



1672 TRICONT AVENUE #1 | WHITBY, ON

STATE-OF-THE-ART MODERN UNIT IN WHITBY'S PREMIER INDUSTRIAL CORRIDOR



AVAILABLE FOR SUBLEASE

PROPERTY SPECIFICATIONS

Total Area: 42,000 sf (100% industrial)

Clear Height: 32'

Shipping: 9 TL 1, 1 DI

Lease Rate: \$10.95 psf

T.M.I. (2026): \$3.86 psf

Possession: Immediate

Sublease Expiry: September 30, 2030

Zoning: M1-1784

Comments:

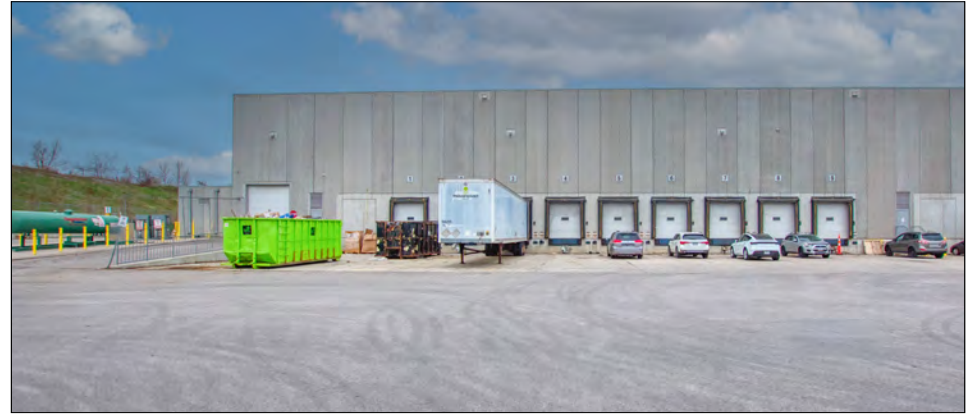
- State-of-the-art modern unit available for sublease in Whitby's premier industrial corridor
- Punch-out in place for one additional dock door
- Space to be demised by security fence
- Located with excellent access to the Highway 401 interchange



