

\$11,500,000 - 1 - 540 Lake Road, Clarington (bowmanville)

MLS® #E12182778

\$11,500,000

0 Bedroom, 2.00 Bathroom, 29,500 sqft
Industrial on 3.00 Acres

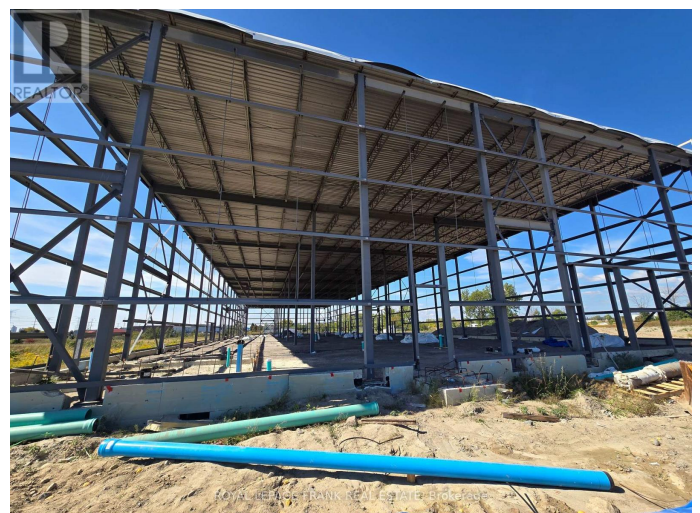
Bowmanville, Clarington (bowmanville),
Ontario

One-of-a-kind Opportunity for End-Users!
NEWEST Free Standing Building FOR SALE
in Clarington - Unbeatable HWY 401 Frontage
+ Visibility! Great Access w/ Future Off-Ramp
Only 100m Away! High 30+ ft Clear Height,
Radiant Heating: Great Building Complete
with Drive-In AND Truck Level Loading Doors.
Great Choice for ANY Industrial User
ESPECIALLY Transportation + Warehousing +
Engineering / Nuclear Industry Businesses.
Clarington SMR Development Only 4km Away
Promises 18k Jobs Over Construction! Tons of
Residential Growth Locally Promises Large &
Deep Labor pool. Bowmanville is Undervalued!
It's The Place to Be for Your Business!
Pre-Construction delivery date ETA Q1 2026 -
Owner is open to some customization,
potential demising, and potential VTB for
qualified Buyer and Contract. (id:6289)

Essential Information

Listing #	E12182778
Price	\$11,500,000
Bathrooms	2.00
Square Footage	29,500
Acres	3.00
Type	Industrial

Community Information



Address	1 - 540 Lake Road
Subdivision	Bowmanville
City	Clarington (bowmanville)
Province	Ontario
Postal Code	L1C4P8

Amenities

Amenities	Highway
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Interior

Heating	Radiant heat
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Listing Details

Listing Office	ROYAL LEPAGE FRANK REAL ESTATE
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Listing information last updated on October 18th, 2025 at 11:16am EDT