



UNDER CONSTRUCTION – Possession Q2 2026

AVAILABLE FOR SALE OR LEASE

200 WILLIAMS SMITH DRIVE
WHITBY, ON



200 WILLIAMS SMITH DRIVE

WHITBY, ON

Construction of this 200,000 SF prestige industrial warehouse in the heart of Whitby is underway. Site plan approval received. Property located within 3 minutes of Highway 401 and within 12 minutes Of Highway 407. All drawings, environmental and site engineering reports are available. Flexible zoning to accommodate many uses and permits outside storage options.

Building Size:	200,000 SF (divisible)
Office:	5% (on two floors) - Flexible
Lot size:	9.6 acres
Clear Height:	42'
Shipping:	23 dock doors and 2 drive-in
Status:	Under Construction
Bay size:	48'x 52'
Floors:	6" reinforced concrete
Sprinklers:	Partial
Elevator:	Provisioned
Site Plan:	Approval Received
2025 Interim Taxes:	\$25,891

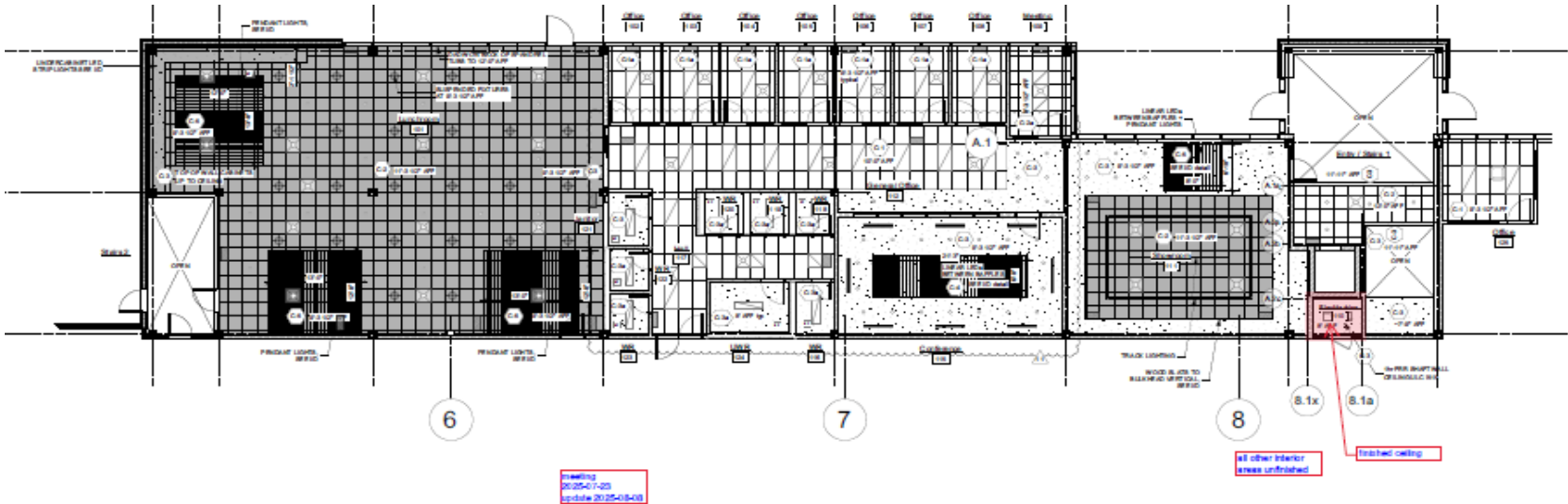


AERIAL VIEW

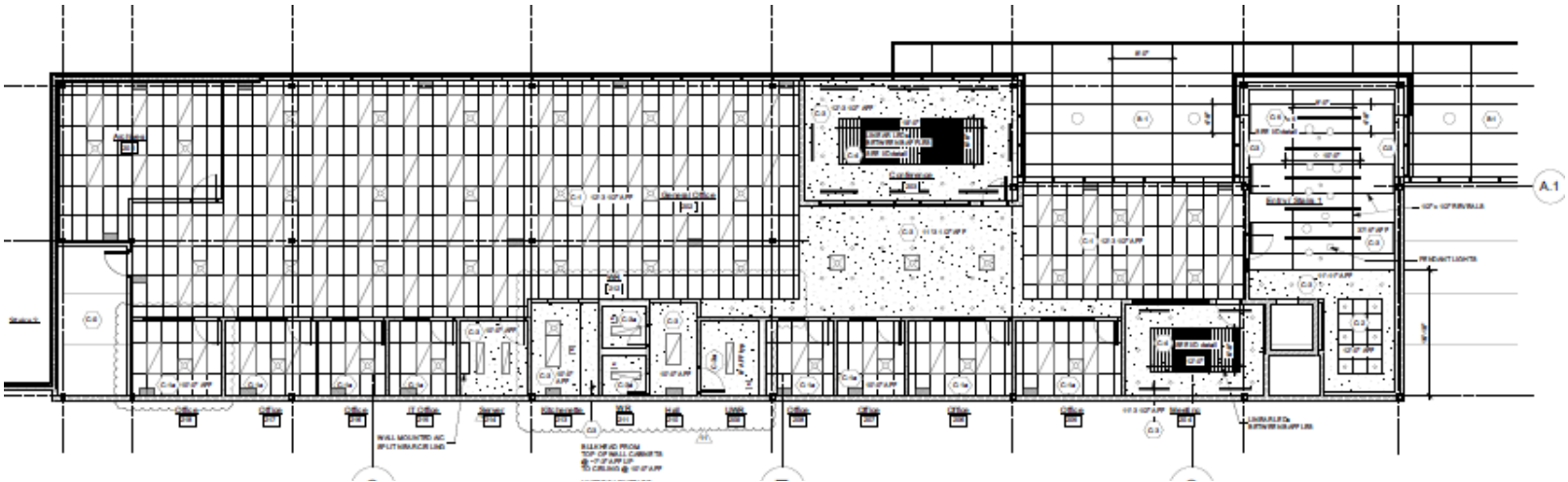
200 WILLIAMS SMITH DRIVE

WHITBY, ON

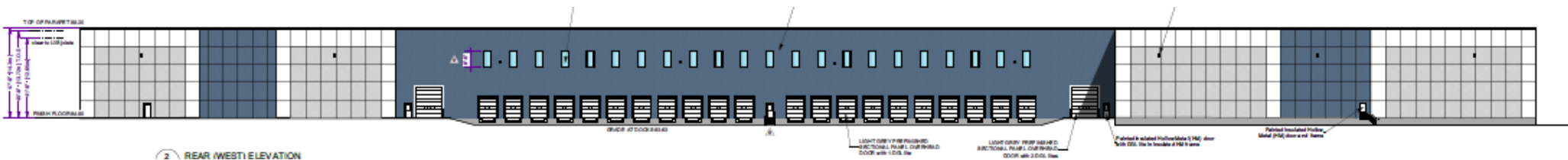
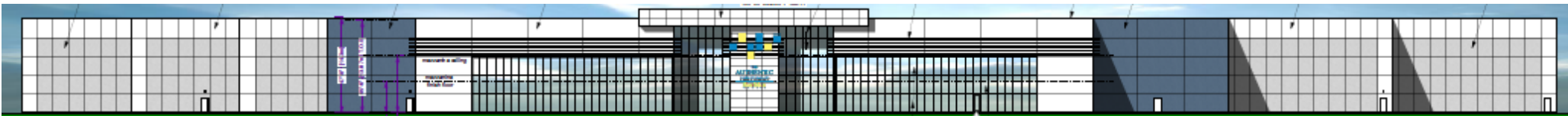
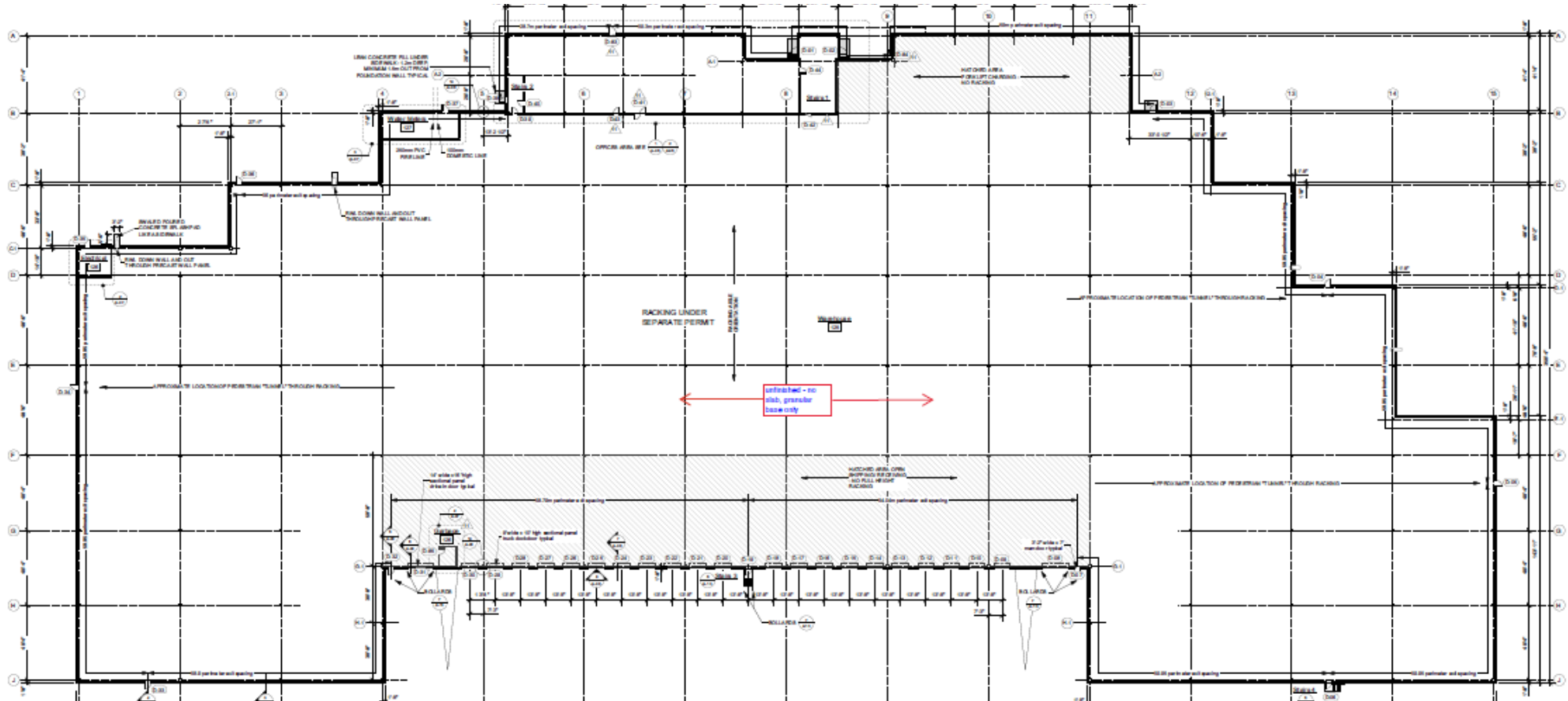
Proposed Offices Ground Floor Plan



