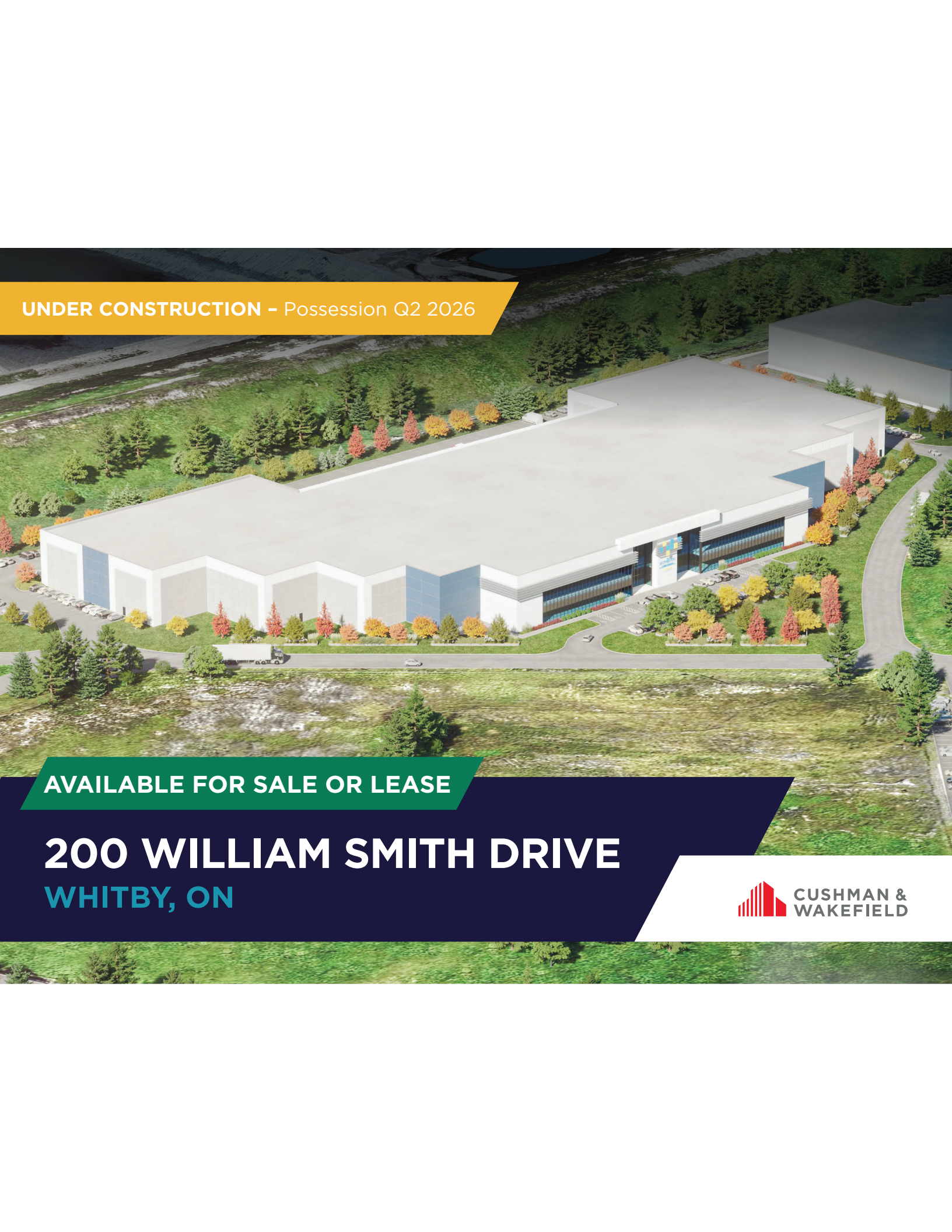




UNDER CONSTRUCTION – Possession Q2 2026

AVAILABLE FOR SALE OR LEASE

200 WILLIAM SMITH DRIVE
WHITBY, ON



200 WILLIAM SMITH DRIVE

WHITBY, ON

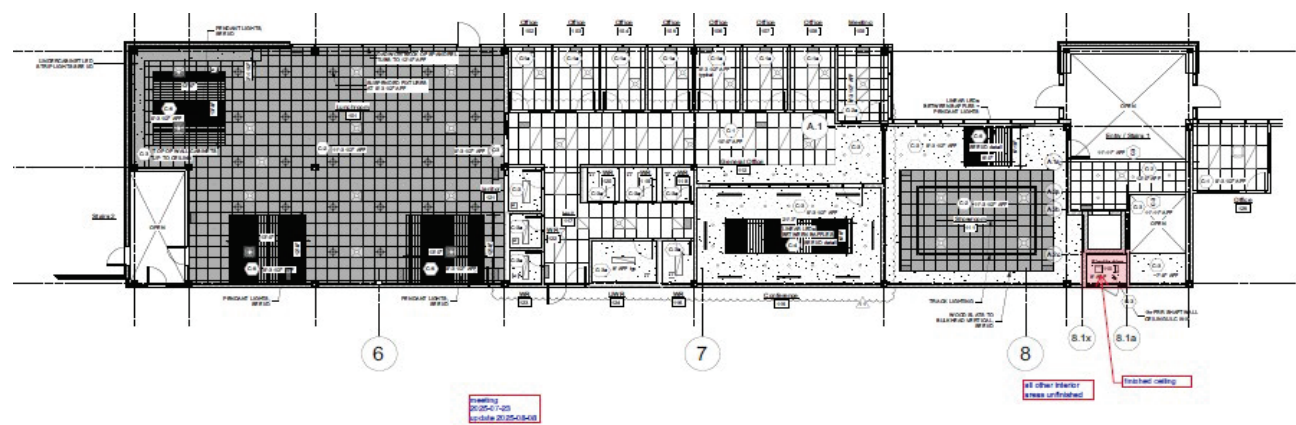
Construction of this 200,000 SF prestige industrial warehouse in the heart of Whitby is underway. Site plan approval received. Property located within 3 minutes of Highway 401 and within 12 minutes Of Highway 407. All drawings, environmental and site engineering reports are available. Flexible zoning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

