

SPA Approved  
Industrial Land



For Sale: Approved Industrial Land

## 41 Britton Court, Bowmanville

3.96 Acres Approved Industrial Development Site Available in Bowmanville, ON

201-60 Columbia Way  
Markham, ON L3R 0C9  
905.752.2220

**Lennard:**

[lennard.com](http://lennard.com)

# Property Overview

## 3.96 Acres Approved Industrial Development Site Available in Bowmanville, ON

Lennard Commercial Realty is pleased to announce the availability of a 3.96 AC, M2 Zoned land parcel approved for a 53,710 SF industrial building, situated in the rapidly developing South Bowmanville Industrial Park, in Bowmanville, Ontario.

The approved project can feature a state-of-the-art facility with modern design, energy-efficient systems, and ample parking space. It can be suitable for various industrial uses, such as manufacturing, warehousing, distribution, and logistics. The potential building can be demised to accommodate up to five tenants. This newly developed business park the building will be situated in is quickly becoming a preferred destination for leading companies due to its aesthetic appeal and convenient access to major highway and transit routes. 41 Britton Court will be a valuable addition to the business park.

Contact listing agents for further details and estimated construction timelines.

## Property Highlights

- Located in the highly accessible Bowmanville South Business Park
- 2 minute drive to Highway 401 with close proximity to Highways 418 & 115/35
- 40 Minutes from the DVP, 1 hour from Pearson International Airport
- Excellent shipping access
- High bay LED motion sensor
- High bay suspended gas heat
- Fully sprinklered ESFR
- Signage available



Asking Price

**\$7,250,000**



Listing Agents

**Andrew Meanchoff\***

Partner

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D. 905.917.2030

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**Paul Kotyk\*\***

Broker

C. 416.890.0324

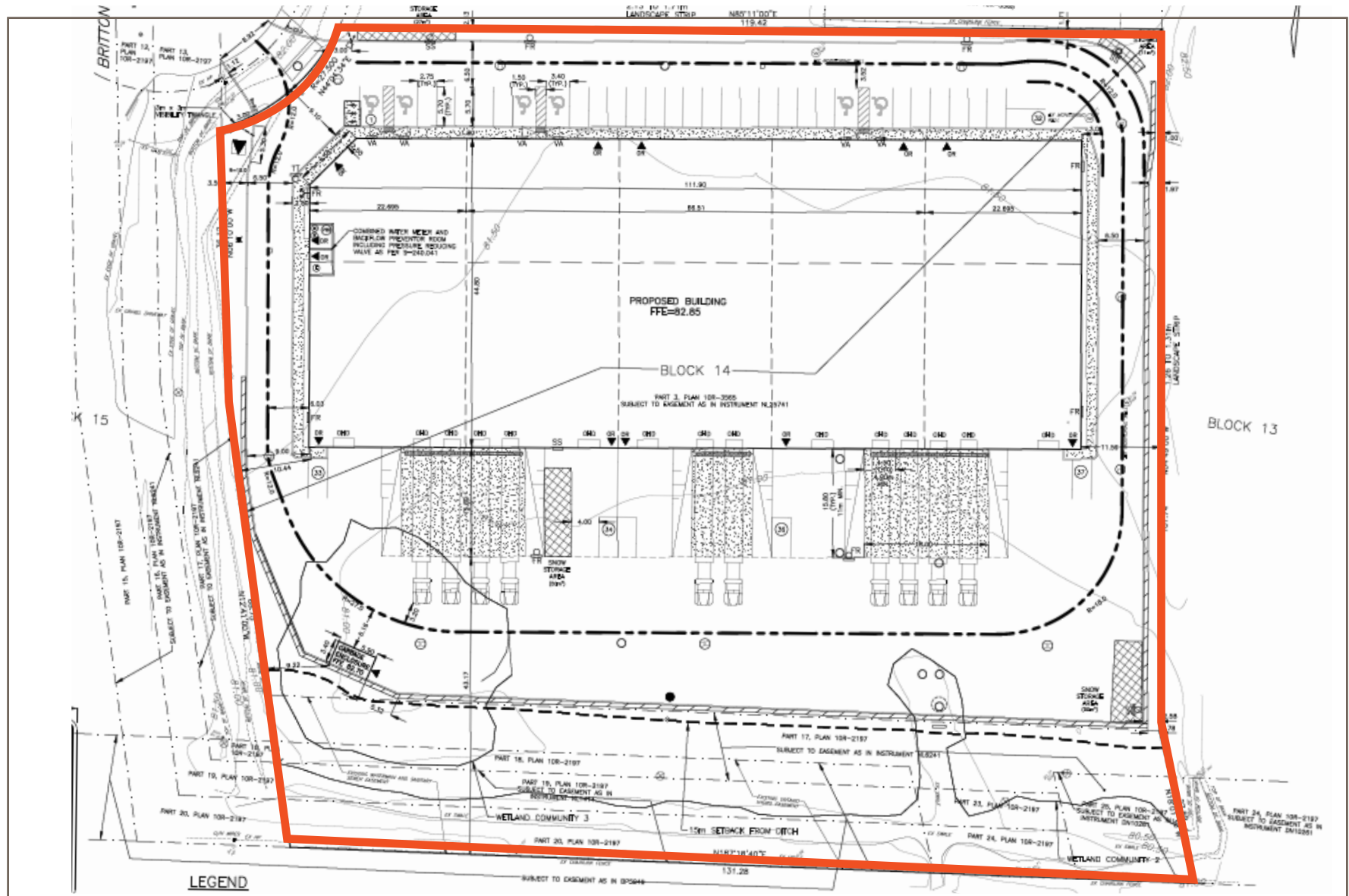
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pkotyk@lennard.com

