

HOPKINS LOGISTICS HUB

AVAILABLE FOR LEASE

UNIT #1

146,536 SF



READY FOR OCCUPANCY

901 HOPKINS STREET, WHITBY

CUSHMAN & WAKEFIELD ULC, BROKERAGE

FIRST GULF |  NICOLA
WEALTH
REAL ESTATE

 CUSHMAN &
WAKEFIELD



LAST-TOUCH LOGISTICS MADE EASY

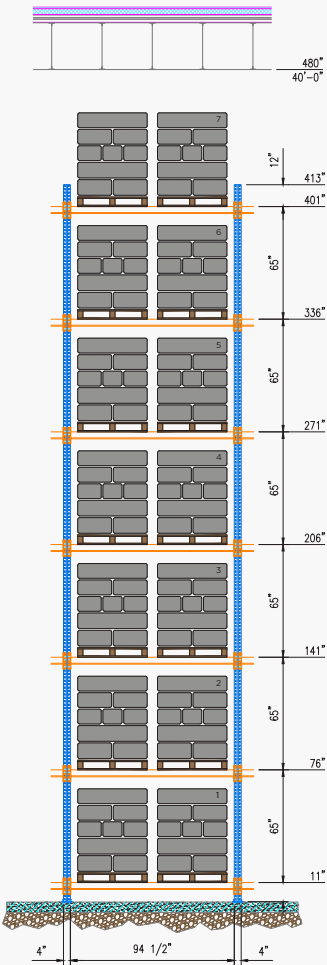




UNIT DETAILS

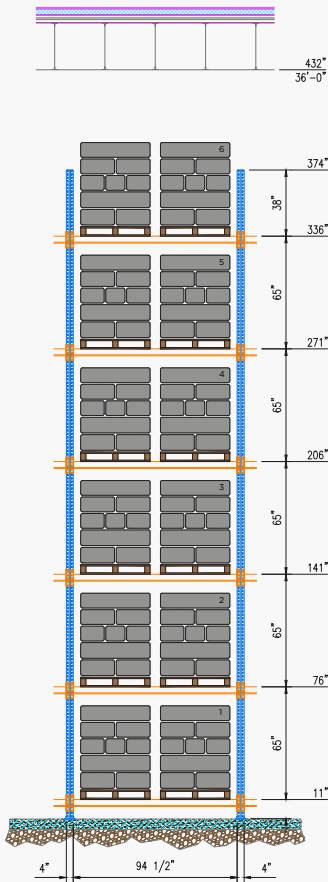
UNIT SIZE	146,536 SF
OFFICE AREA	3%
SHIPPING	15 TRUCK LEVEL AND 1 DRIVE IN
CLEAR HEIGHT	40'
BAY SIZES	56' X 43' WITH 60' STAGING BAY
LOT SIZE	22.21 ACRES (13.5 DEVELOPABLE ACRES)
ZONING	M2 - INDUSTRIAL
TRAILER PARKING	20
CAR PARKING	211
POSSESSION	IMMEDIATE
ASKING RENT	PLEASE CONTACT LISTING AGENTS
TMI	TO BE DETERMINED

