



FOR SALE - 1.58 ACRES (M1A - INDUSTRIAL)

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Total Area:	68,825 Sq. Ft
Site Area	1.58 acres (severed)
Description:	Vacant Industrial Land
Site Variance	Irregular
Zoning:	M1A - Select Industrial
Driveway Type:	Separate or Private Driveway
Lot Frontage:	78.82M +/-
Lot Depth:	103M +/-
Services:	Full municipal services are available at the lot line.

STRATEGIC LOCATION



ZONING | Permitted Uses

INDUSTRIAL • The following are permitted uses in the M1A variation:

Select Industrial zoning permits a wide range of uses, including a single detached caretaker's dwelling (for a full-time onsite employee). Allowed uses include auditoriums; swimming pools and other recreational/educational facilities; banks; commercial or technical schools; offices; and other manufacturing/industrial operations within wholly enclosed buildings, excluding junk/salvage yards, auto-wrecking, or other obnoxious uses.

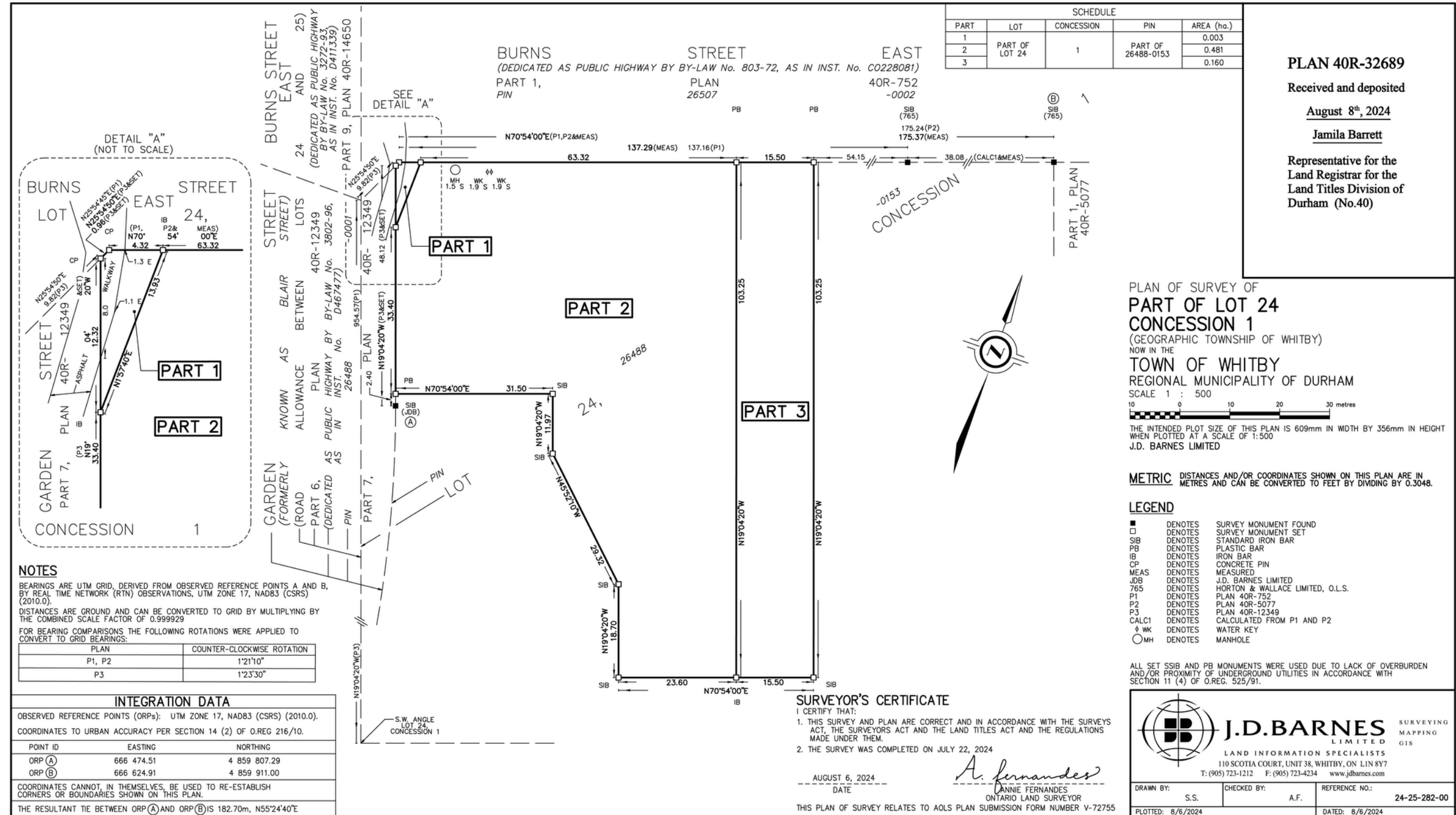
Also permitted are parking lots; places of entertainment; enclosed assembly/manufacturing plants (apparel/textiles, paper and allied products, furniture/finished lumber, light metal goods, printing); public garages; public uses; radio/TV transmission facilities; accessory restaurants/retail/service shops tied to a permitted industrial use; transport terminals; and enclosed warehouses for goods and materials.