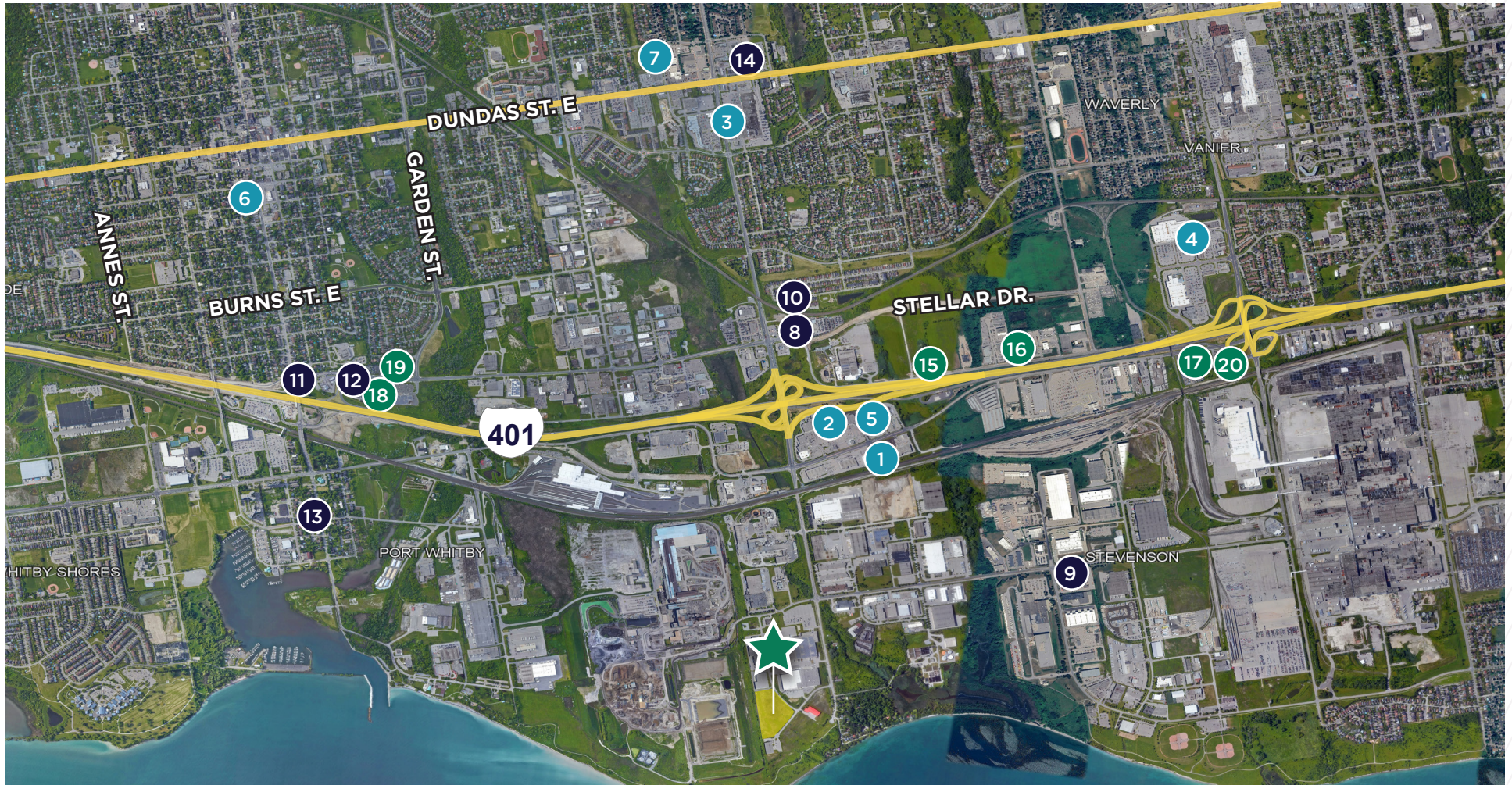
Proposed Offices Mezzanine Floor Plan - Optional



200 WILLIAMS SMITH DRIVE
WHITBY, ON



200 WILLIAMS SMITH DRIVE WHITBY, ON



RETAIL

- 1 Best Buy
- 2 Winners
- 3 Urban Planet
- 4 SmartCentres Oshawa
- 5 The Home Depot

RESTAURANTS

- 6 FreshCo Brock Street & Gilbert
- 7 Wholesale Club Glen Hill Drive
- 8 Pita Deli
- 9 Crave Doughnuts
- 10 Kumi's Kitchen
- 11 McDonald's
- 12 Kelseys Original Roadhouse
- 13 The Lake Grill
- 14 Truly Bangalore
- 15 Quality Suites Whitby

HOTELS

- 16 Travelodge by Wyndham Oshawa Whitby
- 17 Comfort Inn
- 18 Best Western Plus Durham
- 19 Motel 6 Whitby, ON - Toronto East
- 20 Residence Inn Whitby



FOR MORE INFORMATION, CONTACT:

BRAD ROLIN

Vice President, Industrial | Cushman & Wakefield ULC.

