

5385 THICKSON
ROAD
NORTH
WHITBY | ON

DESIGN-BUILD PURCHASE
OPPORTUNITIES FROM
±50,000 - 350,000 SF

THICKSON ROAD NORTH
& GARRARD ROAD



dorsay + co.





HWY
407

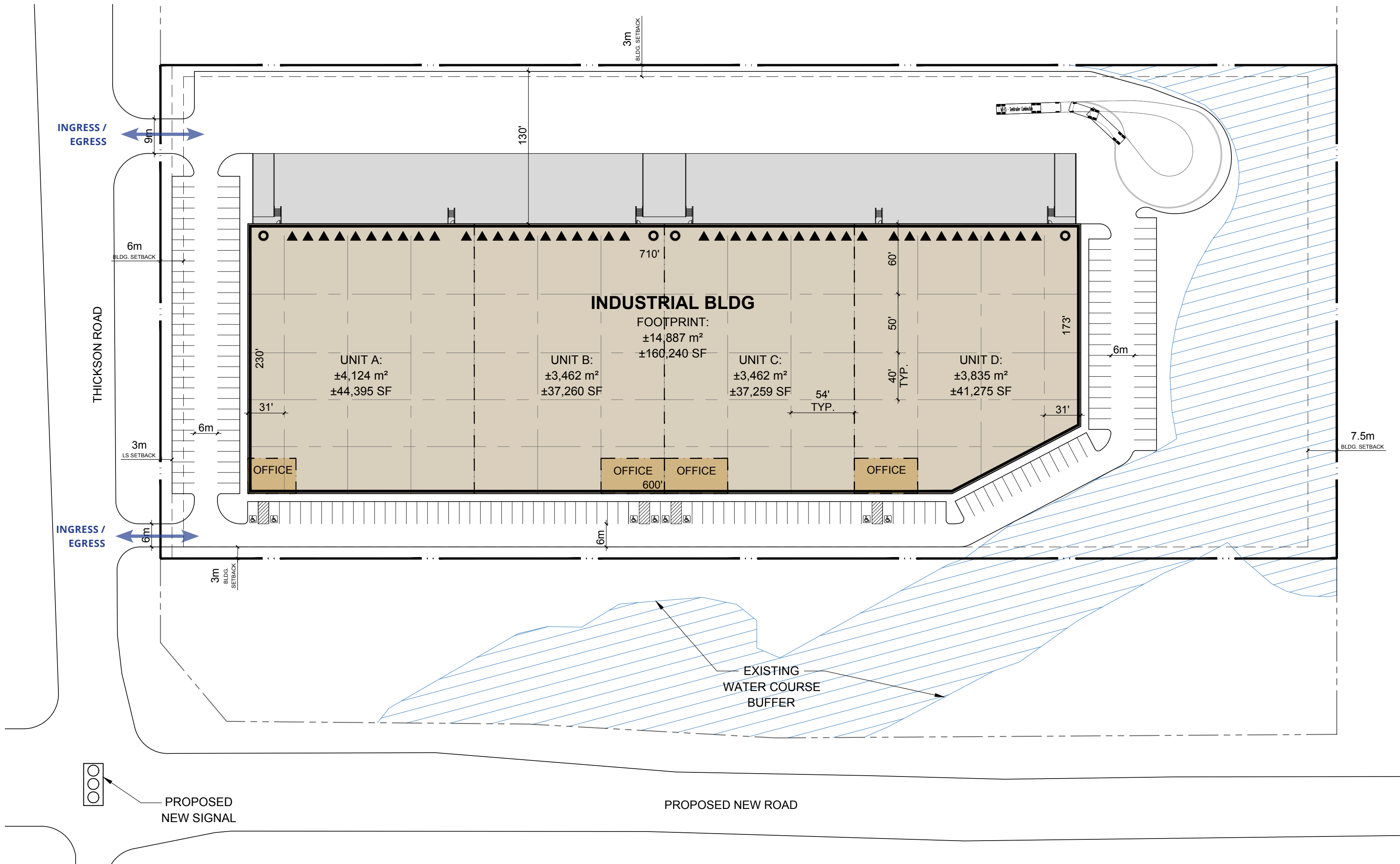
Garrard Road

Taunton Rd W

Thicksen Road North

On behalf of Rosewater Group, Colliers is pleased to introduce a build-to-suit purchase offering of up to 350,000 SF of state-of-the-art industrial space, strategically located in the rapidly developing North Whitby submarket. The offering consists of two parcels of land totalling 9.82 and 22.54 acres, providing a broad range of customizable building opportunities.