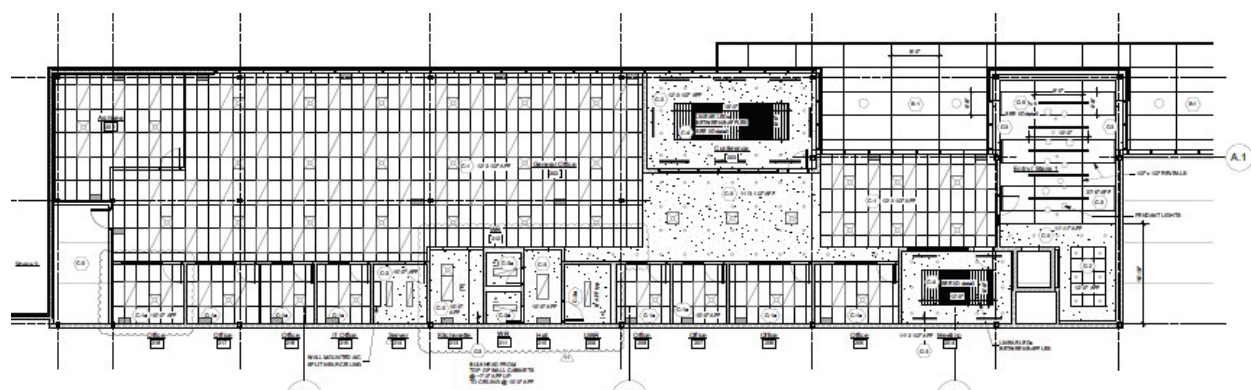


200 WILLIAM SMITH DRIVE
WHITBY, ON

Proposed Offices Ground Floor Plan



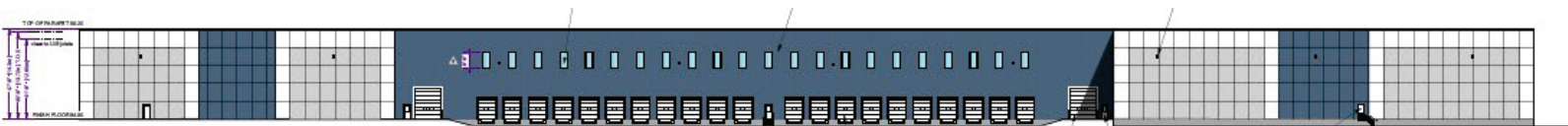
Proposed Offices Mezzanine Floor Plan - Optional



Architectural floor plan of a building, likely a school or institutional structure, showing a grid system (1-15 horizontally, A-J