CLEAR HEIGHT SAVINGS



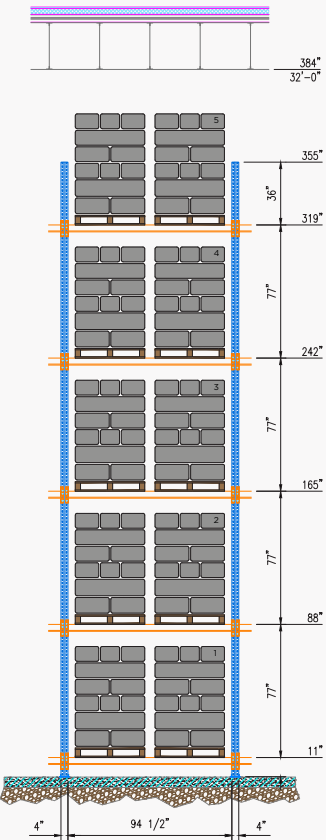
40' Clear
RACK ELEVATION

61,668
Net Pallet Count
DOUBLE DEEP



36' Clear
RACK ELEVATION

52,380
Net Pallet Count
DOUBLE DEEP



32' Clear
RACK ELEVATION

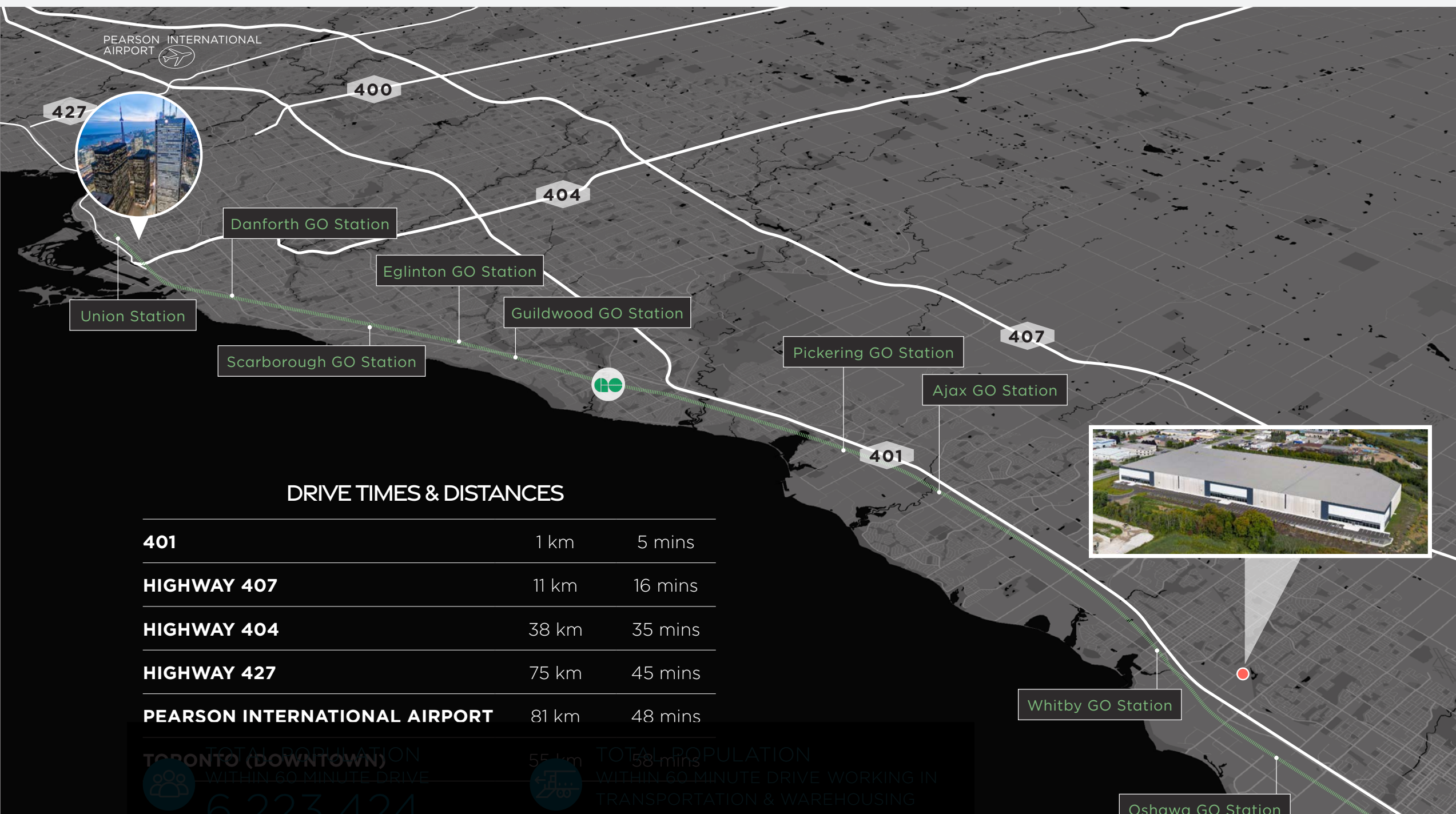
43,092
Net Pallet Count
DOUBLE DEEP



UNCOVER THE 40' ADVANTAGE

Hopkins Logistics Hub's 40-foot ceilings have been built to exceed standard industrial clear heights, resulting in a critical increase in storage capacity. By design, these towering clear heights also reduce total square footage requirements by approximately 30% (compared to 28' clear heights), leading to significant potential cost savings over time.

STRATEGICALLY LOCATED



TOTAL POPULATION
WITHIN 60 MINUTE DRIVE

4,250,221



TOTAL POPULATION
WITHIN 60 MINUTE DRIVE
WORKING IN
TRANSPORTATION
& WAREHOUSING

225,0129

AREA AMENITIES

RETAIL

1. Canadian Tire
2. Whitby Entertainment
Centrum Mall
3. Home Depot
4. LCBO
5. Best Buy
6. Golf Town
7. Princess Auto
8. Shoppers Drug Mart

GAS STATIONS

9. Petro-Canada
10. Pioneer
11. Ultramar
12. Shell

SPORT & ENTERTAINMENT

13. Iroquois Park Sports Centre
14. Oshawa Golf and
Curling Club

BANKS

15. TD Canada Trust
16. CIBC
17. BMO
18. Scotiabank
19. RBC

FOOD/RESTAURANTS

20. Tim Hortons
21. Jack Astors
22. Lone Star
23. Montana's
24. Milestones
25. McDonald's
26. Starbucks
27. Greek Tycoon
28. Wendy's
29. FreshCo

