



220

WATER STREET

WHITBY



UP TO 389,374 SF FOR LEASE

220 WATER STREET | WHITBY, ONTARIO



State-of-the-Art Industrial Facility

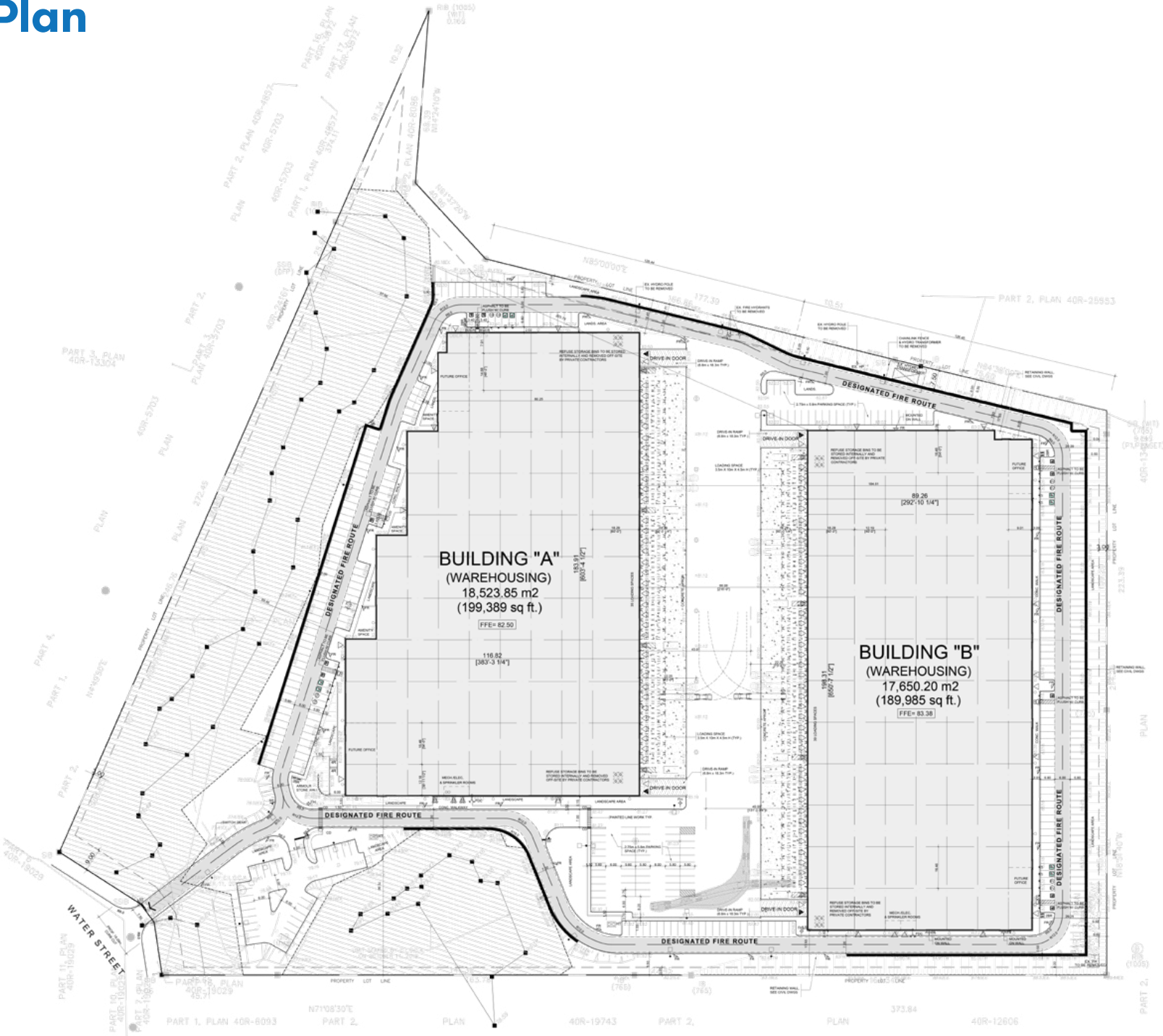
Dream Industrial REIT and Avison Young are excited to present 220 Water Street in Whitby. This industrial speculative development provides two buildings totaling 389,374 SF, located minutes from Highway 401, in desirable south Whitby. The buildings are situated in a strategic, central location that offers convenient access to major transportation routes, making it an ideal choice for businesses in the manufacturing, logistics, and warehousing industries.

