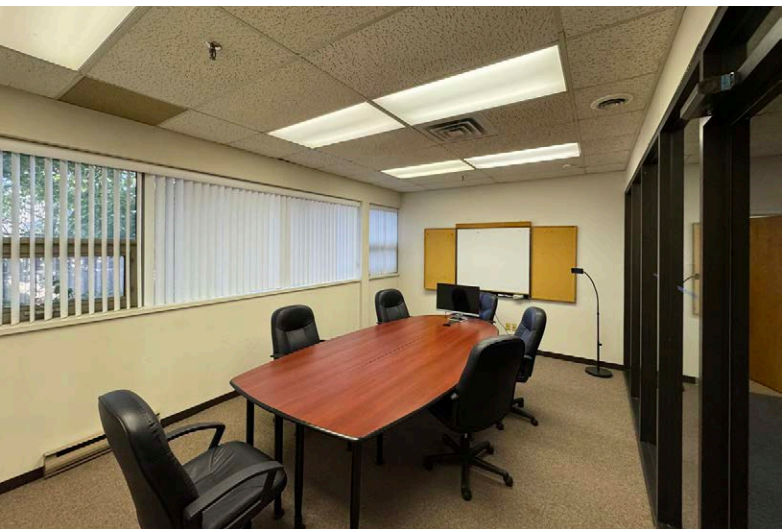
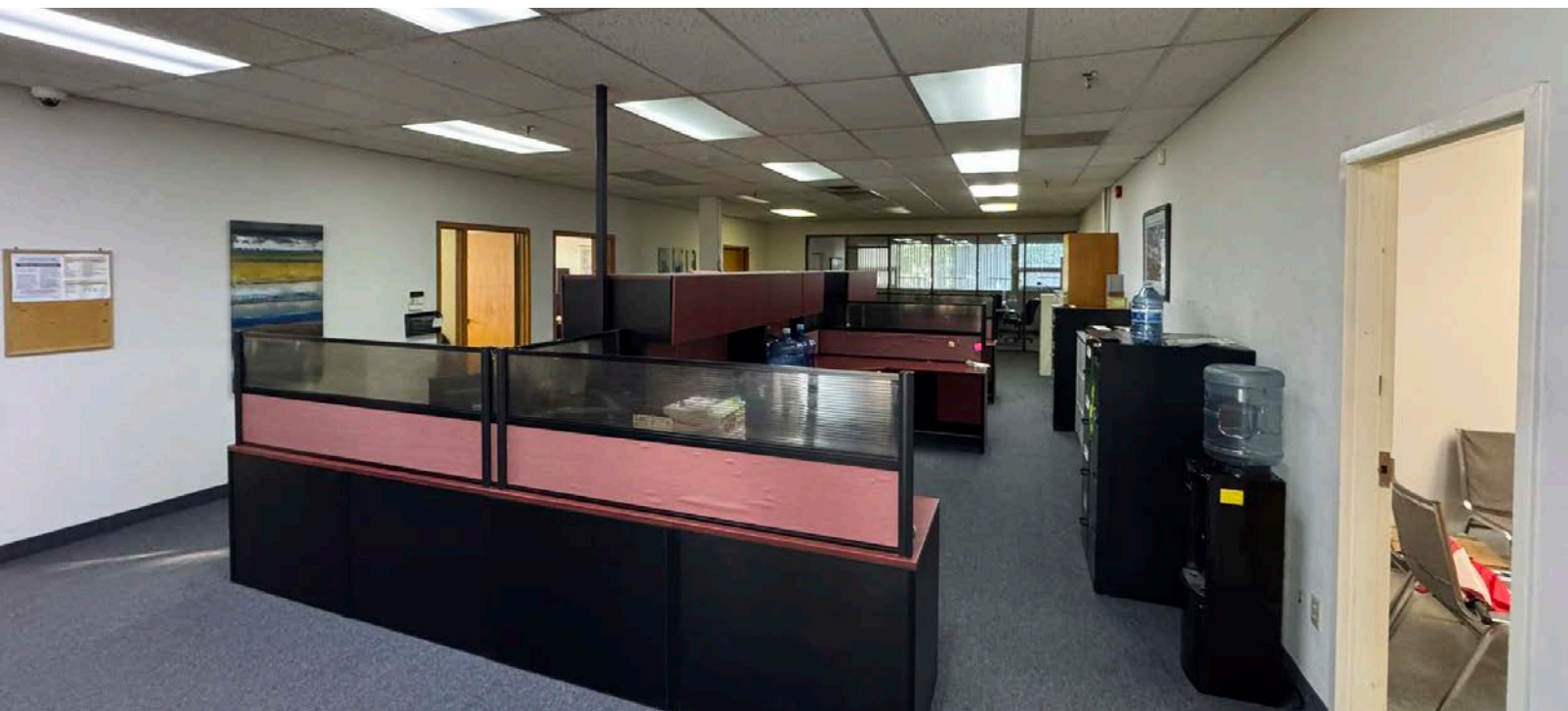
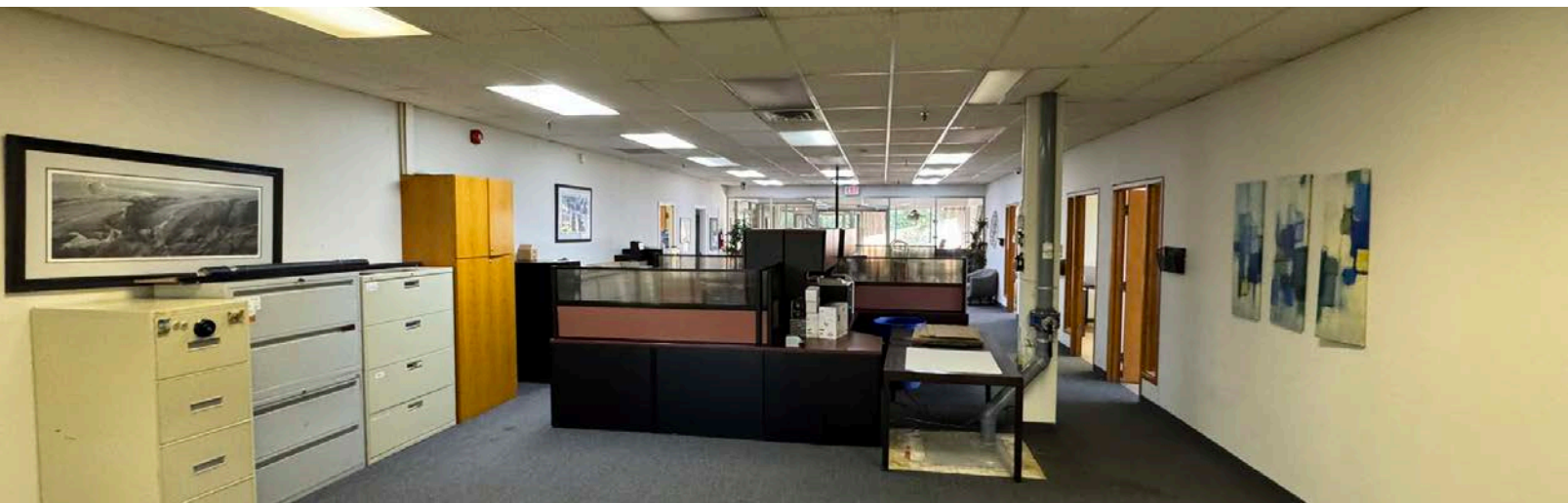
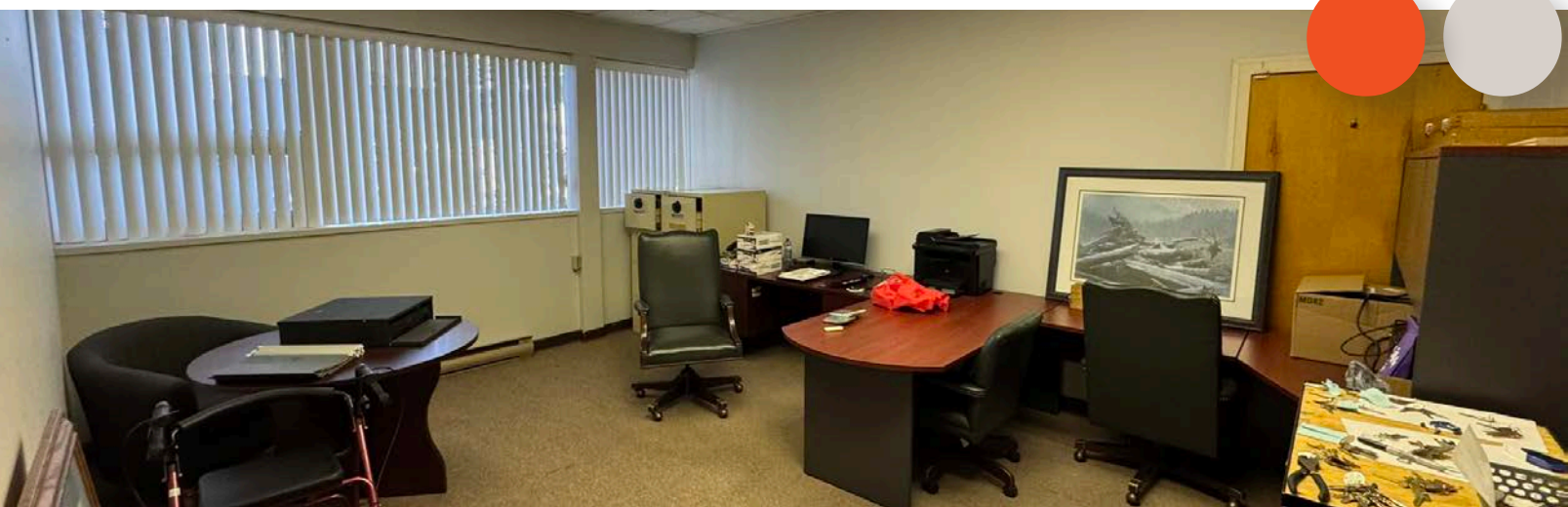
Warehouse



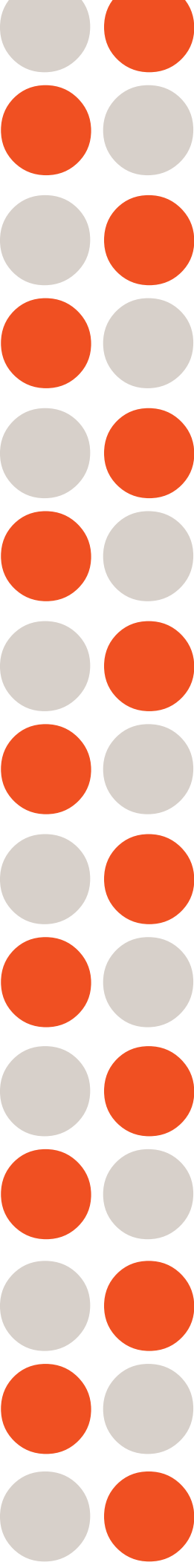
Warehouse



Office



*A bright future
for your business
is right here.*



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