\*Sales Representative \*\*Broker



# Site Plan



# Approved Building Specifications



Available Size

**53,710 SF**

(Divisible to ± 10,000 SF)



Lot Size

**3.963 acres**



Office

**Built to Suit**



Clear Height

**26'**



Shipping

**10 TL / 5 DI**



Power

**To Suit**



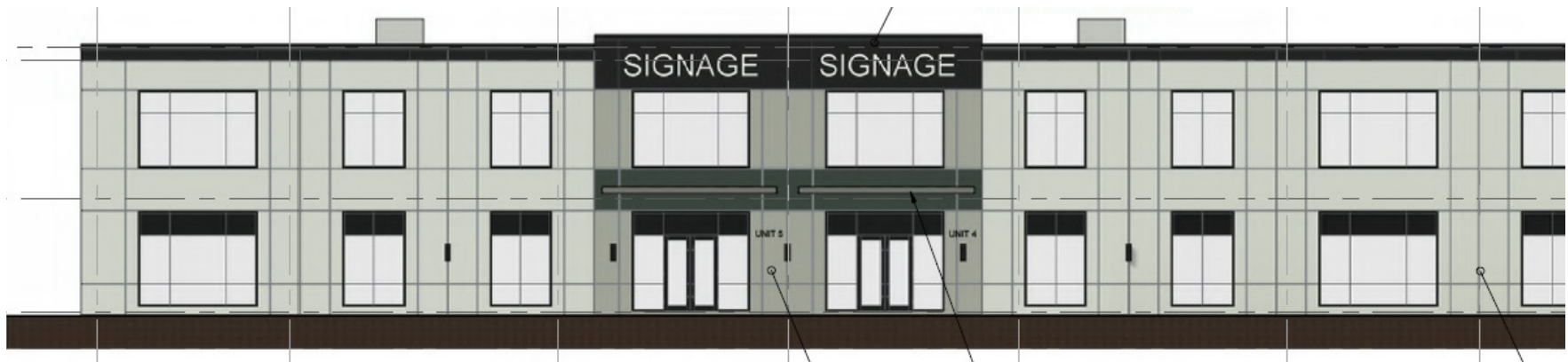
Zoning

**M2 - General Industrial Zone**



Taxes/TMI

**TBC**

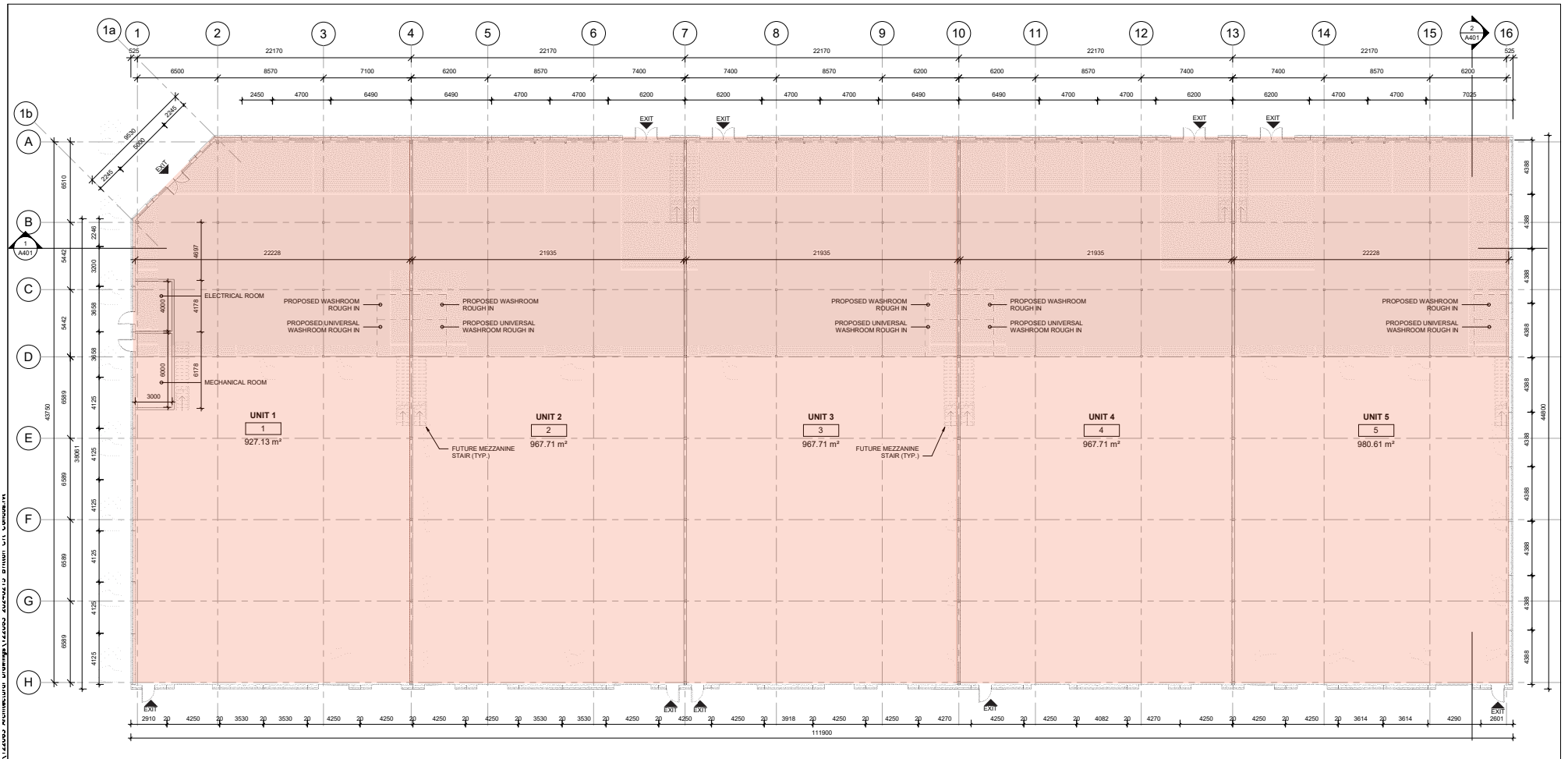




# Rendering



# Floor Plan

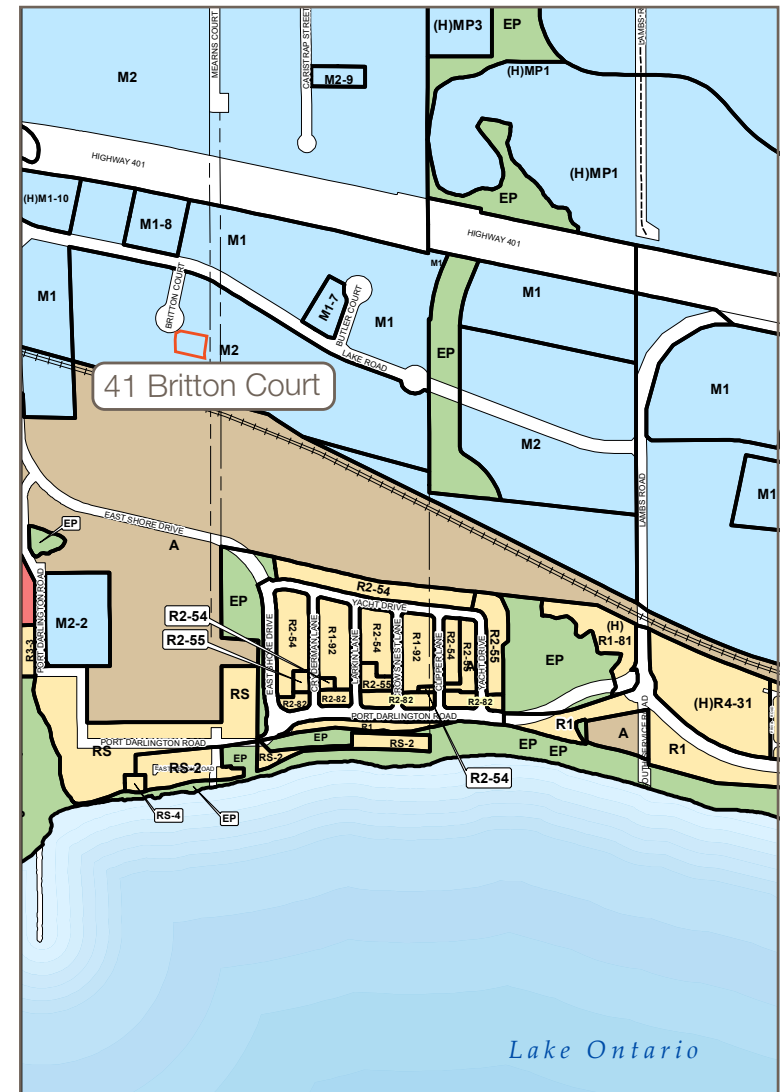




# Zoning

## M2 - General Industrial Zone Permitted Uses:

- Bank or financial office;
- Building supply and/or home improvement outlet within a wholly enclosed building or structure;
- Business 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;
- A 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



# Bowmanville, Clarington



Nestled along the shores of Lake Ontario and only one hour east of Toronto, Clarington, located in the municipality of Bowmanville is situated on the eastern most edge of the Greater Toronto Area (GTA).

Clarington's current population is over 107,000 people and projected to increase to over 221,000 people by 2051, including the creation of 40,400 new jobs. Residential, commercial, and industrial growth will be spurred by several major catalysts, including two new Major Transit Station (GO Train) Areas.

Clarington has a mix of manufacturing, agriculture, retail, and service sectors. Major employers include energy companies, automotive manufacturers, health services, and educational institutions. Clarington is strategically located along the Highway 401 corridor, making it easily accessible for commuting, logistics and supply chain management.

Clarington is home to a population base representing a total labour force of more than 50,000 strong. Clarington boasts a strong and diverse talent pool that is highly skilled and educated in numerous industries, along with three post-secondary educational institutions located at its doorstep.