Offering features such as 40' clear ceiling height, ESFR sprinklers, LED lighting, a loading dock ratio of 1/7,000 sf and targeting LEED certification. With its prime location and being brand new, highly functional space, it offers a strategic advantage for companies looking to expand their operations and take advantage of the opportunities available in the Whitby area.

www.220waterstreet.com



Site Plan



Property Details

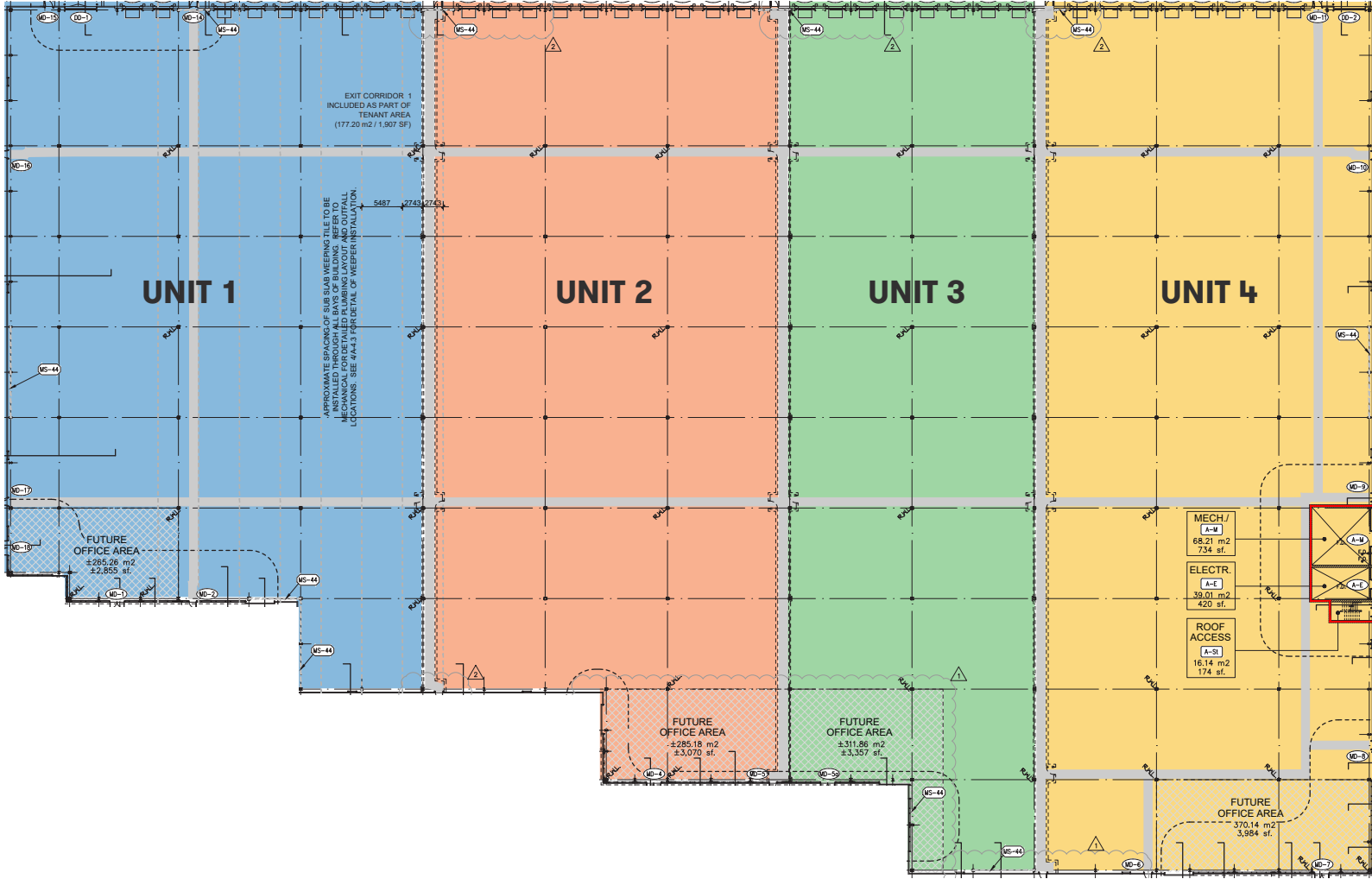
Gross Leasable Area

Building A: 199,389 SF	Building B: 189,985 SF
Unit 1 51,552 SF	Units 1-2 93,812 SF
Units 1-2 102,405 SF	Units 1-3 141,593 SF
Units 2-4 147,844 SF	Unit 4 48,425 SF
Units 3-4 96,964 SF	

Ceiling Height	40'
Loading Docks	Building A: 35 (Ratio - 1 /7,000 SF) Building B: 39 (Ratio - 1 /7,000 SF)
Drive-in Doors	Building A: 2 Building B: 2
Power Supply	1,600 Amps
Parking Ratio Requirement	Building A: 213 Building B: 205