Direct +1 905 501 6403 | Cell +1 647 880 1234 | Fax +1 905 568 9444

brad.rolin@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



Listing E11977368 MLS® Data Information



200 Williams Smith Drive
Whitby, ON L1N 9W1
Commercial - Industrial
For Sale - \$1.00 For Sale - New

CUSHMAN & WAKEFIELD (905-568-9500)
BRADLEY FRASER ROLIN, Salesperson,
Salesperson (905-501-6403)

Location

ASSESSMENT ROLL #	180904003004040	LOT DEPTH	0
AREA	Durham	LOT/BLDG./UNIT CODE	Lot
MUNICIPALITY	Whitby	LOT SIZE CODE	Acres
COMMUNITY	Whitby Industrial	ZONING	M1A Prestige Industrial
LEGAL DESC.	Blk 3, Pl 40M1642 Except Pts 3 & 4, Pl 40R24591, S/T Lt511692, T/W Easement Over Pts 2, 3 & 4 Pl 40R22061 As in Dr186532, Whitby, Regional Municipality of Durham	MAIN CROSS STREETS	Thickson Rd S/Wentworth St
LOT FRONT	9.61		

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Included In	POSSESSION REMARKS	TBC
TAXES/YEAR/TYPE	59702.74 / 2024 / Annual	HOLDOVER DAYS	180
CONTRACT COMMENCEMENT	February 14, 2025	SELLER NAME	The Authentic T-Shirt Company ULC
EXPIRY DATE	December 11, 2025		

Details

CATEGORY	Free Standing	HEAT TYPE	Gas Forced Air Open
USE	Warehouse	TRUCK LVL SHIPPING DOORS #	21
FREESTANDING	Yes	DOORS HEIGHT FT./IN.	12' 0
TOTAL AREA/CODE	200000 Square Feet	DOORS WIDTH FT./IN.	10' 0
OFFICE APT. AREA/CODE	5%	DOUBLE MAN SHIPPING DOORS #	0
INDUSTRIAL AREA/CODE	95%	DRIVE-IN LVL SHIPPING DOORS #	2
APPROX. AGE	New	DOORS HEIGHT FT./IN.	16' 0
PHYS. HANDICAP-EQUIPPED	Yes	DOORS WIDTH FT./IN.	12' 0
BASEMENT	No	GRADE LVL SHIPPING DOORS #	0
UFFI	No	ELEVATOR	Public
CLEAR HEIGHT FT./IN.	42' 0	GARAGE TYPE	Outside/Surface
SPRINKLERS	Partial	OUTSIDE STORAGE	Yes
UTILITIES	Yes	RAIL	No
WIDTH FT./IN.	48' 0	SURVEY	Yes
LENGTH FT./IN.	54' 0	SOIL TEST	Yes
WATER	Municipal	SEWERS	Sanitary+Storm
AIR CONDITIONING	Partial		

Comments

REMARKS FOR CLIENTS

Site plan approval is pending on this 200,000 sq. ft. prestige industrial building in the heart of Whitby. All drawings, environmental and site engineering reports are available. Construction to commence in spring of 2025. Property located within 3 minutes of Highway 401 and within 12 minutes of Highway 407. Flexible zoning to accommodate many uses. Zoning permits outside storage option.

REALTOR ONLY REMARKS

Please speak with listing agent for further details. Commission fees will only be paid upon both completion of the transaction and collection from the Seller.

Other

LISTING BROKERAGE	CUSHMAN & WAKEFIELD	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1	BRADLEY FRASER ROLIN, Salesperson	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 PHONE #	905-501-6403	PERMISSION TO CONTACT	No
SALESPERSON 1 EMAIL	brad.rolin@cushwake.com	BROKER TO ADVERTISE	
CMSN. TO CO-OP BROKERAGE	1%	SHOWING REQUIREMENTS	List Salesperson
SELLER PROP. INFO STATEMENT	No	OCCUPANCY	Vacant
DISTRIBUTE TO INTERNET	Yes	CONTACT AFTER EXPIRED	No