THICKSON ROAD | CONCEPTUAL SITE PLAN 1



LEED & ZERO CARBON
CERTIFICATION AVAILABLE

9.69 ACRES
LOT SIZE

160,240 SF
BUILDING SIZE

OFFICE AREA
TO SUIT

42 TRUCK LEVEL | 4 DRIVE-IN
SHIPPING DOORS

40'
CLEAR HEIGHT

54' X 40' | 60' STAGING
BAY SIZE

130'
SHIPPING COURT DEPTH

176 CAR STALLS
AUTO PARKING

ESFR
SPRINKLERS

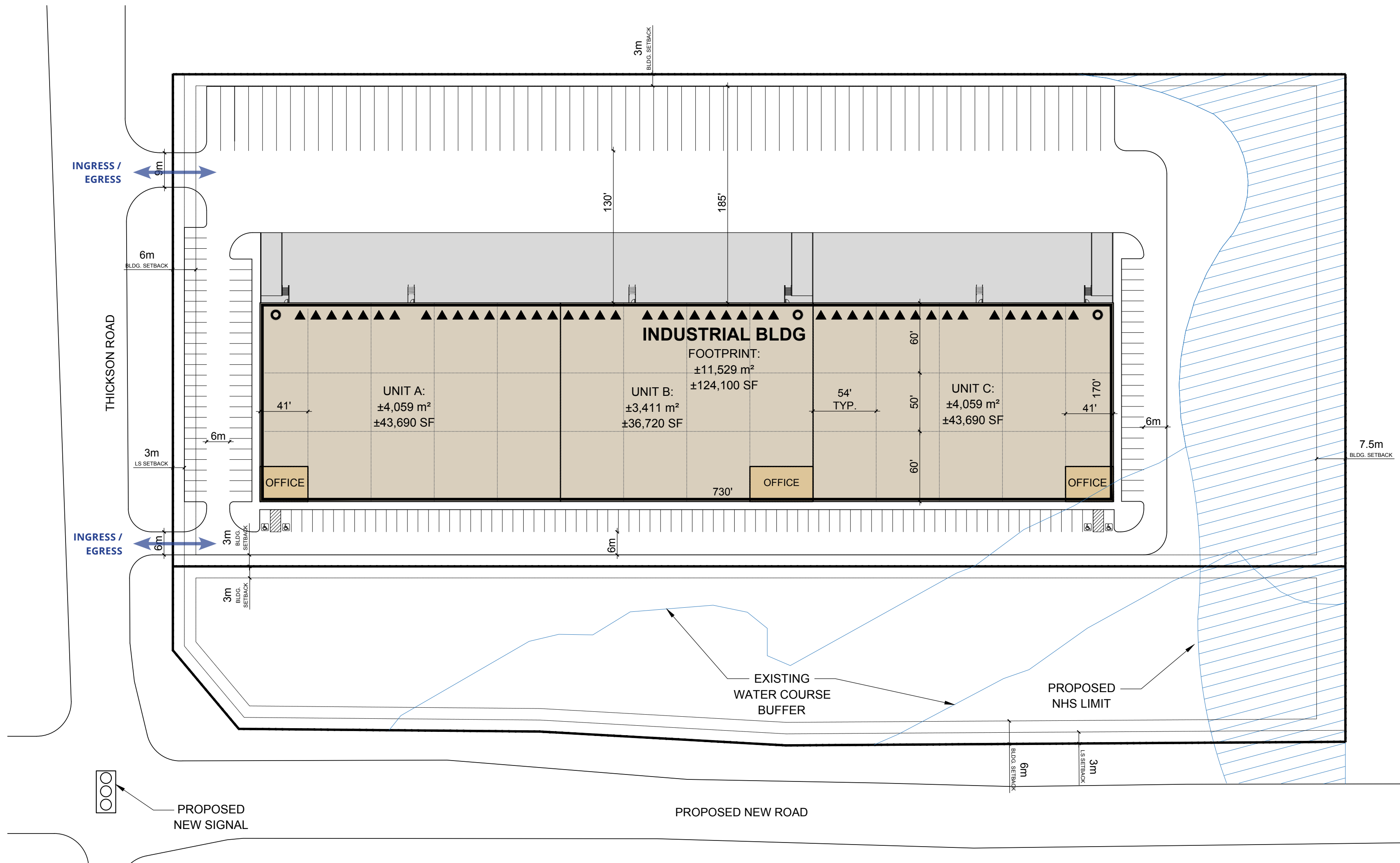
LED
LIGHTING

HEAVY POWER
AVAILABLE

SITE SERVICING
HYDRO, WATER & SANITARY: Q4 2024

THICKSON ROAD | CONCEPTUAL SITE PLAN 2

THICKSON & GARRARD LANDS, WHITBY



 **LEED & ZERO CARBON**
CERTIFICATION AVAILABLE


 **9.69 ACRES**
LOT SIZE