## Population

107,532 (2024)



## Median Age

39.2



## Average Household Size

2.8

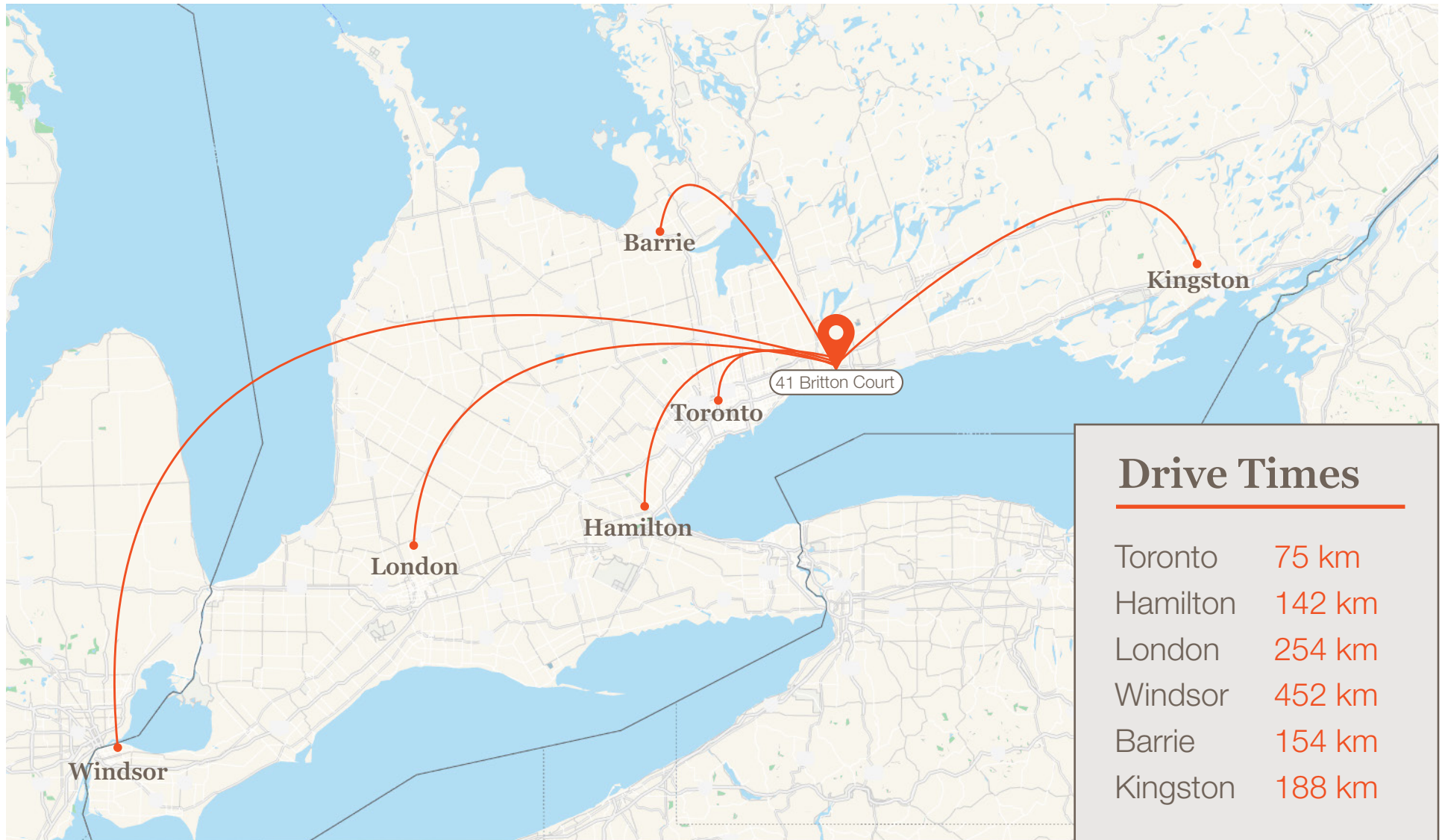


## Median Income

\$112,000



# Transportation



Andrew Meanchoff\*, Partner

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.