

# New Industrial Spec Development For Lease

## 60,174 SF



# 1701 Tricont Avenue

## Whitby, ON

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### Property Details

<b>BUILDING SIZE</b>	60,174 SF
<b>CLEAR HEIGHT</b>	32'
<b>OFFICE</b>	3%
<b>SHIPPING</b>	14 Truck Level Doors (9' x 10') 2 Drive-In Doors (12' x 14')
<b>ZONING</b>	Restricted Industrial (M1)
<b>LIGHTING</b>	High-efficiency LED
<b>TOTAL POWER</b>	1,600 amps
<b>PARKING SPOTS</b>	74
<b>PRICING</b>	Speak to Listing Agents
<b>AVAILABILITY</b>	January 2025

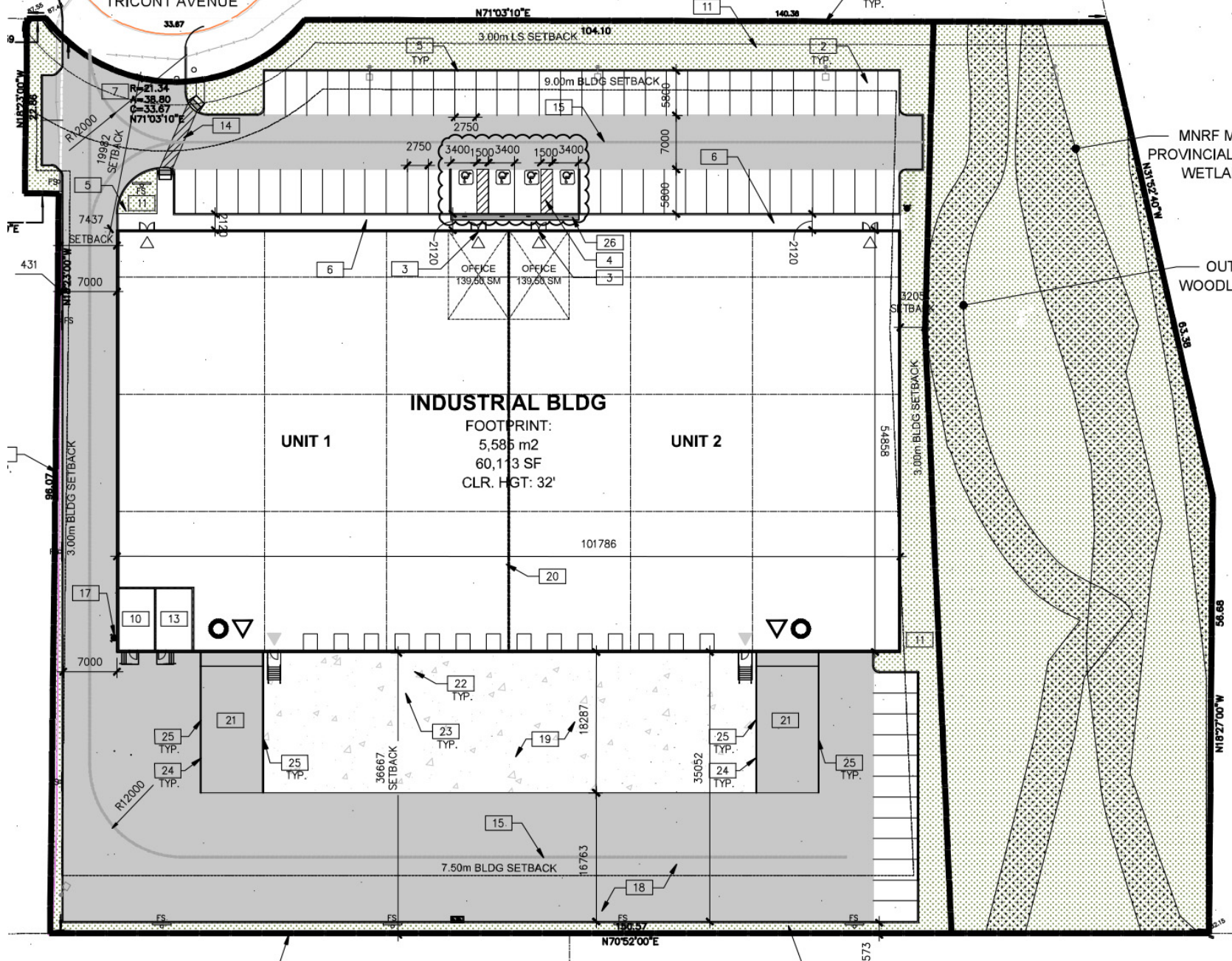
### Highlights

- Brand new construction
- Freestanding building opportunity