 **124,100 SF**
BUILDING SIZE

 **OFFICE AREA**
TO SUIT

 **45 TRUCK LEVEL | 3 DRIVE-IN**
SHIPPING DOORS

 **40'**
CLEAR HEIGHT

 **54' X 40' | 60' STAGING**
BAY SIZE

 **130'**
SHIPPING COURT DEPTH

 **65 STALLS**
TRAILER PARKING

 **151 CAR STALLS**
AUTO PARKING

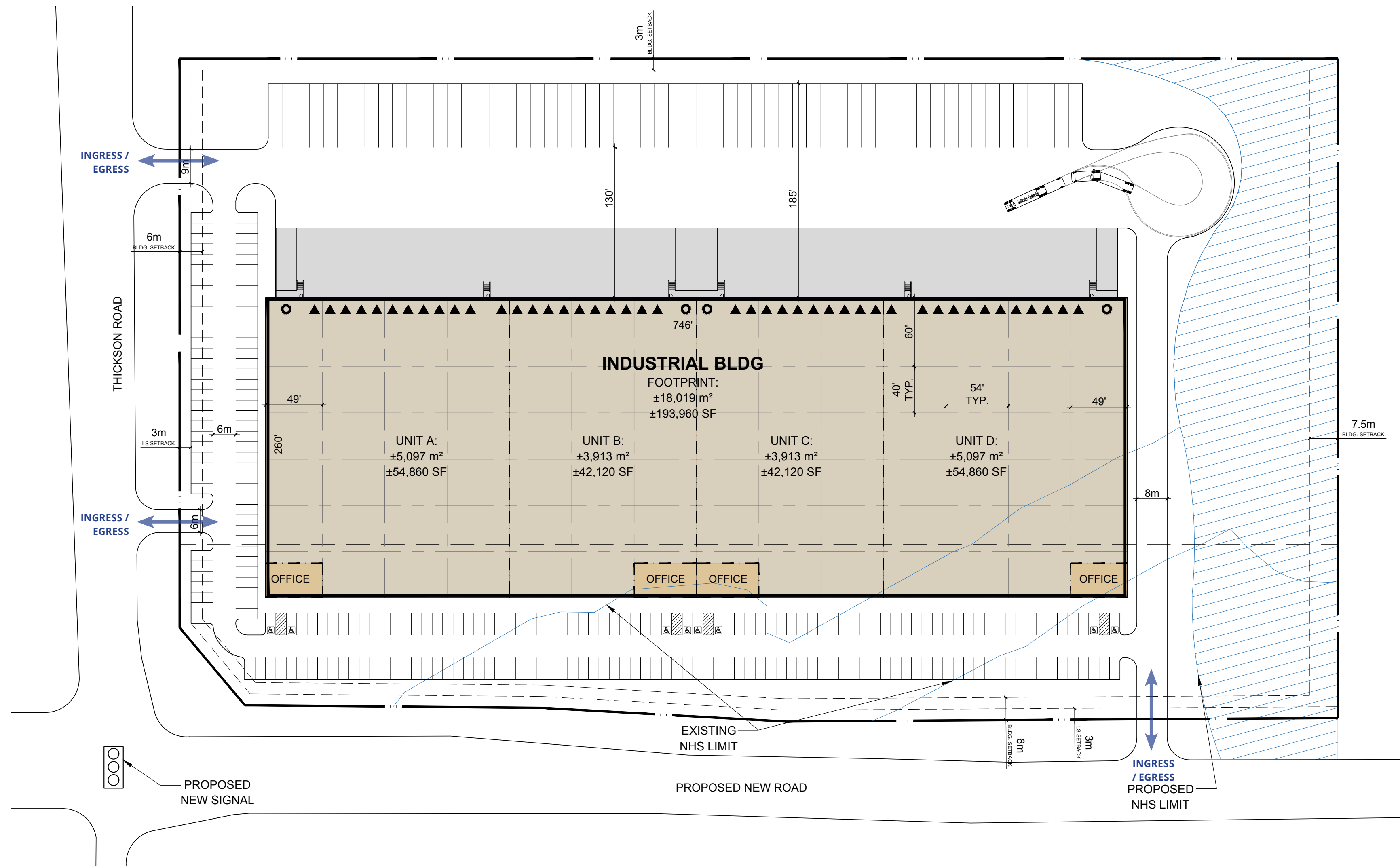
 **ESFR**
SPRINKLERS

 **LED**
LIGHTING

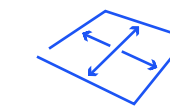
 **HEAVY POWER**
AVAILABLE

SITE SERVICING
HYDRO, WATER & SANITARY: Q4 2024

THICKSON ROAD | CONCEPTUAL SITE PLAN 3



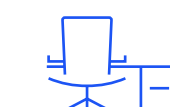
LEED & ZERO CARBON
CERTIFICATION AVAILABLE



