

1601 Tricont Avenue, Whitby, ON

# Clean and functional space available **for lease**

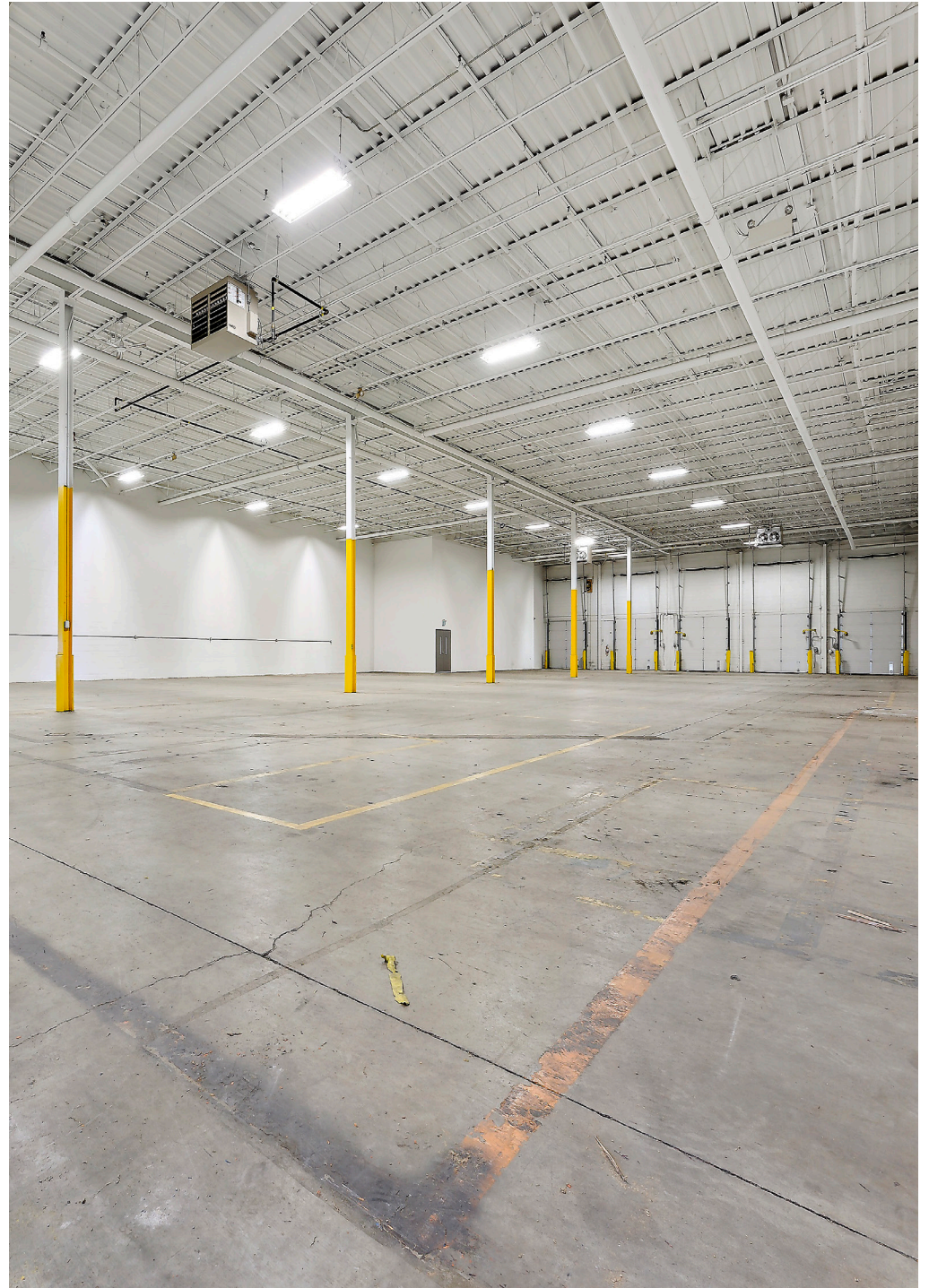
**David Bergeron**

Vice President, Sales Representative  
+1 416 791 7269  
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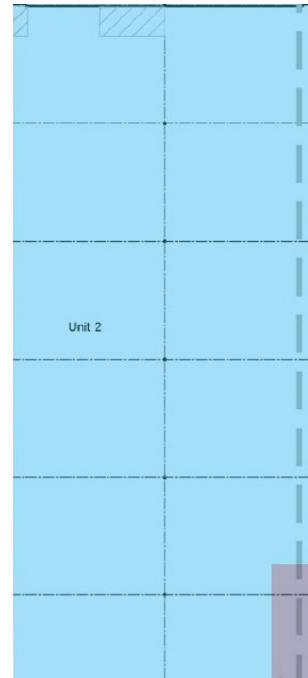


# Property Overview

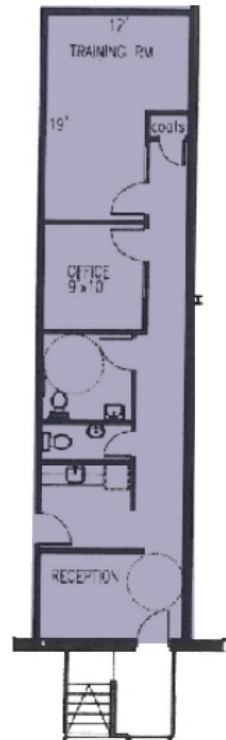
Building Area	16,339 SF