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature

Date

Signature

Date

Signature

Date

Listing E11977366 MLS® Data Information



200 Williams Smith Drive
Whitby, ON L1N 9W1
Commercial - Industrial
For Lease - \$1.00 Sq Ft Net - New

CUSHMAN & WAKEFIELD (905-568-9500)
BRADLEY FRASER ROLIN, Salesperson,
Salesperson (905-501-6403)

Location

ASSESSMENT ROLL #	180904003004040	LOT DEPTH	0
AREA	Durham	LOT/BLDG./UNIT CODE	Lot
MUNICIPALITY	Whitby	LOT SIZE CODE	Acres
COMMUNITY	Whitby Industrial	ZONING	M1A Prestige Industrial
LEGAL DESC.	Blk 3, Pl 40M1642 Except Pts 3 & 4, Pl 40R24591, S/T Lt511692, T/W Easement Over Pts 2, 3 & 4 Pl 40R22061 As in Dr186532, Whitby, Regional Municipality of Durham	MAIN CROSS STREETS	Thickson Rd S/Wentworth St
LOT FRONT	9.61		

Amounts/Dates

MIN RENTAL TERM MONTHS	60	POSSESSION REMARKS	TBC
MAX RENTAL TERM MONTHS	240	HOLDOVER DAYS	180
CONTRACT COMMENCEMENT	February 14, 2025	TAXES/TYPE/YEAR	59702.74 / Annual / 2024
EXPIRY DATE	December 11, 2025	LANDLORD NAME	The Authentic T-Shirt Company ULC

Details

CATEGORY	Free Standing	AIR CONDITIONING	Partial
USE	Warehouse	HEAT TYPE	Gas Forced Air Open
FREESTANDING	Yes	TRUCK LVL SHIPPING DOORS #	21
TOTAL AREA/CODE	200000 Square Feet	DOORS HEIGHT FT./IN.	12' 0
OFFICE APT. AREA/CODE	5%	DOORS WIDTH FT./IN.	10' 0
INDUSTRIAL AREA/CODE	95%	DOUBLE MAN SHIPPING DOORS #	0
APPROX. AGE	New	DRIVE-IN LVL SHIPPING DOORS #	2
PHYS. HANDICAP-EQUIPPED	Yes	DOORS HEIGHT FT./IN.	16' 0
BASEMENT	No	DOORS WIDTH FT./IN.	12' 0
UFFI	No	GRADE LVL SHIPPING DOORS #	0
CLEAR HEIGHT FT./IN.	42' 0	ELEVATOR	Public
SPRINKLERS	Partial	GARAGE TYPE	Outside/Surface
UTILITIES	Yes	OUTSIDE STORAGE	Yes
WIDTH FT./IN.	48' 0	RAIL	No
LENGTH FT./IN.	54' 0	SURVEY	Yes
WATER	Municipal	SEWERS	Sanitary+Storm

Comments

REMARKS FOR CLIENTS

Site plan approval is pending on this 200,000 sq. ft. prestige industrial building in the heart of Whitby. All drawings, environmental and site engineering reports are available. Construction to commence in spring of 2025. Property located within 3 minutes of Highway 401 and within 12 minutes of Highway 407. Flexible zoning to accommodate many uses. Zoning permits outside storage option. Property is also available for lease and purchase as a build-to-suit as per MLS listings. Please speak with listing agent for further details.

REALTOR ONLY REMARKS

Commission fees will only be paid upon both completion of the transaction and collection from the Landlord.

Other

LISTING BROKERAGE	CUSHMAN & WAKEFIELD	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1	BRADLEY FRASER ROLIN, Salesperson	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 PHONE #	905-501-6403	PERMISSION TO CONTACT	No
SALESPERSON 1 EMAIL	brad.rolin@cushwake.com	BROKER TO ADVERTISE	
CMSN. TO CO-OP BROKERAGE	6% of 1st yr net & 2% for the balance of the term	SHOWING REQUIREMENTS	List Salesperson
SELLER PROP. INFO STATEMENT	No	OCCUPANCY	Vacant
DISTRIBUTE TO INTERNET	Yes	CONTACT AFTER EXPIRED	No

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature

Date

Signature

Date

Signature

Date