vertically). The plan includes various rooms, corridors, and structural details. A red box highlights a central area with the text "unframed - no glass, perimeter beam only". The plan includes dimensions, grid lines, and detailed annotations for construction and materials.

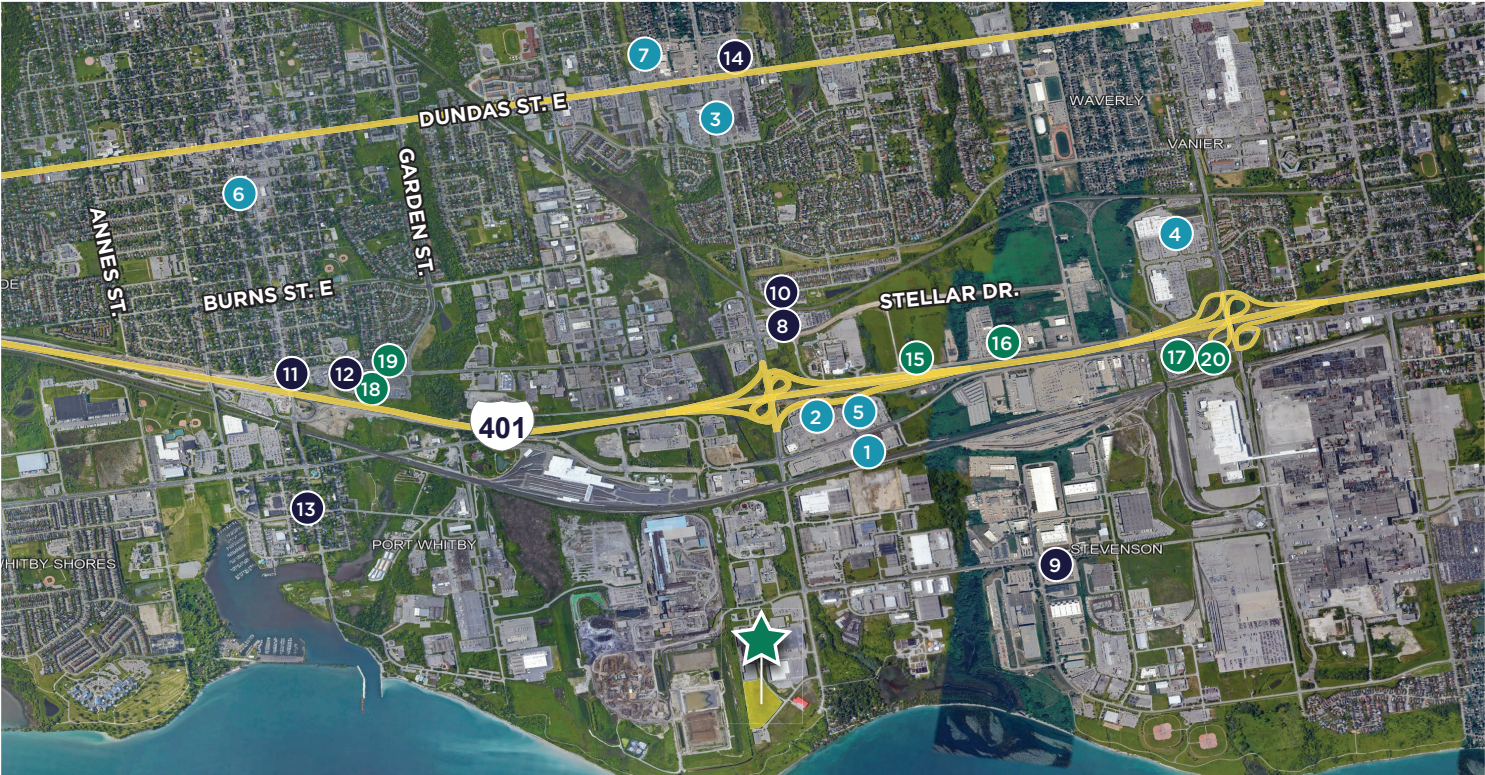
Key features and annotations include:

- Grid System:** 1-15 horizontally, A-J vertically.
- Rooms and Spaces:**
 - Room 101 (top left)
 - Room 102 (top center)
 - Room 103 (top right)
 - Room 104 (middle left)
 - Room 105 (middle center)
 - Room 106 (middle right)
 - Room 107 (bottom left)
 - Room 108 (bottom center)
 - Room 109 (bottom right)
- Structural Details:**
 - CONCRETE FILL UNDER EXISTING CURB
 - EXISTING CURB
 - EXISTING WALL
 - EXISTING FLOOR
 - EXISTING ROOF
 - EXISTING FOUNDATION
 - EXISTING STRUCTURE
 - EXISTING MATERIAL
 - EXISTING FINISH
 - EXISTING EQUIPMENT
 - EXISTING UTILITIES
 - EXISTING LANDSCAPE
 - EXISTING SITEWORK
 - EXISTING EXTERIOR
 - EXISTING INTERIOR
 - EXISTING MECHANICAL
 - EXISTING ELECTRICAL
 - EXISTING PLUMBING
 - EXISTING HVAC
 - EXISTING FIRE
 - EXISTING SAFETY
 - EXISTING SECURITY
 - EXISTING ACCESSIBILITY
 - EXISTING SUSTAINABILITY
 - EXISTING WELLNESS
 - EXISTING COMMUNITY
 - EXISTING CULTURE
 - EXISTING ARTS
 - EXISTING RECREATION
 - EXISTING EDUCATION
 - EXISTING RESEARCH
 - EXISTING INNOVATION
 - EXISTING LEARNING
 - EXISTING GROWTH
 - EXISTING CHANGE
 - EXISTING IMPROVEMENT
 - EXISTING ENHANCEMENT
 - EXISTING OPTIMIZATION
 - EXISTING EFFICIENCY
 - EXISTING EFFECTIVENESS
 - EXISTING PRODUCTIVITY
 - EXISTING QUALITY
 - EXISTING QUANTITY
 - EXISTING VALUE
 - EXISTING COST
 - EXISTING BUDGET
 - EXISTING SCHEDULE
 - EXISTING RISK
 - EXISTING COMPLIANCE
 - EXISTING REGULATION
 - EXISTING STANDARD
 - EXISTING PRACTICE
 - EXISTING PROCEDURE
 - EXISTING POLICY
 - EXISTING STRATEGY
 - EXISTING PLAN
 - EXISTING PROGRAM
 - EXISTING PROJECT
 - EXISTING INITIATIVE
 - EXISTING PROGRAMME
 - EXISTING PROJECTS
 - EXISTING INITIATIVES
 - EXISTING PROGRAMMES
 - EXISTING PROJECTS
 - EXISTING INITIATIVES
 - EXISTING PROGRAMMES