Office Area	1,000 SF
Clear Height	24'
Shipping	4 Truck Level Doors / 1 Drive in Door
Sprinklers	Yes
Utilities	Yes
A/C	Office area only
Zoning	M1
Net Rent	\$16.95 per square foot
T.O	\$3.52 PSF (2024)
Term	60 - 120 months
Possession	Immediate



# Floor Plan



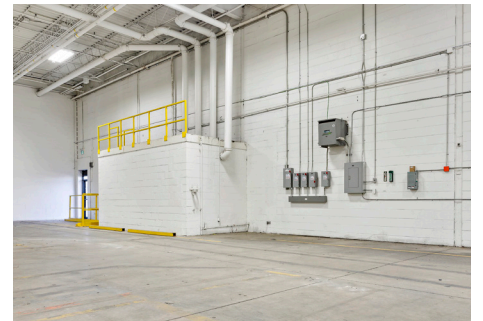
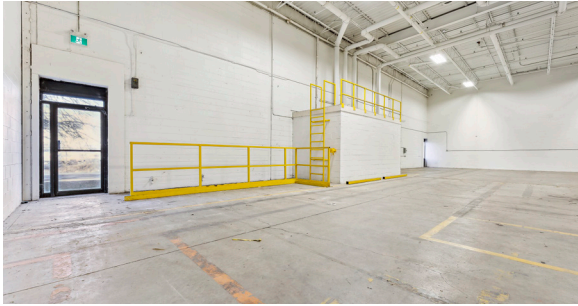
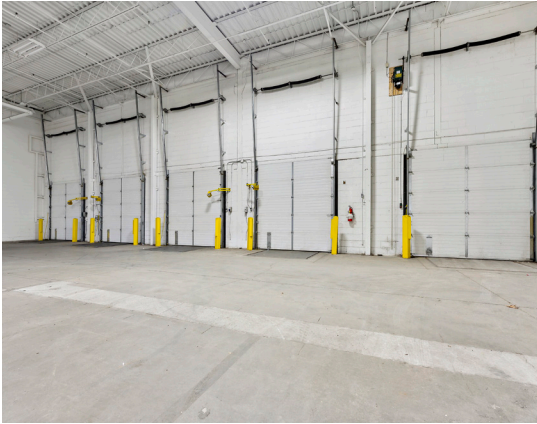
# Office Space