Power Availability for Growing Needs	Our site is equipped to support substantial power demands! The current 44kV circuit can deliver up to 5 MW of power (pending load study confirmation), with an option to bring in an additional 44kV circuit to support up to 20-25 MW for high-demand users. Future-proofed with pre-installed conduits for added capacity, the site can be adapted to meet extensive power needs, including provisions for a dedicated 44kV circuit if required.

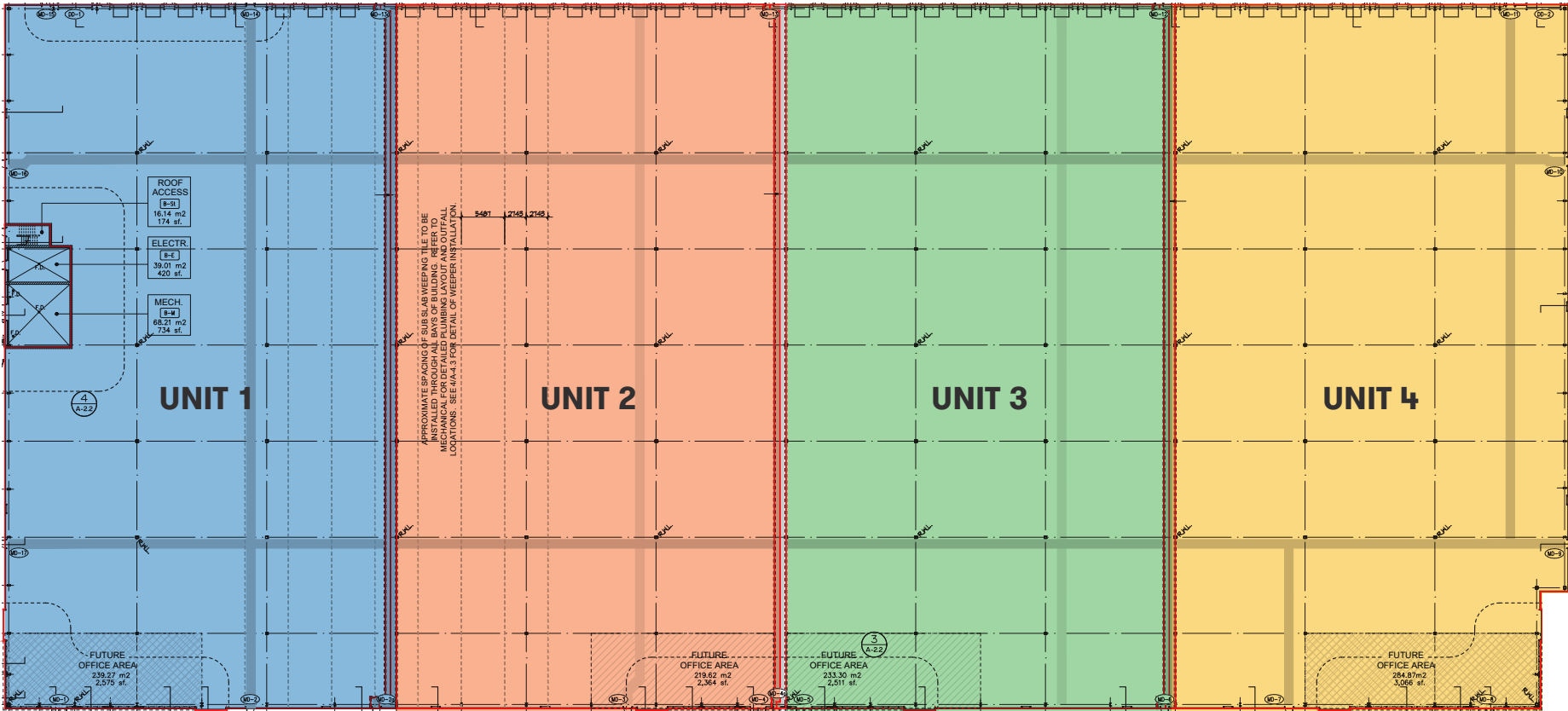
Lighting	High-efficiency LED with motion sensors
Sprinkler System	ESFR fire protection
Sprinkler Layout	Based on an open plan layout
Heating	Gas / Electric heat pump
Zoning	Preferred Industrial - M1 Zone
Marshalling Bay Length	60'
Structural Bay	Building A: 54' x 45' Building B: 54' x 40'
Certifications	Targeting LEED certification
Landlord	dream
Availability	Building A: Q2 2025 Building B: December 2024