- Building divisible to half
- Excellent location
- Abundance of corporate neighbours
- Many amenities nearby
- Close proximity to Highway 401



Tricont Ave, Whitby | 2

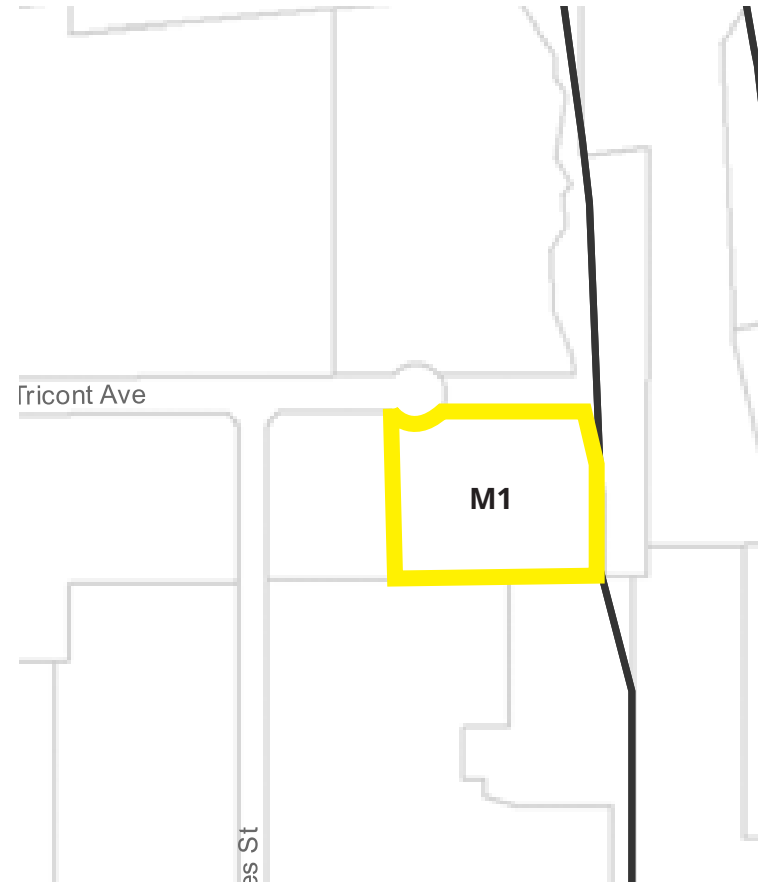
### Site Plan



Tricont Ave, Whitby | 3

## Zoning

The subject property is zoned **Restricted Industrial (M1)**



### PERMITTED USES:

- Auditorium, swimming pool or other recreational or educational uses 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 whole sale 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 93m<sup>2</sup>
- 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

