10,585 SF REMAINING

1450 VICTORIA STREET E

WHITBY, ON

UNIT 5 AVAILABLE FOR SALE

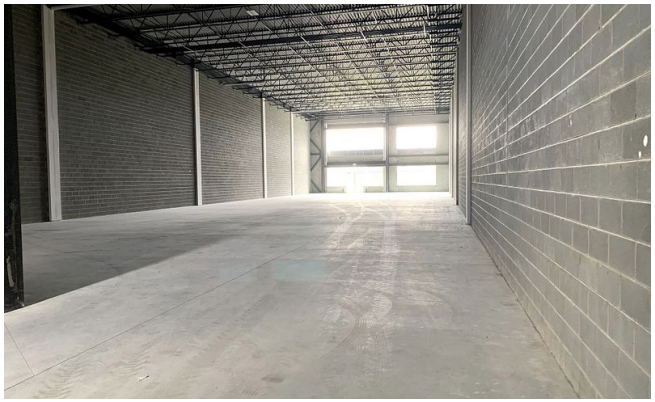
CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

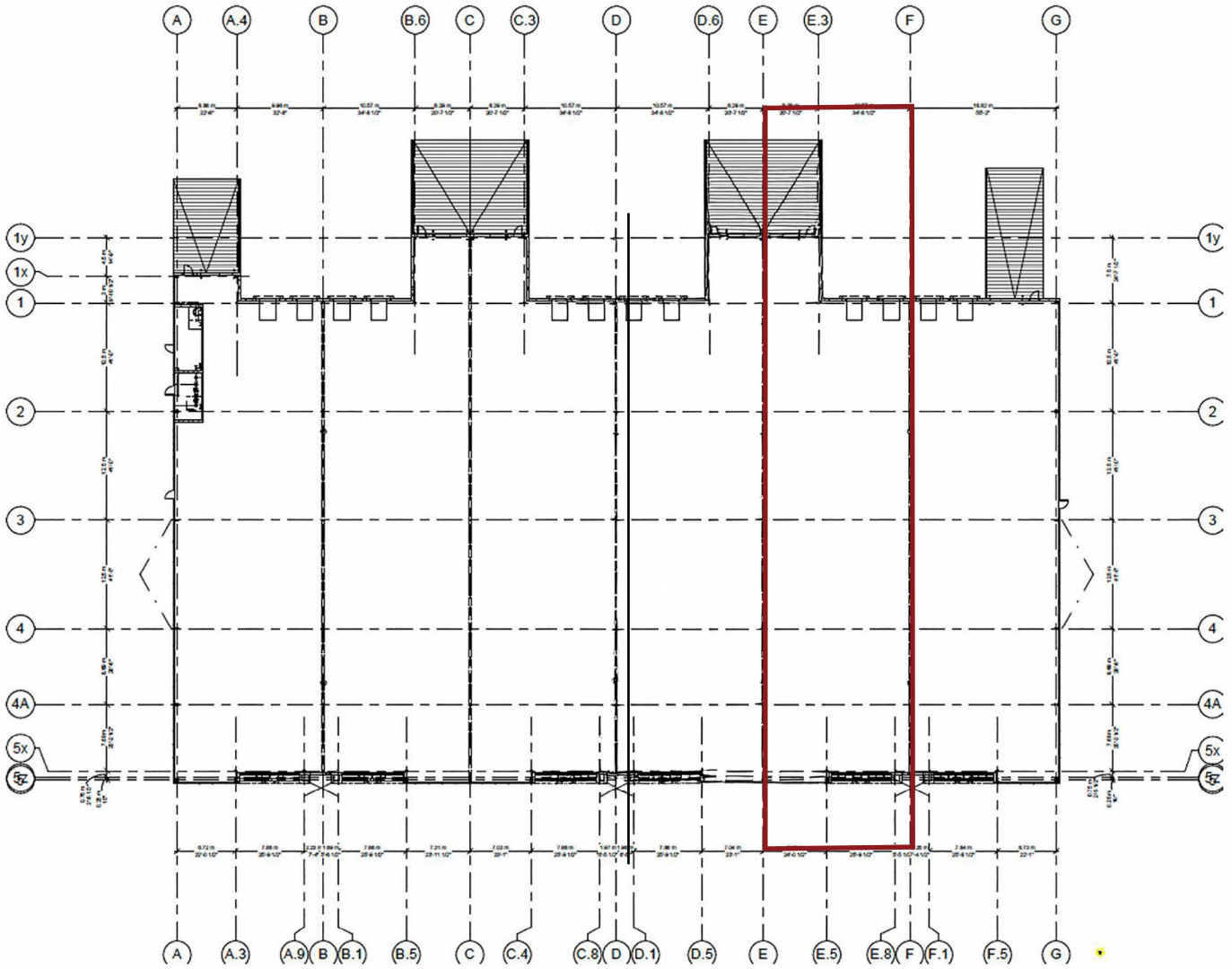
Total Area:	10,585 sf (100% industrial)
Clear Height:	28’
Shipping:	2 TL, 1 DI
Sale Price:	Speak to Listing Team
Taxes (2026):	$27,290.70
Condo Maintenance Fee	$2,187.14 (monthly)
Possession:	Immediate
Zoning:	C2-S-RW-7