PLAN OF SURVEY

Garden & Burns St. E, Whitby:

SPECIFICATIONS:

Zoned & Approved:	M1A - Select Industrial
Lot Size	1.58 Acres
Lot Frontage:	78.82M +/-
Lot Depth:	103M +/-



NEIGHBOURHOOD & AMENITIES

HIGHLIGHTS:



- Highway 401 is located 1 km to the south and is accessible via full interchange at Brock Street South.



- Two nearby GO train stations providing frequent rail and bus service to Toronto and the Greater Toronto Area, offering convenient access for employees, visitors, and customers.



- Downtown Whitby's core is located within 1.5km west of subject, with a strong mix of restaurants, coffee shops, and day-to-day services. Including dining, retail, and convenient errands, making the location easier to staff and more attractive for industrial users.



- North/West of subject are single family residences along Burns St., Garden St. and adjacent side streets.



- South of subject along Consumers Drive are industrial/commercial use complexes - including Canadian Tire, Tim Hortons, and McDonalds.



- East/south of the subject property lies the Pringle Creek corridor, complemented by landscaped green space and integrated stormwater management ponds



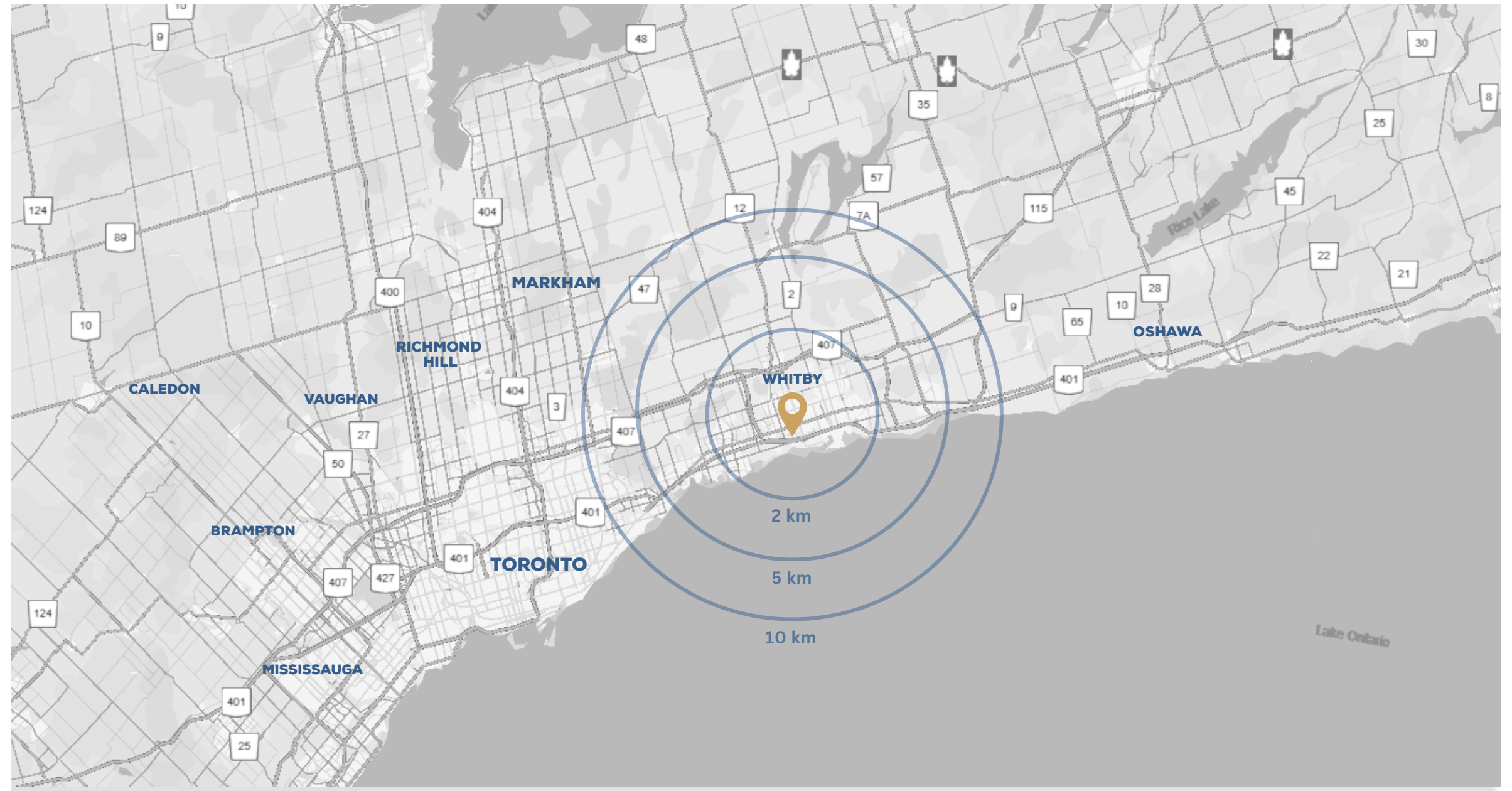
- East of the subject site are established industrial neighbours and the full Landmark Entertainment Plaza. The plaza offers a dense mix of national tenants, restaurants, and everyday services, creating a built-in amenity base and steady daytime/evening traffic that benefits surrounding employment uses.



