



1901 FORBES STREET | WHITBY, ON



FOR SUBLEASE 46,907 SF ON 2.682 ACRES

Outlines are approximate

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

Comments:

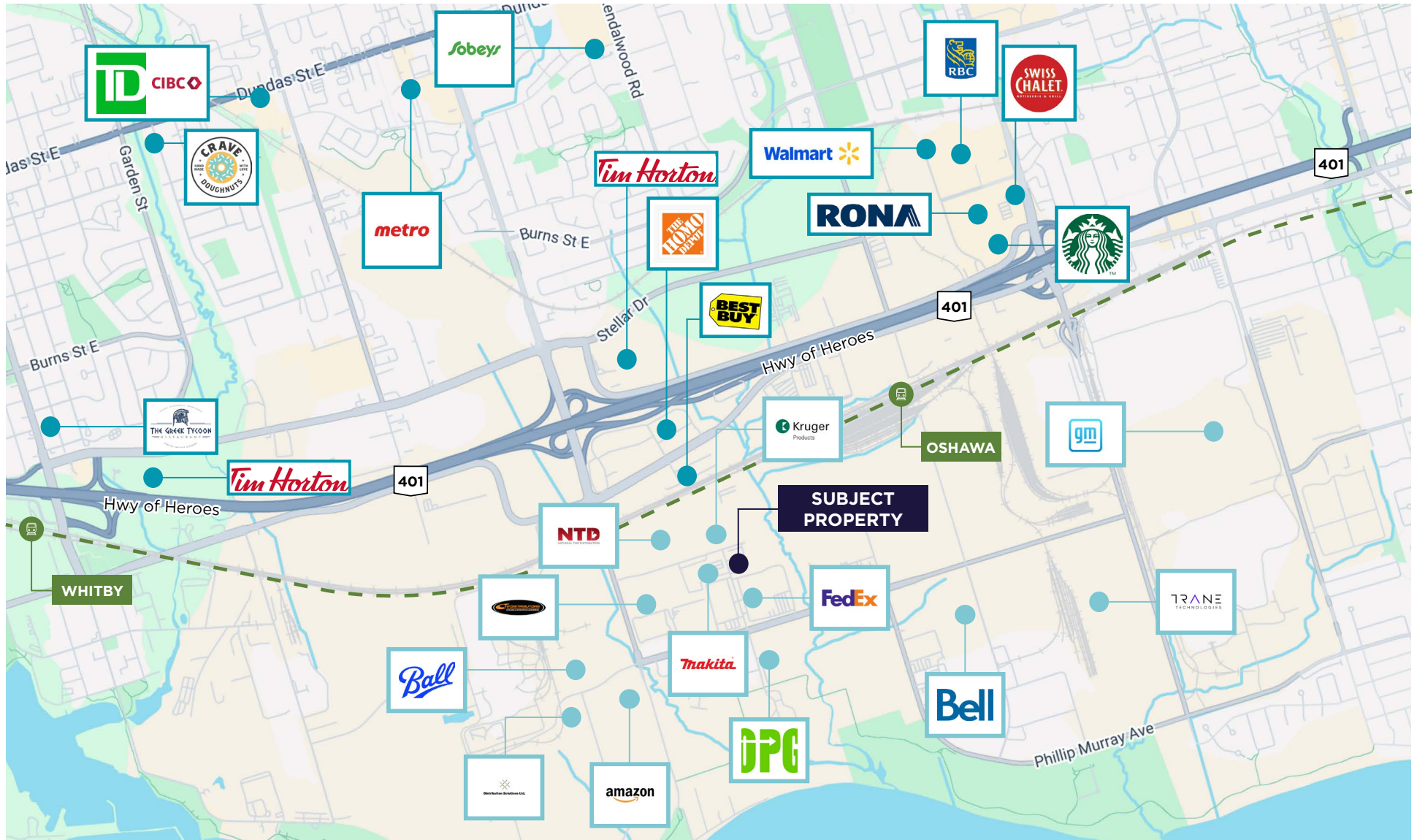
- Situated minutes to Hwy 401
- Excellent shipping and receiving
- Three points of ingress/egress



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:

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