Comments:

- One brand new industrial unit remaining in Victoria Crossing, Whitby
- Modern precast construction with glazed frontage
- Situated in a prime industrial area with access to transit, labour and surrounding high quality developments
- Excellent location with quick access to Hwy 401 & 412



FLOOR PLAN


A
A.4
B
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C
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D
D.6
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G
1y
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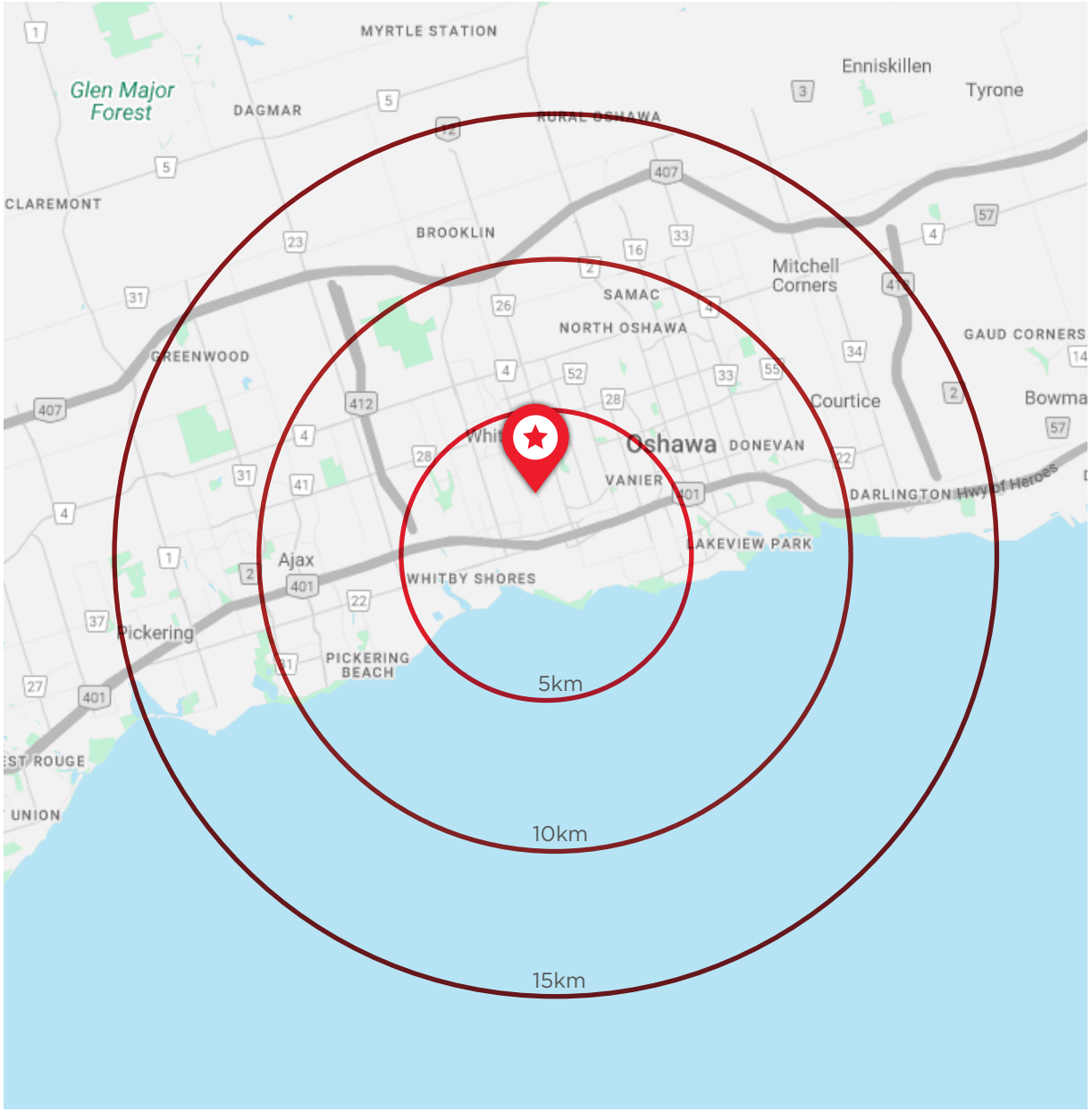
1
2
3
4
4A
5x
5z
A.3
A.9
B.1
B.5
C.4
C.8
D.1
D.5
E.5
E.8
F.1
F.5