FIRST RESPONDERS

30. Whitby Fire Station 2
31. Lakeridge Health Hospital

HOTELS

32. Travelodge
33. Marriot Residence Inn
34. Holiday Inn
35. Motel 6

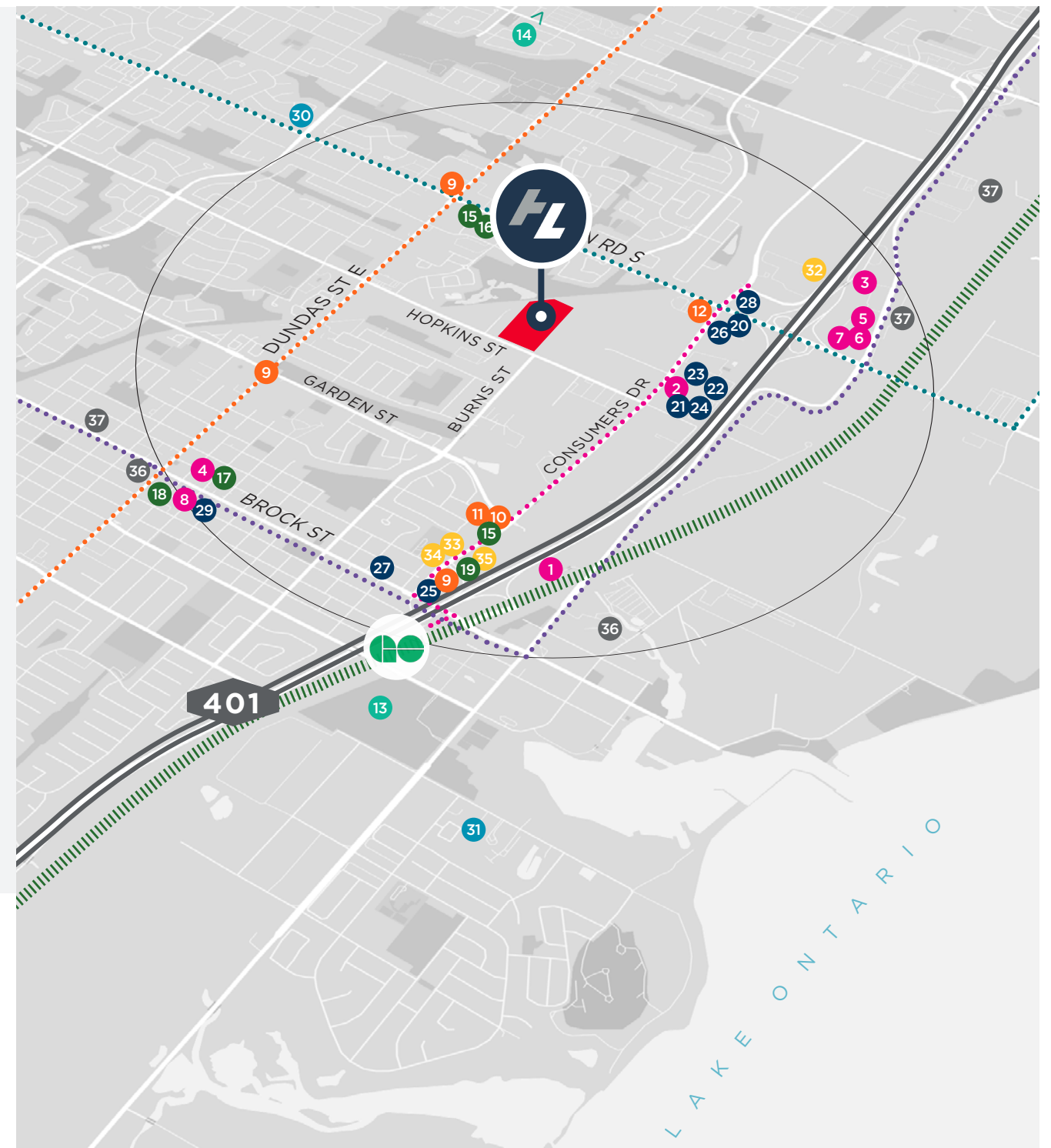
COURIER DEPOTS

36. FedEx
37. Purolator

DURHAM REGION TRANSIT

- Route# 905, 917
- Route# 392, 900, N1
- Route# 302, 392, 917, 90
- Route# 905, 403

GO TRANSIT



LABOUR POOL



1 KM	
4,313	TOTAL POPULATION
10,072	DAYTIME POPULATION
\$87,243	HOUSEHOLD INCOME

3 KM	
47,098	TOTAL POPULATION
64,019	DAYTIME POPULATION
\$105,454	HOUSEHOLD INCOME

5 KM	
135,228	TOTAL POPULATION
152,987	DAYTIME POPULATION
\$109,333	HOUSEHOLD INCOME



LOCAL SUITABILITY SCORE



ABOUT US



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with over \$14.4 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The Nicola Wealth Real Estate portfolio now exceeds \$10 billion gross asset value.

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F1RST GULF

First Gulf is an award-winning leader in the development of office, industrial, mixed-use and retail properties with developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build, construction, leasing, financing and property management. To date, First Gulf has developed and constructed over 30 million sf of office, retail, and industrial real estate. First Gulf is part of the Great Gulf Group, one of North America's premier real estate organizations. Established in 1975, with major projects in Canada and the United States, the Group's fully-integrated activities span the entire real estate spectrum.

www.firstgulf.com



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FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

PETER SCHMIDT* B.A.A., SIOR

EXECUTIVE VICE PRESIDENT

416 756 5460

PETER.SCHMIDT@CUSHWAKE.COM

DANIEL HUBERT*

EXECUTIVE VICE PRESIDENT

416 859 4879

DANIEL.HUBERT@CUSHWAKE.COM

JAMES MILDON*

VICE PRESIDENT

416 756 5463

JAMES.MILDON@CUSHWAKE.COM

D'ARCY BAK*

ASSOCIATE VICE PRESIDENT

416 756 5415

DARCY.BAK@CUSHWAKE.COM

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