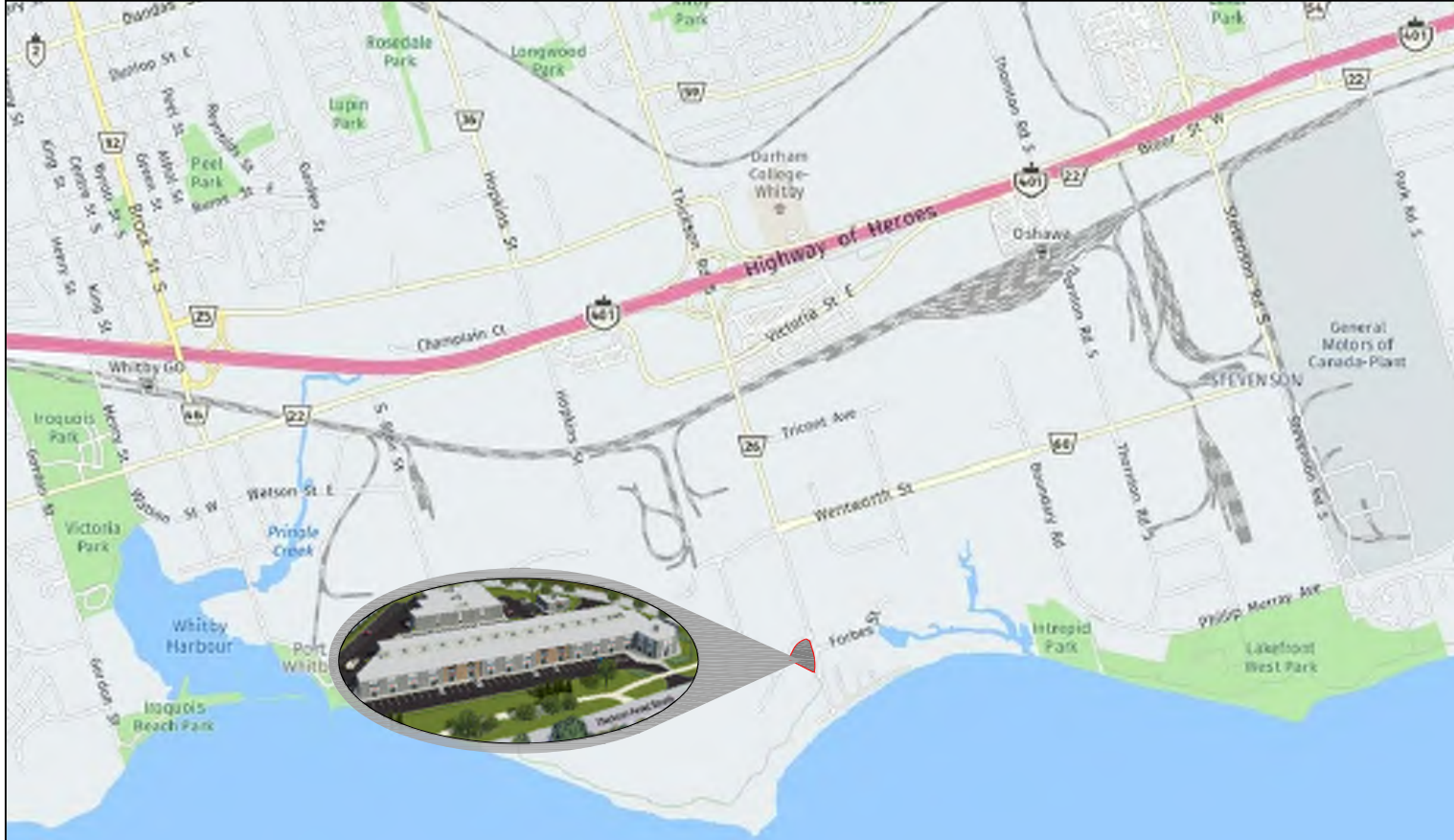


Location

Thickson Road &
William Smith Drive
Town of Whitby



PROJECT FOR SALE

Thickson Road &
William Smith Drive
Town of Whitby

In the
Heart of Prestige Industrial District
Town of Whitby

A Rare Development Opportunity

51,322 sf Total Building Area

44,352 sf Industrial Space
3,603 sf Commercial Office Space
3,367 sf Restaurant Space

On 3.63 Acres



FOR MORE INFORMATION, PLEASE CONTACT:

Project Details

Thickson Road &
William Smith Drive
Town of Whitby



PROJECT DETAIL

For 3.63 acre developed project
(Site Plan approval in process)
(51,322 sf of Proposed Building Area)

HIGHLIGHTS

- Brand new construction with three sides road frontage
- 6.20m (20' 4") high roof with 18' 4" clear height steel construction
- Above average parking required by zoning
- Flexible industrial space with possibilities of future mezzanine
- Highly efficient floor plate
- Signage space for each individual units
- Two pylon signs
- Close proximity to Highway 401 (1.7 km - 2 mins)
- Great proximity of multiple amenities & GO Transit
- One minute walk to Lake Ontario

PERMISSIBLE USES

- Prestige Industrial Zoning - M1A
- Auditorium, swimming pool or other recreational or educational use contained within a building
- Bank or financial institution
- Commercial or technical school
- Family restaurant or restaurant
- Office building
- Parking lot
- Place of entertainment
- Plant for the assembly and/or manufacture of products within a wholly enclosed structure
- Research and development facility
- Retail or wholesale outlet, including showroom and service shop, ancillary to a manufacturing or warehouse use on the same lot provided that such retail or wholesale outlet does not occupy more than 10% of the gross floor area of the manufacturing or warehouse use to a maximum of 93 m²
- Warehouse for the storage of goods and materials within a wholly enclosed structure except for a biomedical waste transfer, disposal or incineration facility which includes pathological waste, infectious waste, hazardous waste and other waste generated in health care facilities and laboratories that require special handling



Floor Plan

Thickson Road &
William Smith Drive
Town of Whitby



Building #	Unit #	Unit Type	Area (m ²)	Area (ft ²)
Building-A	1	Restaurant	312.80	3366.95
	2	Industrial	266.00	2863.20
	3		217.40	2340.07
	4		217.40	2340.07
	5		217.40	2340.07
	6		213.80	2301.32
	7		209.50	2255.04
	8		213.20	2294.87
	9		217.40	2340.07
	10		217.40	2340.07
	11		217.40	2340.07
	12		213.20	2294.87
	13		213.20	2294.87
	14		217.40	2340.07
	15		234.00	2518.76
	16		Office	236.30
Building-B	17	Industrial	392.00	4219.45
	18		332.80	3582.23
	19		310.90	3346.50
Building-C	20	Office	98.48	1060.03
TOTAL			4767.98	51322.11