13.03 ACRES
LOT SIZE



193,960 SF
BUILDING SIZE



OFFICE AREA
TO SUIT



44 TRUCK LEVEL | 4 DRIVE-IN
SHIPPING DOORS



40'
CLEAR HEIGHT



54' X 40' | 60' STAGING
BAY SIZE



130'
SHIPPING COURT DEPTH



59 STALLS
TRAILER PARKING



235 CAR STALLS
AUTO PARKING



ESFR
SPRINKLERS



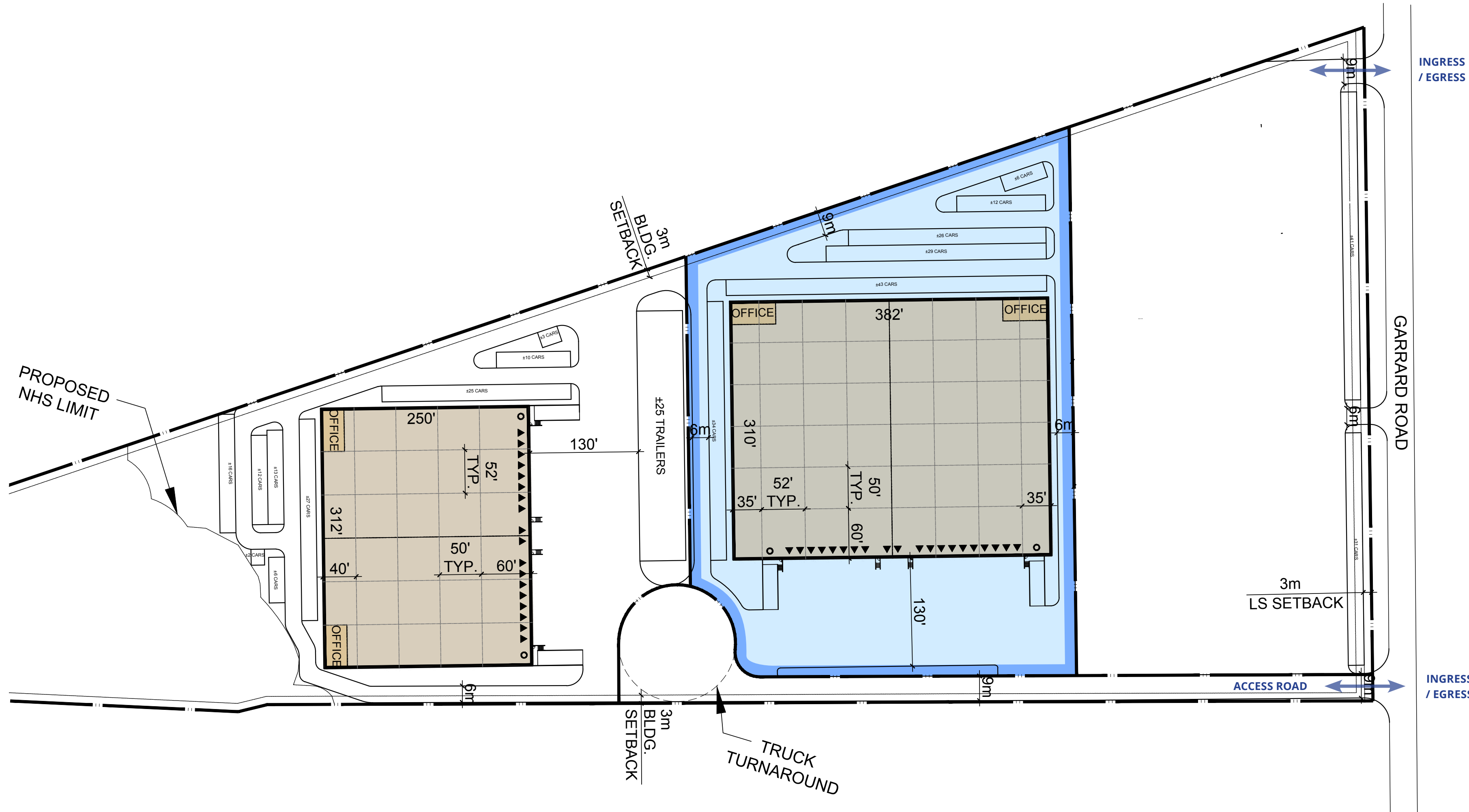
LED
LIGHTING



HEAVY POWER
AVAILABLE

SITE SERVICING
HYDRO, WATER & SANITARY: Q4 2024

GARRARD ROAD | CONCEPTUAL SITE PLAN | BUILDING 1



 **LEED & ZERO CARBON**
CERTIFICATION AVAILABLE

 **6.03 ACRES**
LOT SIZE

 **118,420 SF**
BUILDING SIZE

 **OFFICE AREA**
TO SUIT

 **20 TRUCK LEVEL | 2 DRIVE-IN**
SHIPPING DOORS

 **40'**
CLEAR HEIGHT

 **52' X 40' | 60' STAGING**
BAY SIZE

 **130'**
SHIPPING COURT DEPTH

 **150 CAR STALLS**
AUTO PARKING

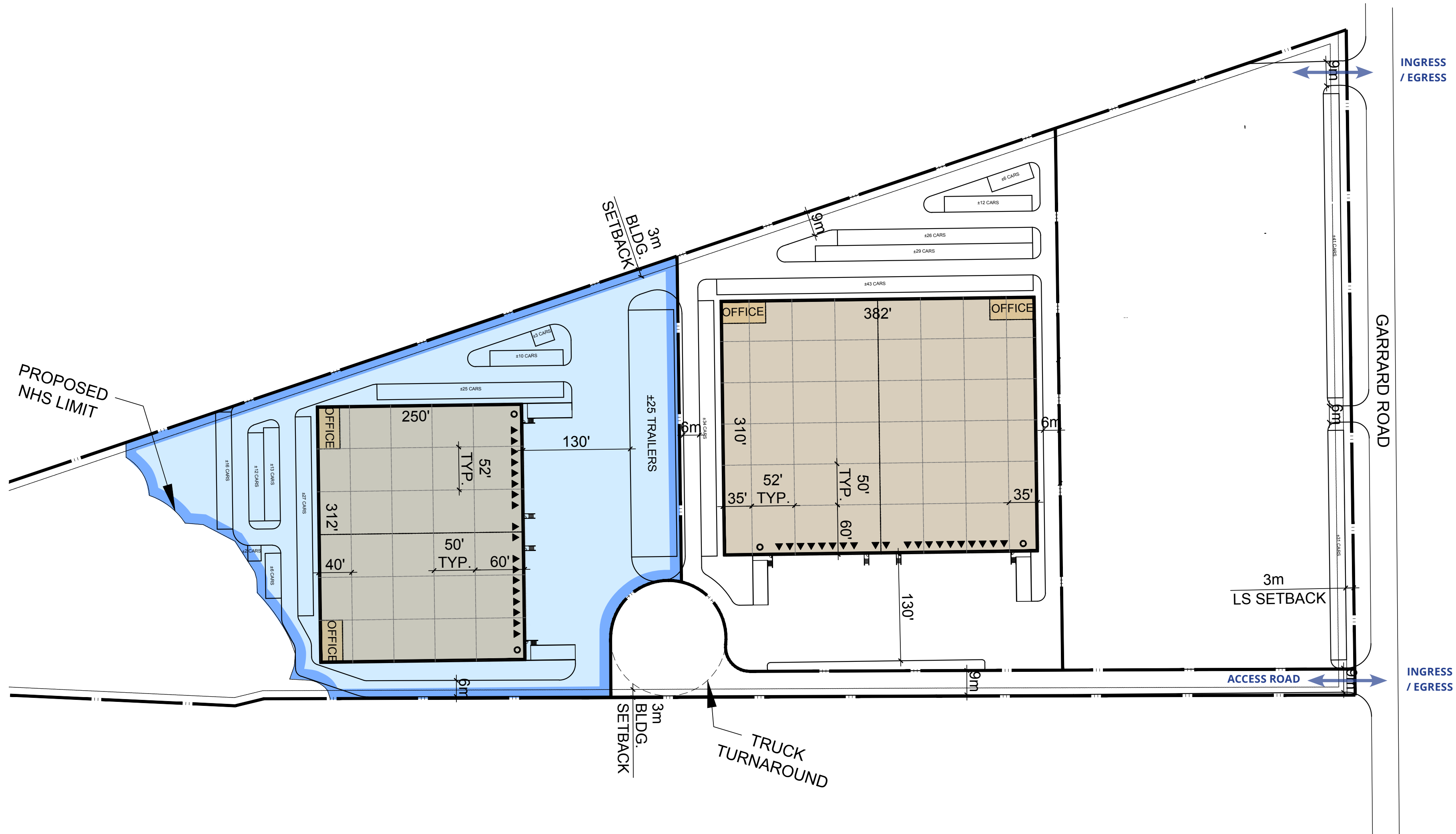
 **ESFR**
SPRINKLERS

 **LED**
LIGHTING

 **HEAVY POWER**
AVAILABLE

SITE SERVICING
HYDRO & WATER: Q4 2024
SANITARY: 2025

GARRARD ROAD | CONCEPTUAL SITE PLAN | BUILDING 2



 **LEED & ZERO CARBON**
CERTIFICATION AVAILABLE