Building A – Demising Plans



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Building A 199,389 sf	Unit 1 51,552 sf	Units 1-2 104,405 sf	Units 2-4 147,844 sf	Units 3-4 96,964 sf

Building B – Demising Plans



■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■
Building B 189,985 sf	Units 1-2 93,812 sf	Units 1-3 141,593 sf	Unit 4 48,425 sf

Strategically Located in the Heart of Whitby

220 Water Street is located in a thriving industrial area of Whitby, Ontario. The surrounding area is home to a diverse range of businesses and industries, including automotive manufacturing, food processing, and construction materials production. Companies operating out of 220 Water Street can benefit from easy access to suppliers, customers, and partners in related industries.

Being situated within Durham Region, the site offers prime access to Canada's largest consumer market of more than six million people, and 135 million more American and Canadian consumers. Durham's land, location, people, infrastructure, and balanced living offer a highly skilled labour force, diverse economic base, superior quality of life and competitive business costs. Employers benefit from access to world class talent pool and competitive wages. The overall labour costs in Canada are also amongst the lowest in the G7.



1,331,294

Total Population within 30 KM



39.6

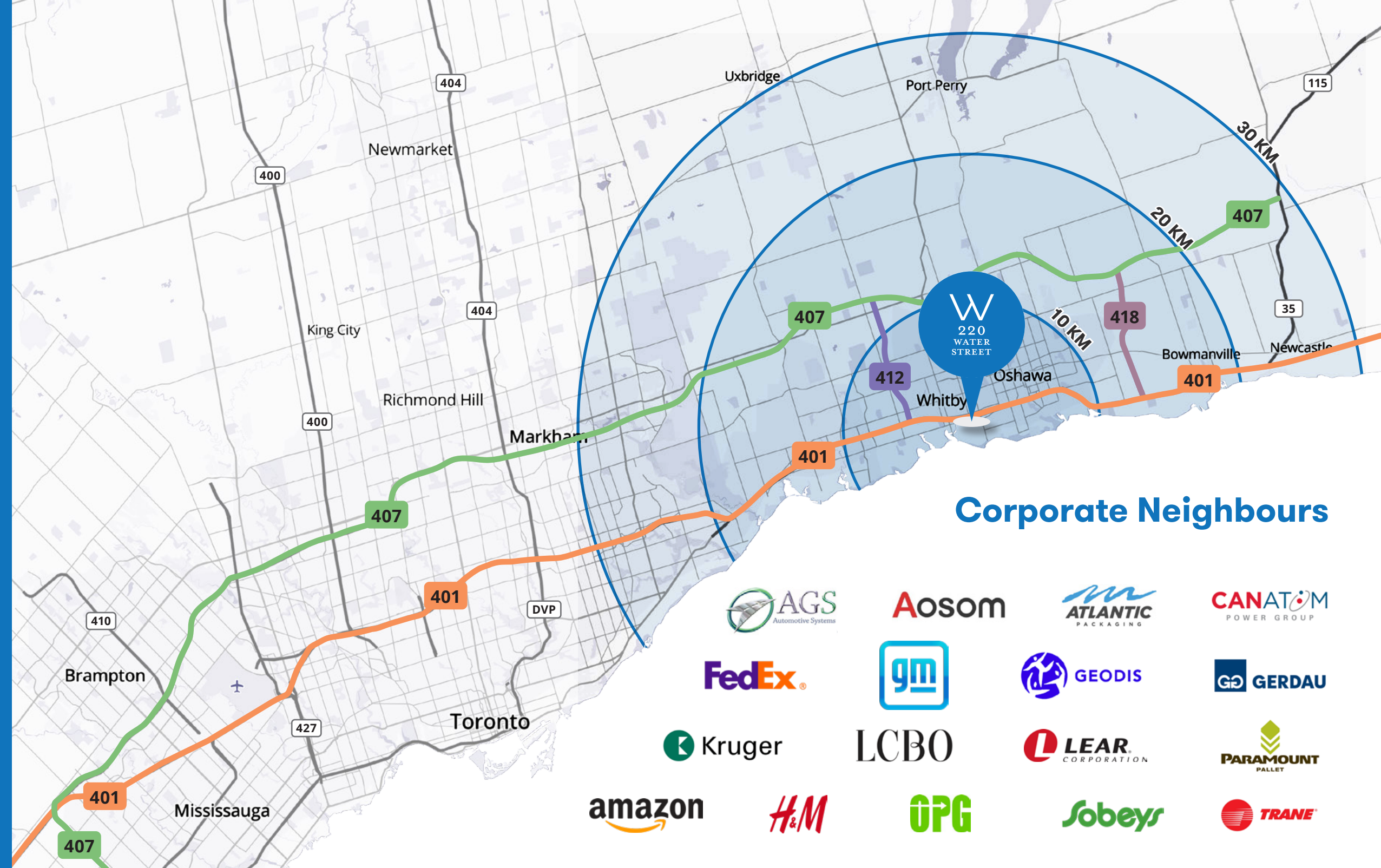
Median Age within 30 KM



713,931

Labour Force within 30 KM

Source: Environics Analytics
Stats are for 2022





Surrounded by Amenities