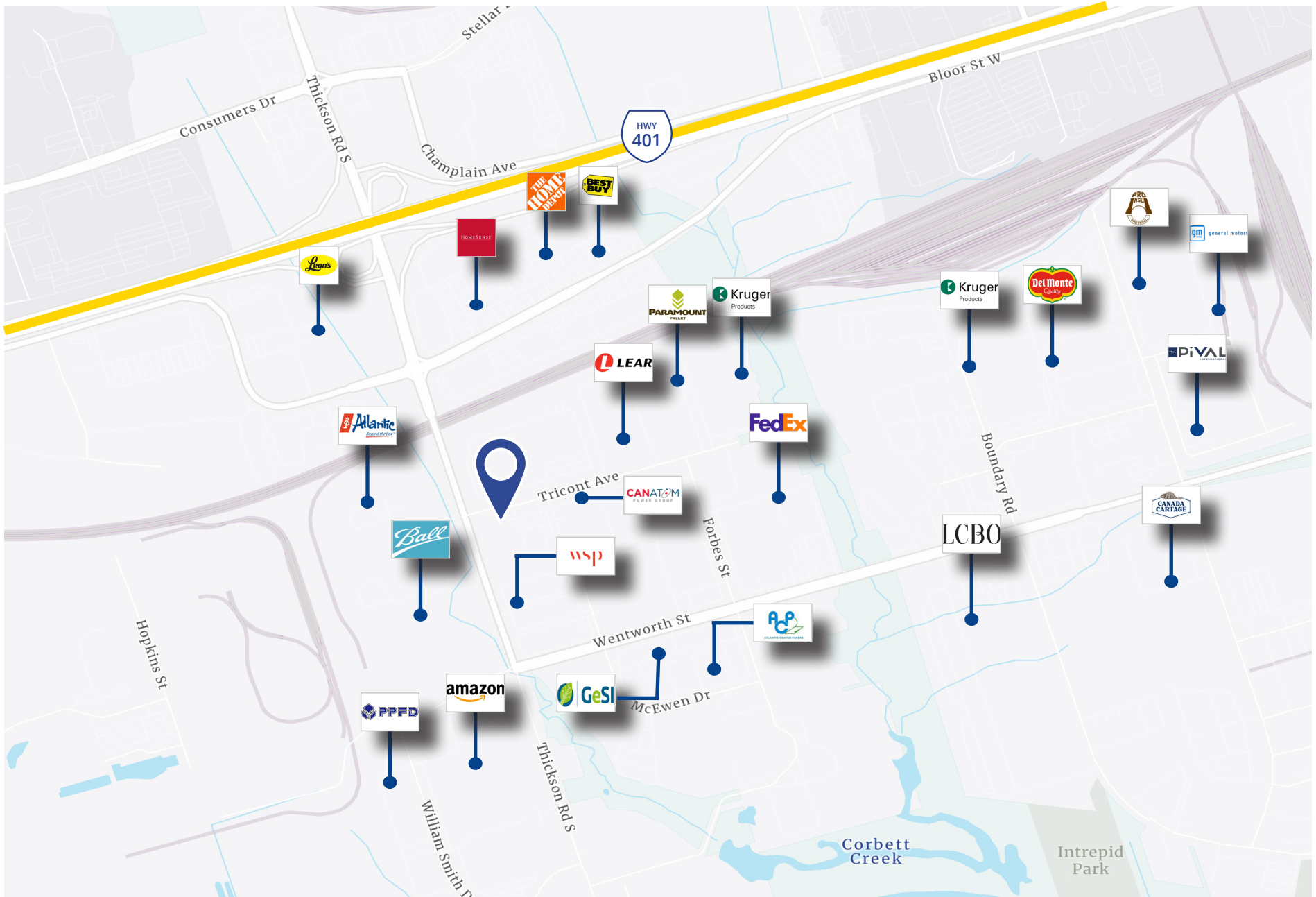
# Highlights

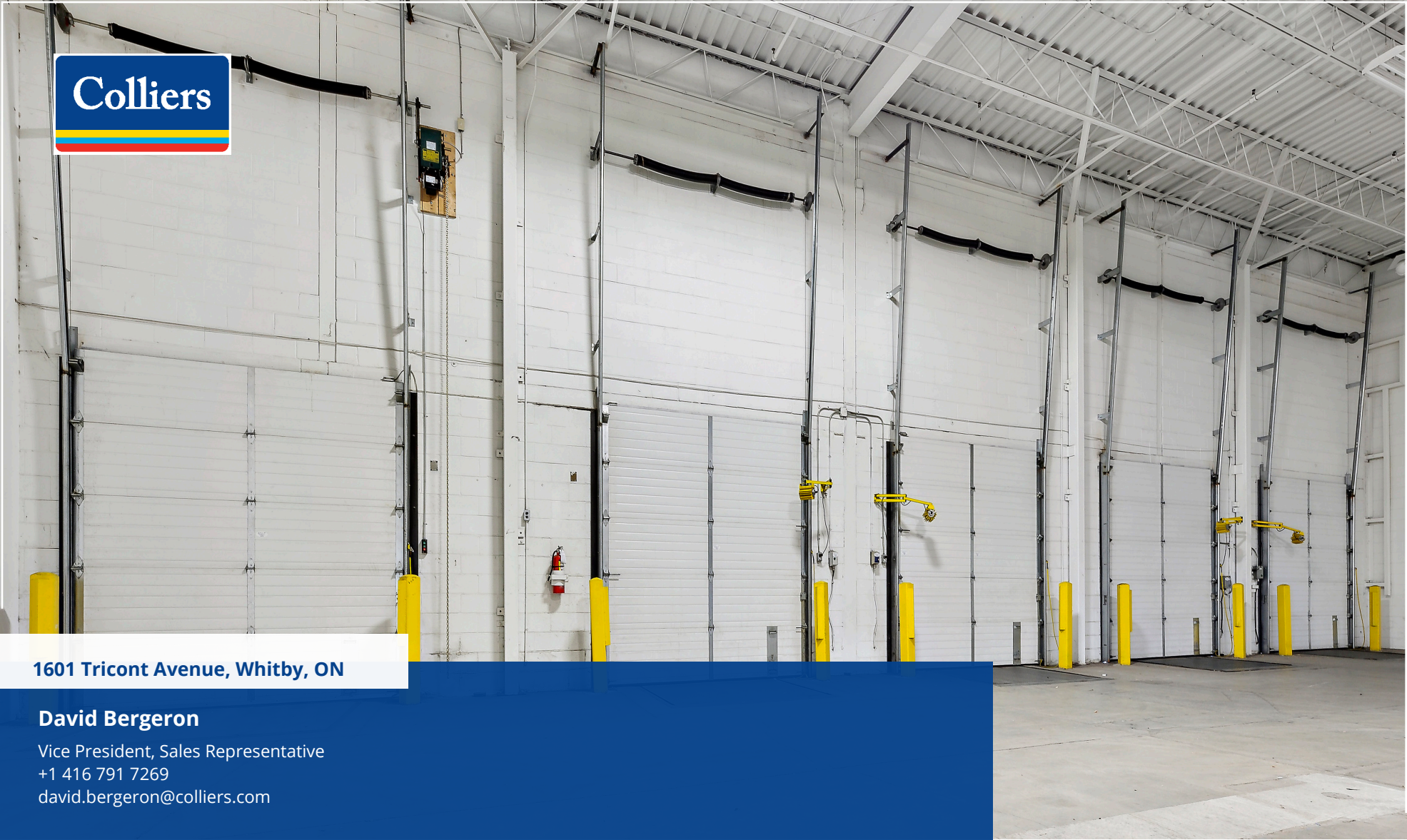
- Clean and functional space
- High truck level door ratio
- Censored LED lights
- Large clear span throughout warehouse
- Excellent access to Highway 401
- Strong corporate neighbours

**16,339**  
square feet  
available



# Corporate Neighbours





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