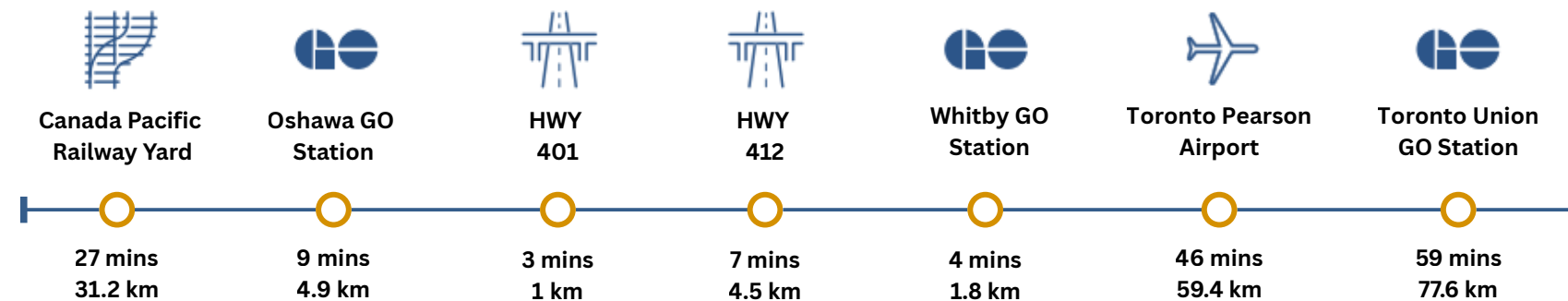
LOCATION OVERVIEW

SUMMARY:

- **Prime GTA-East node**
 - Immediately east of Toronto, benefiting from regional growth and deepening commercial demand.
- **Excellent access**
 - Near Highway 401, supporting strong connectivity for customers, staff, and service/logistics users.
- **Established commercial draw**
 - The Whitby Entertainment Centrum and Landmark Cinemas anchor steady destination traffic nearby.
- **Proven plaza ecosystem**
 - Garden Street/Hwy 2 corridor features multi-tenant commercial plazas, demonstrating durable service-retail and professional demand.
- **Community traffic driver**
 - Iroquois Park Sports Centre adds year-round visitation and local spending power.
- **Subject site strength (Garden & Burns):**
 - Positioned within this highest-activity pocket, supporting tenant interest, visibility, and long-term value.



