

Lennard:

Asking
\$419 PSF



1440 Victoria Street E

Whitby, ON • 17,172 SF Industrial Condo Available

1440 Victoria Street E



Unit
B4 & B5

Available Space
17,172 SF



Clear Height
28'

Shipping
**4 Truck Level Doors &
2 Drive-in Doors**



Power
600 amps & 200 volts



Asking
\$6,999,000

Taxes (2024)
\$45,200

Monthly Maintenance (2024)
\$1,790.37



Unit
B4

Available Space
8,597 SF



Clear Height
28'

Shipping
**2 Truck Level Doors &
1 Drive-in Door**



Power
600 amps & 200 volts



Asking
\$3,599,000

Taxes (2024)
\$22,620

Monthly Maintenance (2024)
\$897.07



Unit
B5

Available Space
8,575 SF



Clear Height
28'

Shipping
**2 Truck Level Doors &
1 Drive-in Door**



Power
600 amps & 200 volts



Asking
\$3,599,000

Taxes (2024)
\$22,580

Monthly Maintenance (2024)
\$893.30



Listing Agents

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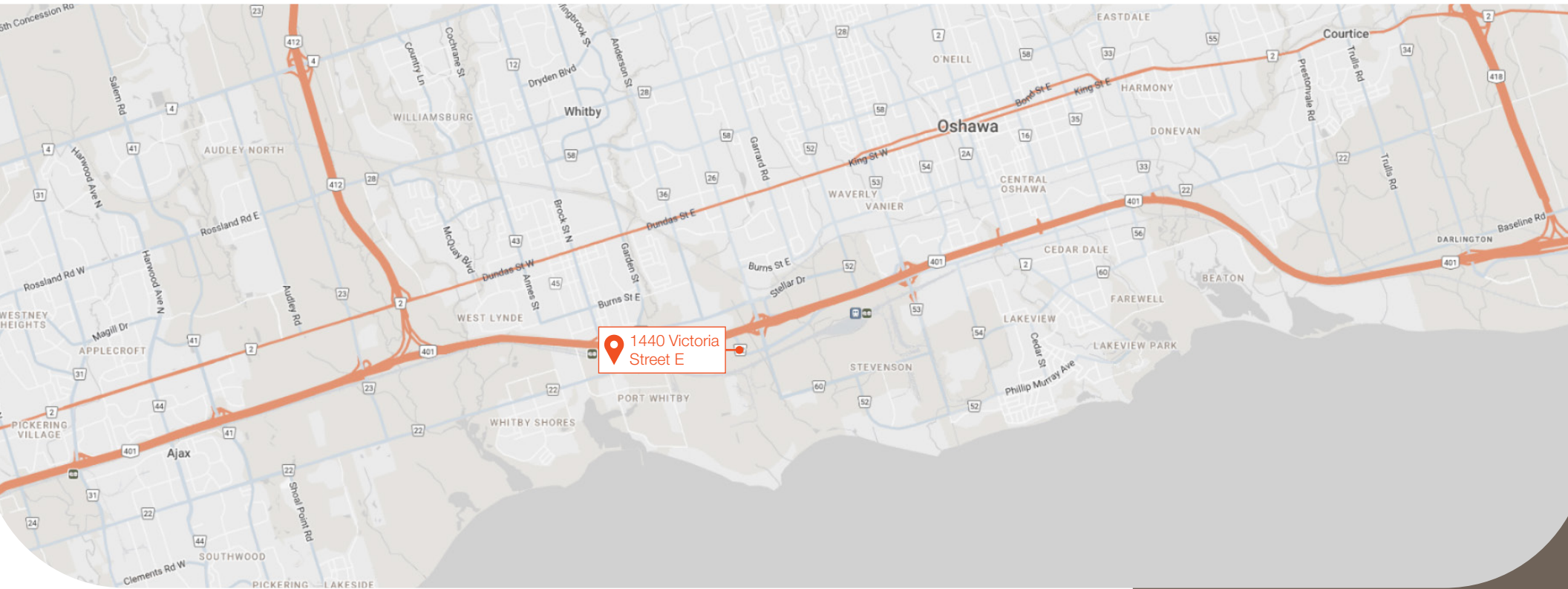
pkoty@lennard.com

Lennard:

*Sales Representative

lennard.com

1440 Victoria Street E



Property Highlights

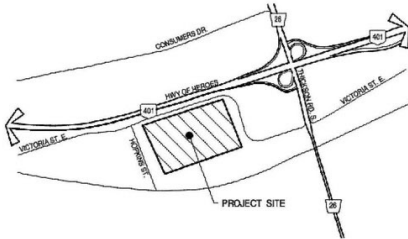
- Brand new Industrial Condo along Highway 401 in Whitby.
- 28' clear height with excellent shipping access to accommodate 53' trailers.
- Clean, bright interiors with high quality finishes.
- Flexibility to customize office space to requirements.
- Zoning allows for a range of uses.