STRATEGIC LOCATION

Corporate Tenants | Subject Property | Oshawa GO | Durham Region Transit #403 @ Wentworth St | #917 @ Stellar Dr

DEMOGRAPHICS



97,725
343,548
502,660

POPULATION

42
40
40

AVERAGE AGE

$91,694
$101,474
$107,794

MEDIAN HOUSEHOLD INCOME

53%
55%
56%

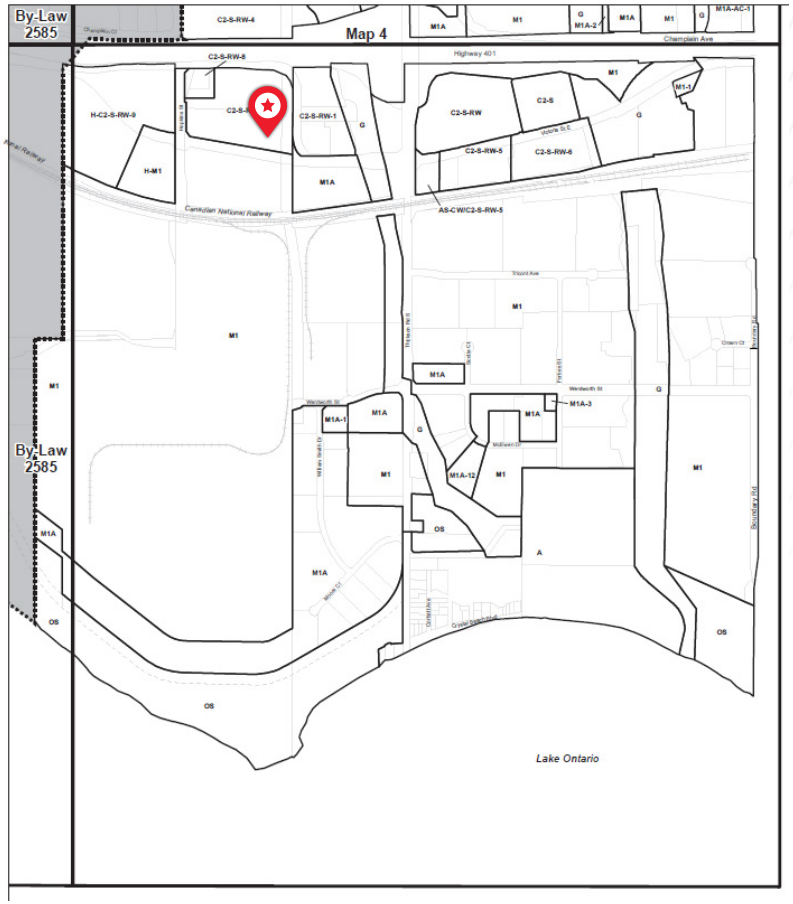
EMPLOYMENT RATE

ZONING: C2-S-RW-7

No person shall, within any C2-S-RW Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

NON RESIDENTIAL USES:

- Restaurant/eating establishment
- Bank/financial institution
- Retail warehouse



Notwithstanding the non-residential uses permitted within a "C2-S-RW" Zone Section 7F (i)(a), the following uses shall be permitted on the lands identified as the "Subject Property" on Schedule "A-1" attached to By-law # 5498-04, namely:

(i) retail warehouse facility', subject to the zone provisions of Section 7F, Subsection (ii) of By-law 1784, as amended, provided that the total gross leasable area devoted to retail warehouse facilities does not exceed 23,700 m^2;

(ii) outdoor display of goods provided that any outdoor display of goods is ancillary to the permitted retail warehouse and is not located more than 6.0m from the main wall of the building in which the retail warehouse use is located; and,

(iii) any uses permitted in the "M1A" Prestige Industrial Zone, subject to the zone provisions of Section 8A, Subsection (ii) of By-law 1784, as amended.

For more information on zoning, www.whitby.ca

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