 **5.36 ACRES (NET)**
LOT SIZE

 **78,000 SF**
BUILDING SIZE

 **OFFICE AREA**
TO SUIT

 **18 TRUCK LEVEL | 2 DRIVE-IN**
SHIPPING DOORS

 **40'**
CLEAR HEIGHT

 **52' X 40' | 60' STAGING**
BAY SIZE

 **130'**
SHIPPING COURT DEPTH

 **25 STALLS**
TRAILER PARKING

 **114 CAR STALLS**
AUTO PARKING

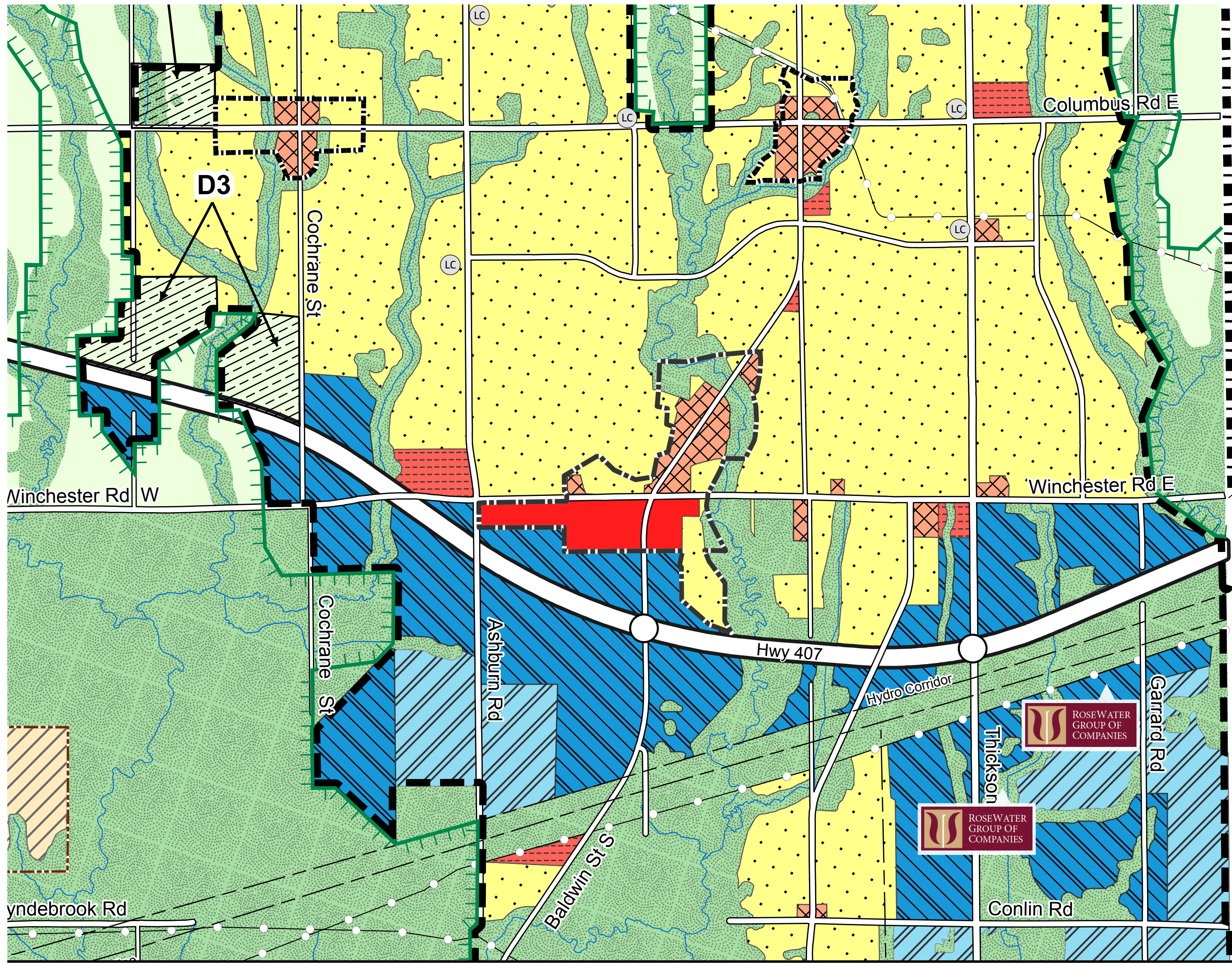
 **ESFR**
SPRINKLERS

 **LED**
LIGHTING

 **HEAVY POWER**
AVAILABLE

SITE SERVICING
HYDRO & WATER: Q4 2024
SANITARY: 2025

FUTURE ZONING | PRESTIGE INDUSTRIAL



Legend

Residential	Lands Subject to Durham Regional Official Plan Policy 14.13.7	D3 (Deferred by Region of Durham)
Major Commercial	Special Policy Area Refer to section 11.5.31.6	
Community Commercial	D Deferred by the Region of Durham	
Special Purpose Commercial	LC Local Central Area	
Mixed Use	Resource Extraction Area (See Section 4.12)	
Prestige Industrial	Utility	
General Industrial	Major Central Area Boundary	Hamlet Boundary
Special Activity Node	Urban Central Area Boundary	2031 Urban Area Boundary
