

# 1901 FORBES STREET | WHITBY, ON



## PROPERTY SPECIFICATIONS

**Total Area:** 46,907 sf

Lot Size: 2.682 acres

Office Area: 3,000 sf

Clear Height: 22'

Shipping: 6 TL & 3 DI

**Zoning:** M1(1784)

**Possession:** Immediate

Asking Rate: \$9.95 psf

**TMI (2025):** \$3.32 psf

Sublease Expiry: June 30, 2026

Situated minutes to Hwy 401

Excellent shipping and receiving

Three points of ingress/egress



**Comments:** 

### **AERIAL PHOTOS**





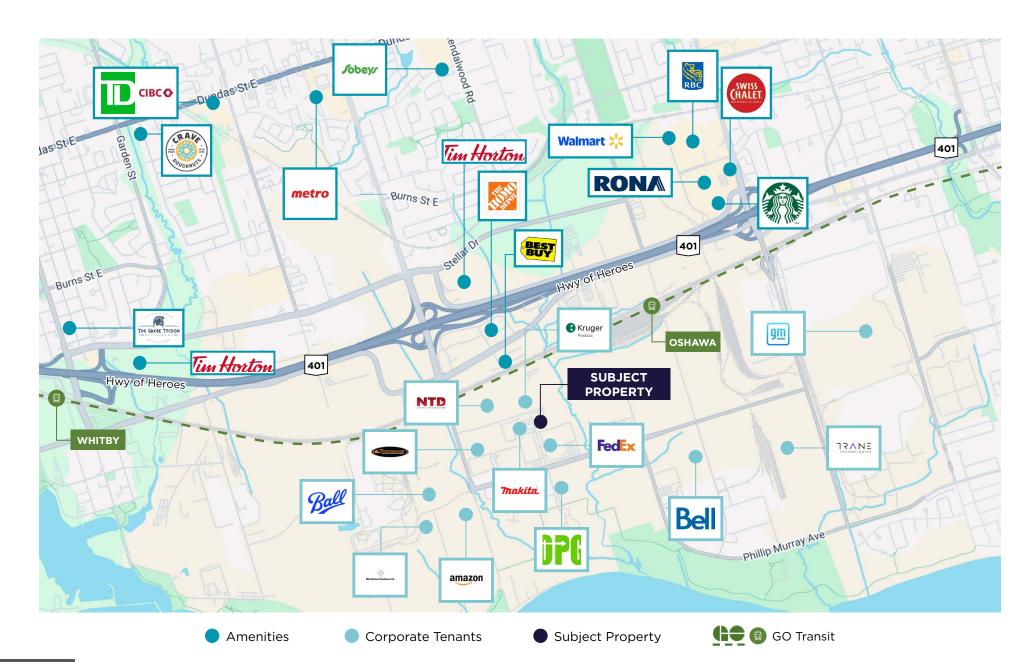








### STRATEGIC LOCATION



### **ZONING: M1 (1784)**

#### **PERMITTED USES:**

The following are permitted uses in the M1 (1784) variation:

#### INDUSTRIAL

Any building for industrial or warehousing purposes except those which from their nature or the materials used therein are under The Public Health Act or regulations thereunder, declared to be a noxious trade, business, or manufacture and any open storage use that is accessory to the industrial or warehousing use provided that such open storage is restricted to the rear of the main building and not readily visible from the front of the lot. Any use permitted under The Railway Act or any other Statute of Ontario or Canada governing railway operations, including tracks, industrial spurs and other railway facilities.

#### COMMERCIAL

Offices incidental to industry, banks, restaurants, parking lots, public garages, a radio or television transmission establishment.

#### RECREATIONAL

Auditoriums, swimming pools, golf courses, or other recreational uses which may be accessory and incidental to a commercial or manufacturing use.

#### RESIDENTIAL

No residential uses shall be permitted except dwellings for a caretaker, watchman or other similar person employed on the premises concerned and such person's family.

For more information on zoning, visit www.whitby.ca







### FOR MORE INFORMATION, CONTACT:

MICHAEL YULL\*, SIOR Executive Vice President 647 272 3075 Michael.Yull@cushwake.com RORY MACNEIL\*
Senior Associate
289 221 0356
Rory.MacNeil@cushwake.com

CUSHMAN & WAKEFIELD ULC. 1 Prologis Blvd, Suite 300 Mississauga, ON L5W 0G2 cushmanwakefield.com

©2025 Cushman & Wakefield Ulc. 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. \*Sale Representative