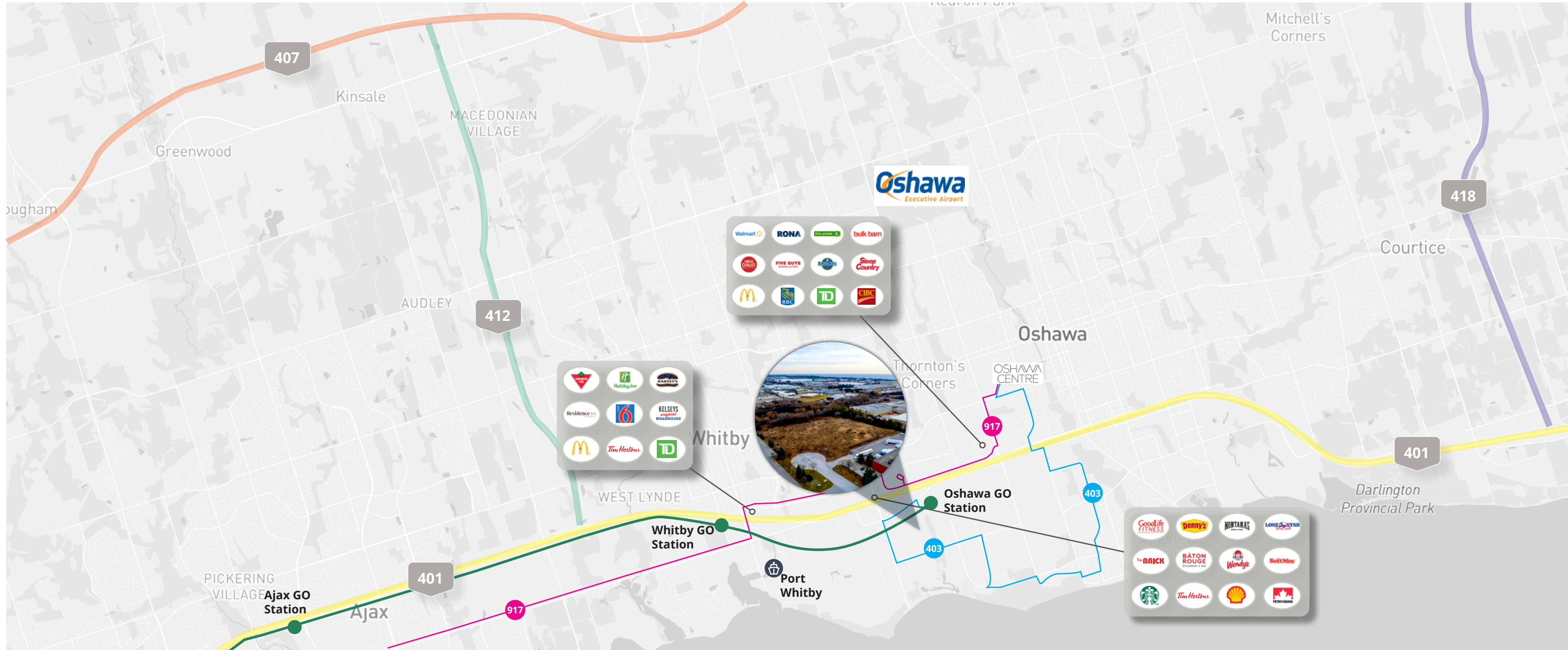
## Why Whitby?

Located in the region of Durham, Whitby is one of Canada's fast growing communities and they are committed to enhancing and developing their infrastructure, facilities and services to promote sustainable economic growth. Whitby has a diverse and growing pool of talented people, a superior quality of life and direct access to major markets. Whitby has actively pursued economic development strategies to create jobs, attract investment and enhance the overall quality of life for its residents.

- » Whitby's labour force pipeline is fueled by major research projects, co-op student placements and job-ready graduates
- » Whitby has a beautiful waterfront, 2 vibrant downtowns and a rich arts and culture scene
- » 3 new business park areas in proximity to Highway 407 and 412 provide available space for new or existing businesses
- » The town's thriving innovation ecosystem provides entrepreneurs and innovators resources to develop and commercialize
- » Industrial land prices and leasing rates remain lower than the surrounding area
- » Innovation and technology companies have established a presence in Whitby to contribute to the economic growth and diversification
- » 4 times increase in construction value from 2015 to 2021
- » Access to 39K workers who currently commute out of Whitby each day
- » 2,300 businesses that employ approximately 43,300 people



## Location Map



### Go Train & Durham Bus Routes

- 9 Lakeshore East
- 403 Park
- 403 Bayly-Consumers

### Drive Times

- 3 minutes** to Highway 401 (1.3km)
- 5 minutes** to Durham College Whitby Campus (2.5 km)
- 12 minutes** to Oshawa Executive Airport (10.3 km)
- 38 minutes** to Downtown (57.7km)
- 45 minutes** to Pearson Airport (65.3 km)

### Major Neighbouring Tenants





## Get more information

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