Potential to add
Mezzanine Space
to suit your *needs*.

1440 Victoria Street E

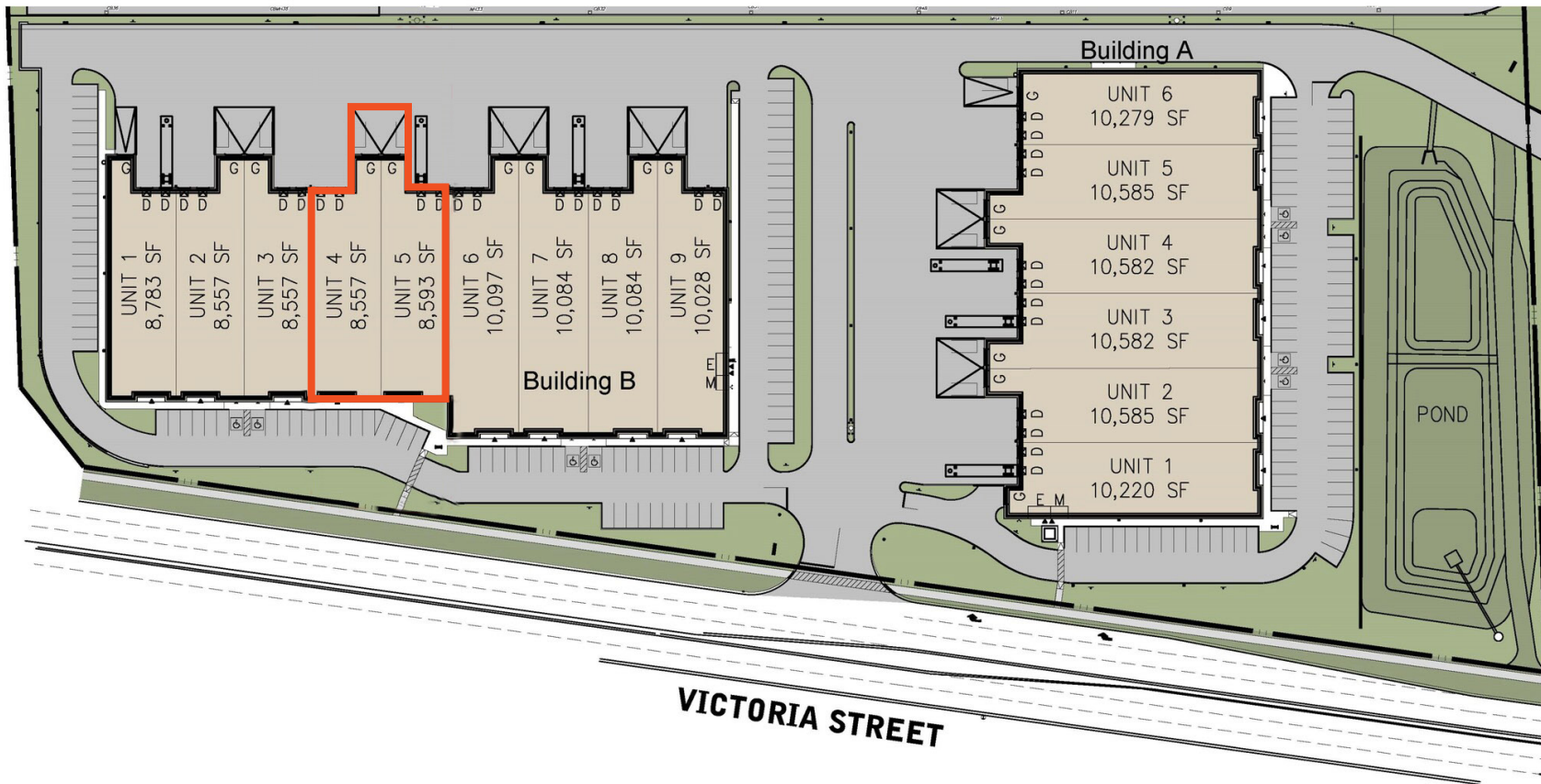
Site Plan

KEY PLAN



SITE LEGEND

- D** DOCK LOADING
- G** GRADE LOADING
- E** ELECTRICAL ROOM
- M** MECHANICAL ROOM



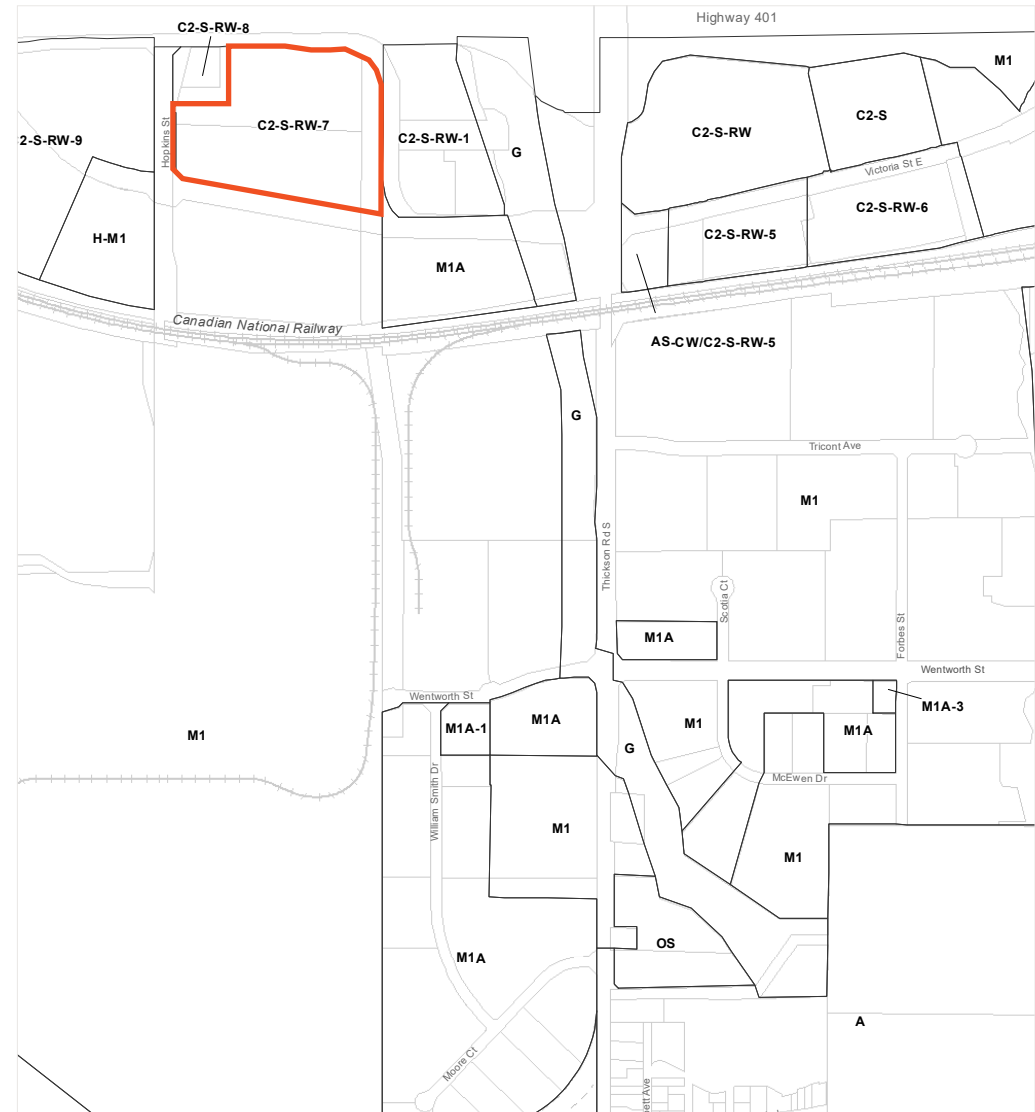
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Zoning

The following are permitted uses in the Special Purpose Commercial Zone (C2-S-RW-7) under the Town of Whitby Zoning By-Law 1784.

- retail warehouse facility
- 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

For full zoning information, please visit <https://www.whitby.ca/en/work/zoning.aspx>



Unit 4 & 5



Unit 4



Unit 5



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.