INTERIOR PHOTOS



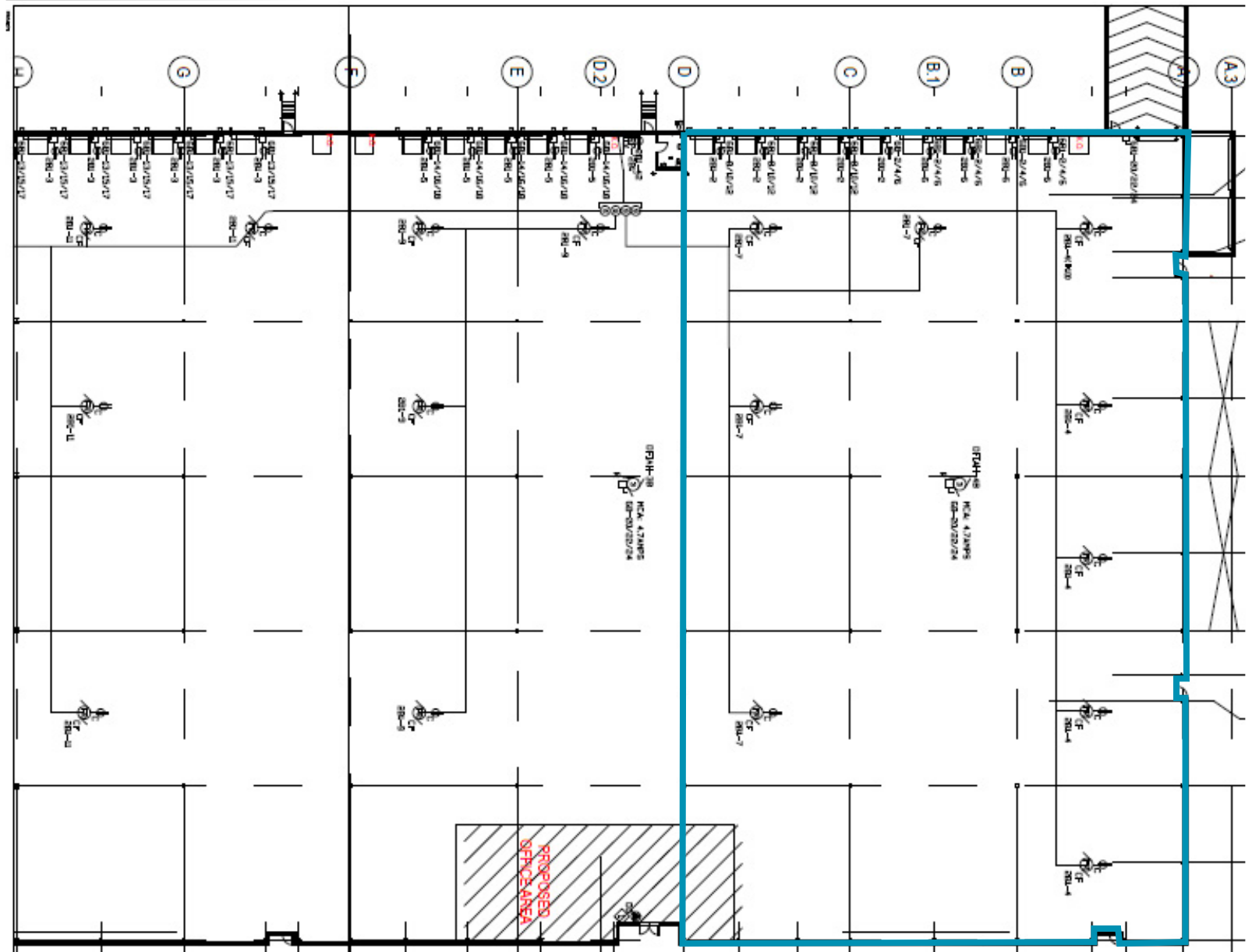
EXTERIOR PHOTOS



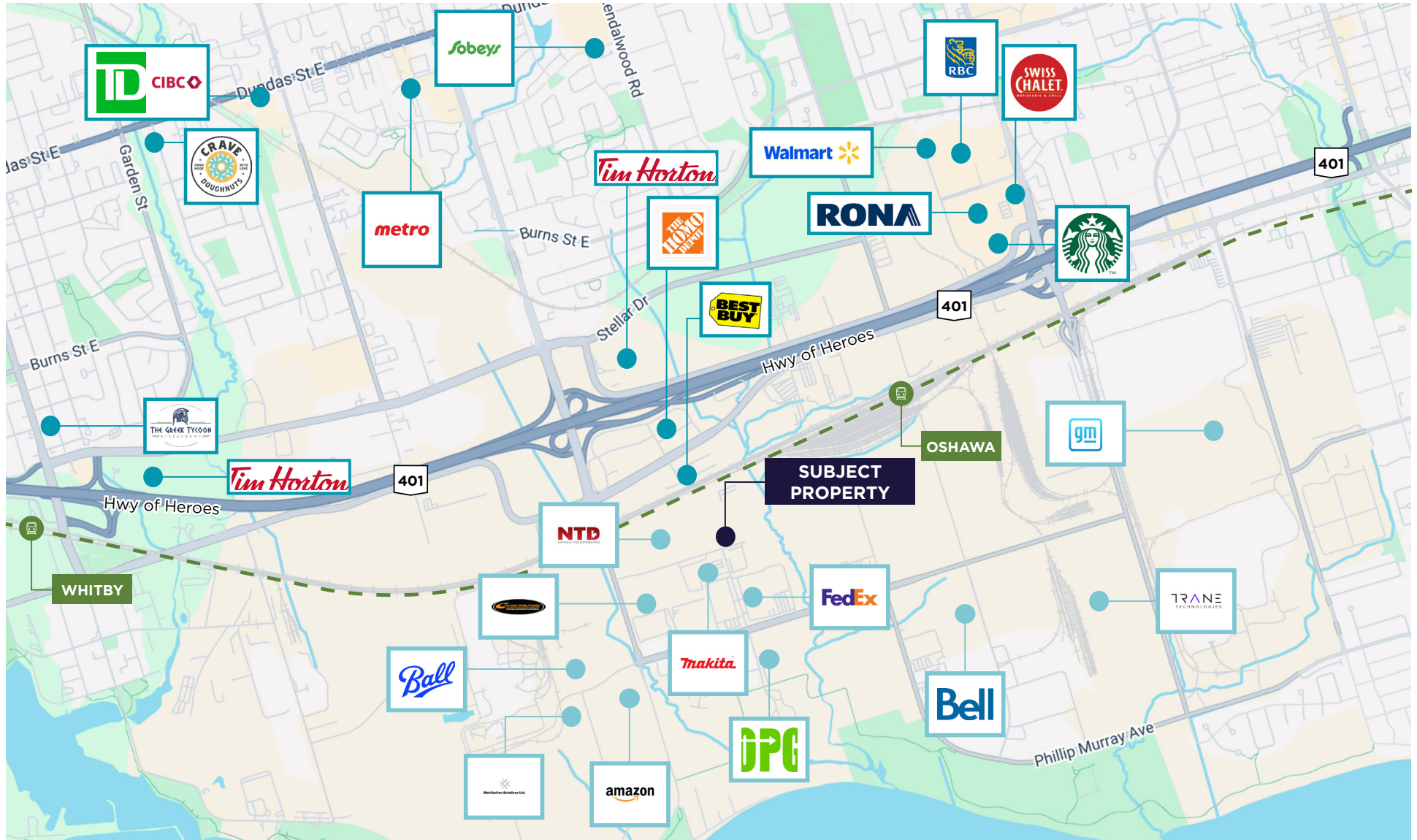
AERIAL PHOTOS



FLOOR PLAN



STRATEGIC LOCATION



ZONING: M1-1784

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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