Institutional	Community Central Area Boundary	Municipal Boundary
Major Open Space	Future Urban Development Area Boundary	
Agricultural	Greenbelt Protected Countryside Boundary	
Hamlet	Southern Boundary of Oak Ridges Moraine	
Estate Residential		

Notes: Refer to the applicable Secondary Plan for more detailed land use designations. Secondary Plan boundaries can be found on Schedule 'E', including the Oak Ridges Moraine Secondary Plan. Some legend items may not appear on the displayed figure extent.

The Thickson & Garrard sites are designated as future Prestige Industrial (M1A) zoning in the Town of Whitby Official Plan







Permitted Uses: M1A Prestige Industrial Zone

NEW & FUTURE DEVELOPMENT

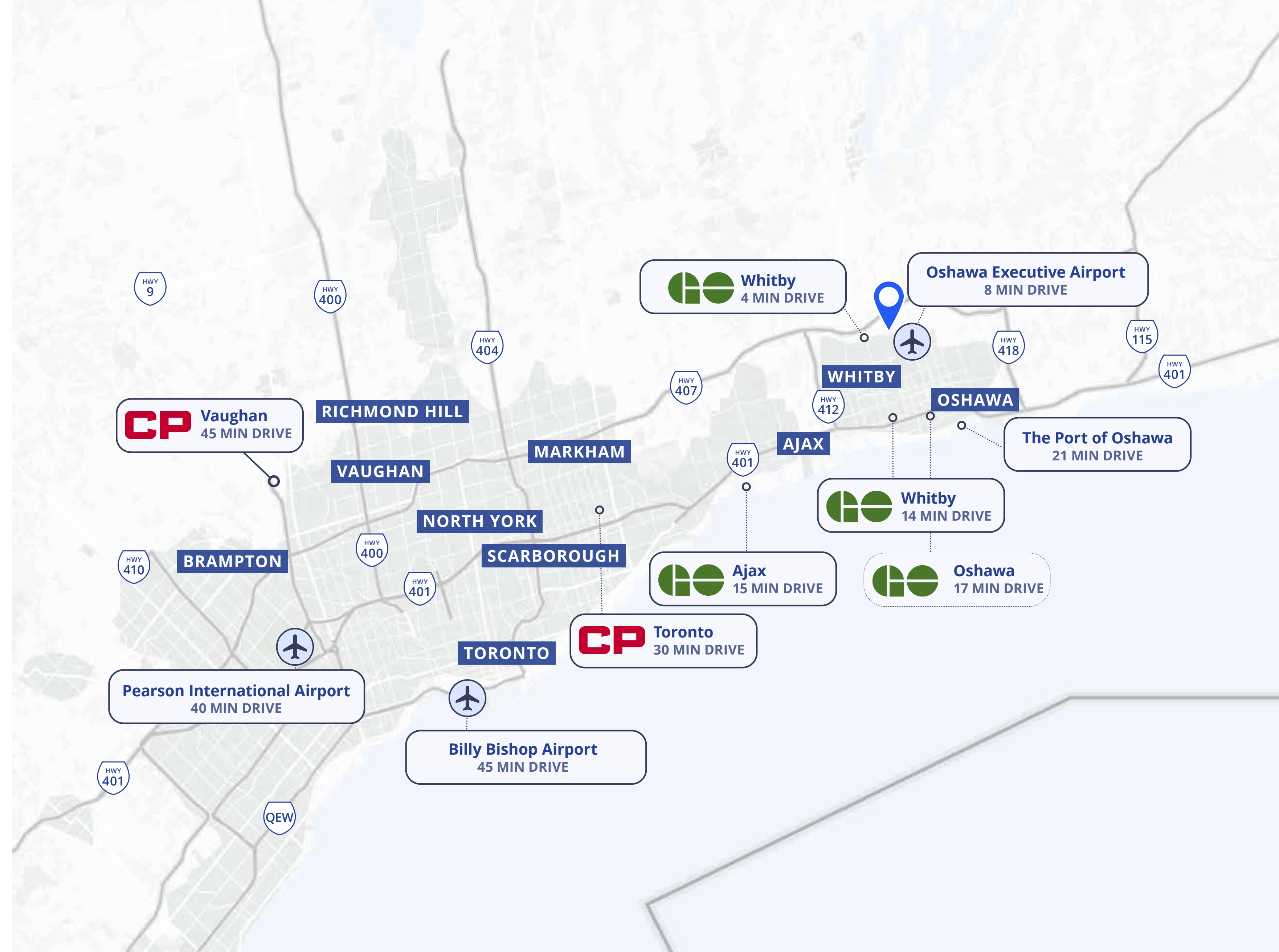


LOCATION OVERVIEW

LOCATION	DISTANCE	DRIVE TIME
GO Transit	3 KMS	4 MIN
Oshawa	11 KMS	17 MIN
Ajax	21 KMS	19 MIN
Pickering	25 KMS	20 MIN
Markham	37 KMS	25 MIN
Toronto	65 KMS	50 MIN
Mississauga	87 KMS	54 MIN
Kingston	221 KMS	2 HRS
Montreal	500 KMS	5 HRS