2 REAR (WEST) ELEVATION

200 WILLIAM 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:

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brad.rolin@cushwake.com

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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
AREA	Durham
MUNICIPALITY	Whitby
COMMUNITY	Whitby Industrial
LEGAL DESC.	Blk 3, Pt 40M1642 Except Pts 3 & 4, Pt 40R24591, S/T L1S11692, T/W Easement Over Pts 2, 3 & 4 Pt 40R22061 As in Dr186532, Whitby, Regional Municipality of Durham
LOT DEPTH	0
LOT/BLDG./UNIT CODE	Lot
LOT SIZE CODE	Acres
ZONING	M1A Prestige Industrial
MAIN CROSS STREETS	Thickson Rd S/Wentworth St
LOT FRONT	9.61

Amounts/Dates	
HST APPLICABLE TO SALE PRICE	Included in
TAXES/YEAR/TYPE	59702.74 / 2024 / Annual
CONTRACT COMMENCEMENT	February 14, 2025
EXPIRY DATE	December 11, 2025
Details	
CATEGORY	Free Standing
USE	Warehouse
FREESTANDING	Yes
TOTAL AREA/CODE	200000 Square Feet
OFFICE APT. AREA/CODE	5%
INDUSTRIAL AREA/CODE	95%
APPROX. AGE	New
PHYS. HANDICAP-EQUIPPED	Yes
BASEMENT	No
UFFI	No
CLEAR HEIGHT FT./IN.	42' 0
SPRINKLERS	Partial
UTILITIES	Yes
WIDTH FT./IN.	48' 0
LENGTH FT./IN.	54' 0
WATER	Municipal
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
SALESPERSON 1	BRADLEY FRASER ROLIN, Salesperson
SALESPERSON 1 PHONE #	905-501-6403
SALESPERSON 1 EMAIL	brad.rolin@cushwake.com
CMSN. TO CO-OP. BROKERAGE	1%
SELLER PROP. INFO STATEMENT	No
DISTRIBUTE TO INTERNET	Yes

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
AREA	Durham
MUNICIPALITY	Whitby
COMMUNITY	Whitby Industrial
LEGAL DESC.	Blk 3, Pt 40M1642 Except Pts 3 & 4, Pt 40R24591, S/T L1S11692, T/W Easement Over Pts 2, 3 & 4 Pt 40R22061 As in Dr186532, Whitby, Regional Municipality of Durham
LOT DEPTH	0
LOT/BLDG./UNIT CODE	Lot
LOT SIZE CODE	Acres
ZONING	M1A Prestige Industrial
MAIN CROSS STREETS	Thickson Rd S/Wentworth St
LOT FRONT	9.61

Amounts/Dates	
MIN RENTAL TERM MONTHS	60
MAX RENTAL TERM MONTHS	240
CONTRACT COMMENCEMENT	February 14, 2025
EXPIRY DATE	December 11, 2025
Details	
CATEGORY	Free Standing
USE	Warehouse
FREESTANDING	Yes
TOTAL AREA/CODE	200000 Square Feet
OFFICE APT. AREA/CODE	5%
INDUSTRIAL AREA/CODE	95%
APPROX. AGE	New
PHYS. HANDICAP-EQUIPPED	Yes
BASEMENT	No
UFFI	No
CLEAR HEIGHT FT./IN.	42' 0
SPRINKLERS	Partial
UTILITIES	Yes
WIDTH FT./IN.	48' 0
LENGTH FT./IN.	54' 0
WATER	Municipal

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
SALESPERSON 1	BRADLEY FRASER ROLIN, Salesperson
SALESPERSON 1 PHONE #	905-501-6403
SALESPERSON 1 EMAIL	brad.rolin@cushwake.com
CMSN. TO CO-OP. BROKERAGE	6% of 1st yr net & 2% for the balance of the term
SELLER PROP. INFO STATEMENT	No
DISTRIBUTE TO INTERNET	Yes

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