DRIVE TIMES

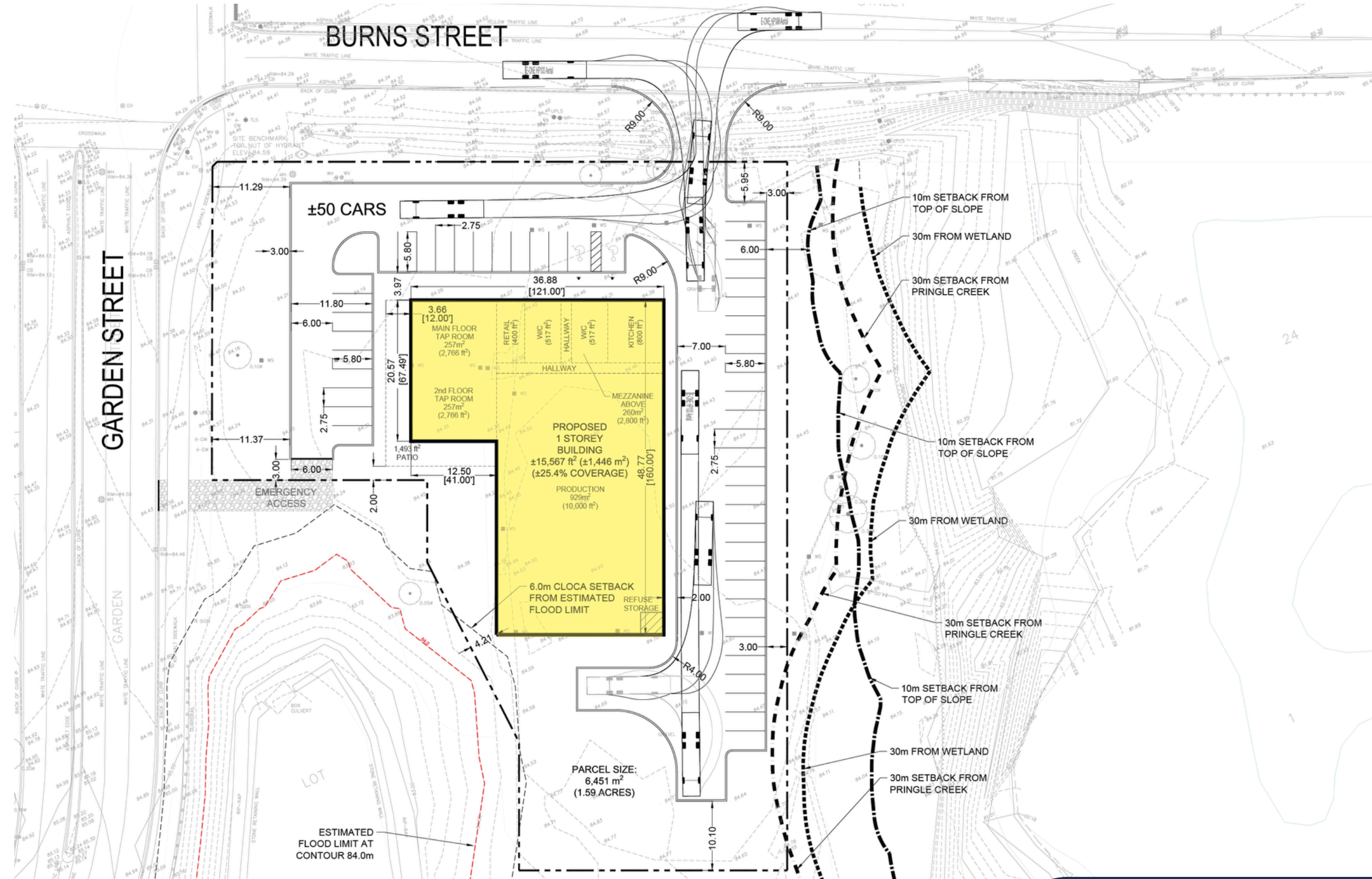


PRELIMINARY SITE PLAN

Garden & Burns St. E, Whitby:

SPECIFICATIONS:

Zoned & Approved:	M1A
Gross Floor Area:	15,567 ft. ² (1,446m ²) +/-
Stories:	1 Storey
Total Coverage:	25.4% +/-
Parking:	50 Cars +/-



RENDERING CONCEPTS

Garden & Burns St. E, Whitby:

RENDERING OPTION A



OPTION A - NORTHWEST VIEW



OPTION A- SOUTHWEST VIEW

RENDERING OPTION B



OPTION B - NORTHWEST VIEW



OPTION B- SOUTHWEST VIEW



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