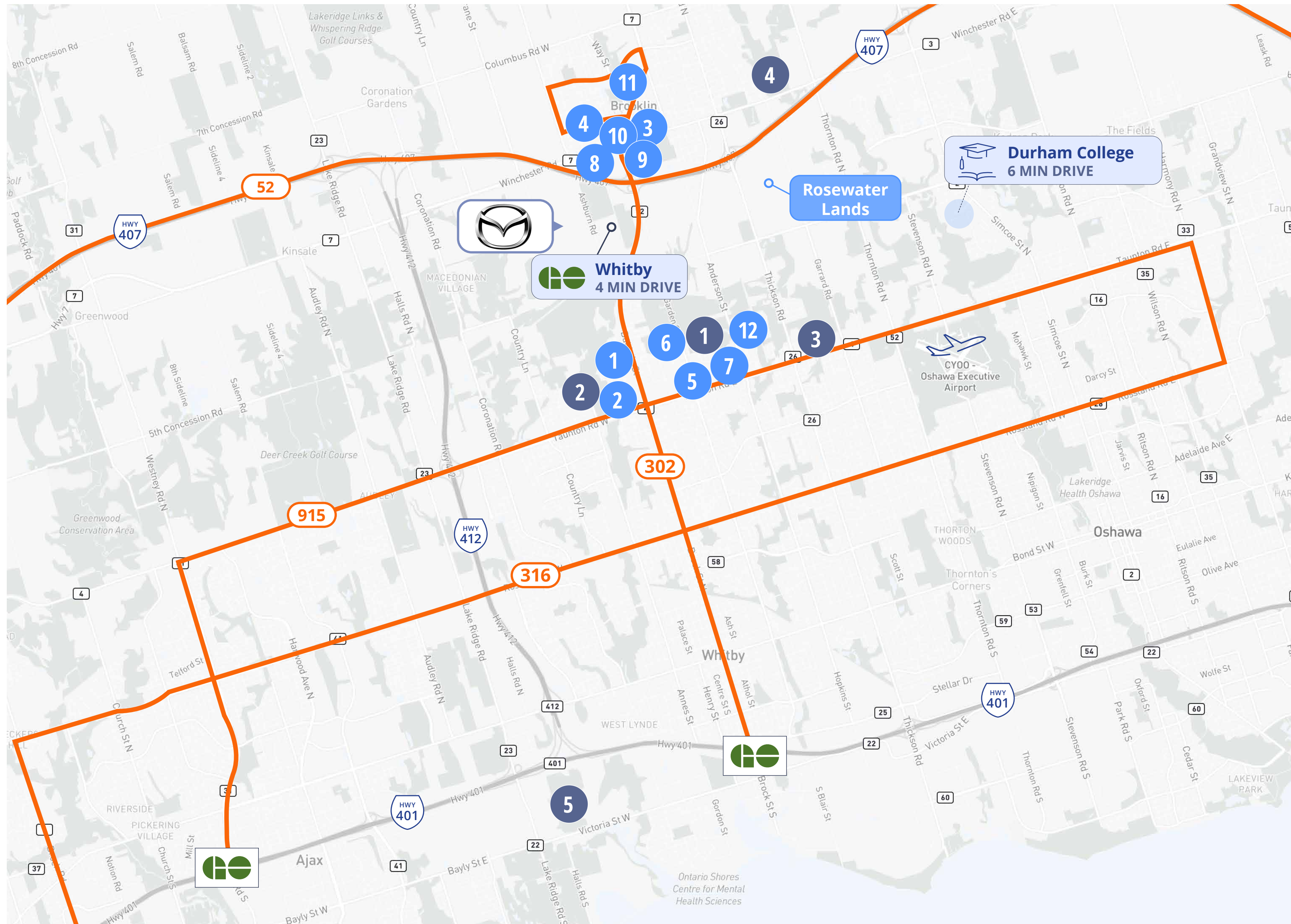
 HIGHWAY 407 200 M 1 MIN	 HIGHWAY 401 15 KM 9 MIN
 HIGHWAY 412 5.9 KM 4 MIN	 HIGHWAY 409 64 KM 38 MIN
 HIGHWAY 418 18.3 KM 10 MIN	 HIGHWAY 427 62 KM 33 MIN

 U.S. Customs Boarder Alexandria Bay Port of Entry
265 KM | 2 HRS 25 MIN



Sources:
 1. <https://www.durham.ca/en/economic-development/industries/industries.aspx>
 2. <https://www.durham.ca/en/economic-development/our-services/about-us.aspx>

AMENITIES




Durham Region is one of Canada's fastest growing regions and is home to 3-post secondary institutions and accessible to more than 30 universities and colleges within a 1 - 2 HR drive.

EVERYDAY ESSENTIALS

1	Walmart	8 MINS
2	Real Canadian Superstore	9 MINS
3	LCBO	7 MINS
4	Shoppers Drug Mart	8 MINS
5	Canadian Tire	8 MINS
6	The Home Depot	6 MINS
7	Farm Boy	7 MINS
8	FreshCo	6 MINS
9	Beer Store	4 MINS
10	Scotiabank	5 MINS
11	TD Canada Trust	4 MINS
12	LA Fitness	7 MINS

PARKS AND GREENSPACES

1	McKinney Centre Arena and Park	7 MINS
2	Heber Down Conservation Area	8 MINS
3	Darren Park	6 MINS
4	Winchester Golf Club	3 MINS
5	Lynde Shores Conservation Area	16 MINS

 Durham Region Transit Routes
302, 915 & 916
GO Transit Routes
52 & 56

WHITBY REGION OVERVIEW

One of Canada's fastest growing communities, The Town of Whitby is located in the heart of Durham Region and combines that cozy small-town atmosphere while offering both visitors and residents the conveniences of amenities often found in a larger urban centre. The town boasts easy entryways to major transportation arteries, including access to highways 407 and 401, and public transit networks, making it a convenient nexus that enables the swift movement of goods, enhances logistical efficiency, and enforces a stronger connectivity to major cities. Being part of the Greater Toronto Area (GTA) gives businesses the advantage for regional and global trade opportunities, leveraging the town's economic strength. Whitby boasts two stunning heritage downtowns, the largest family entertainment centrum east of Toronto, and a myriad of recreational activities, festivals, events as well as stunning parks and trails.

Whitby's Downtown Community Improvement Plan (CIP) aims to invest in the revitalization of the downtown region by providing businesses and property owners a suite of programs and grants as to enable in the development, improvement, and maintenance of their organizations¹.

Whitby KEY DEMOGRAPHICS



Current Population
769,717



Total Number of Households
259,059



Average Household Income
\$139,699



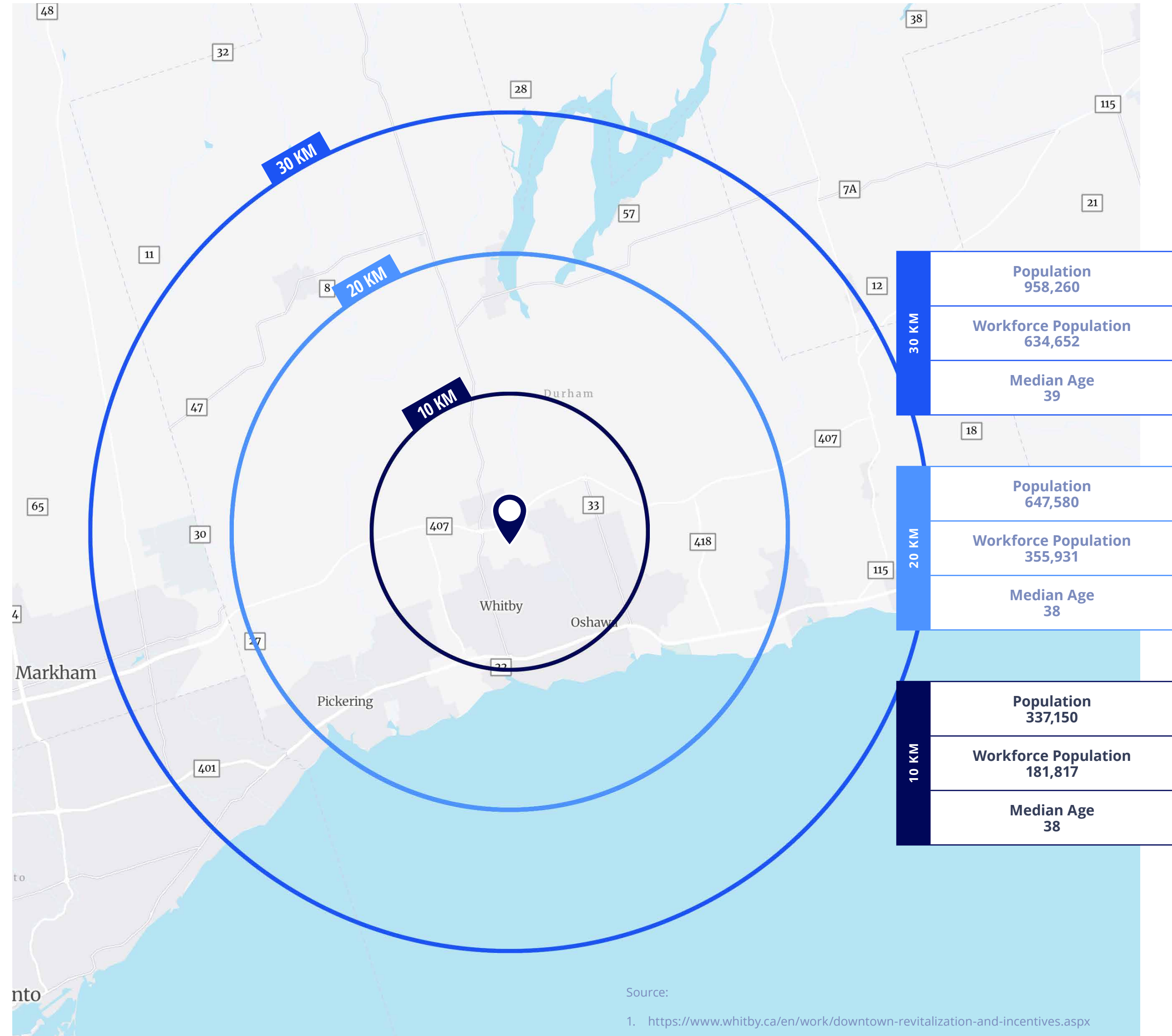
Median Population
39 Years



Dominant Profession
Transportation and Operators



Education
46% of population with post secondary education



5385 THICKSON ROAD NORTH
WHITBY | ON

**±33 NET DEVELOPABLE ACRES
OVER TWO SITES**

THICKSON ROAD NORTH & GARRARD ROAD

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