124

Restaurants



139

Retail



10

Hotels & Motels



12

Fitness Centres



10

Banks



15

Gas Stations



Minutes from Highway 401

- 4 Minutes to Highway 401 (1.8 km)
- 6 Minutes to Highway 412 (5.3 km)
- 11 Minutes to Highway 407 (14.5 km)
- 13 Minutes to Highway 418 (17.5 km)
- 43 Minutes to Pearson Airport (62.9 km)
- 45 Minutes to Downtown Toronto (55.3 km)



Source: Esri

220 Water Street

Zero Carbon Design Provisions

Why choose 220 Water Street over code compliant average warehouse?

220 Water Street incorporates several zero carbon design upgrades to future proof the building and allow for a clear path to achieve Net Zero Carbon operations without costly renovations and tenant disruptions.



As of June 2024, 220 Water Street has achieved the Zero Carbon Building Design Certification from the Canada Green Building Council (CaGBC).



Zero Carbon Upgrade



Extra insulation in roof (R40), walls (R28.8), OH doors (R18) for efficient and airtight envelope.



“Solar Ready” roof for 70% area capable of accepting optional future solar PV panels.



Electrical service and infrastructure upsized to accommodate future transition to fully electrified heating systems.



50% of heating & ventilation system is already electrified

Tenant Benefit



Reduces tenant heating bills and improves thermal comfort for occupants



Avoids lengthy tenant disruption and expensive costs to reinforce roof structural steel since roof is “Solar Ready”



Simple swap from gas heaters at end of life to electric heaters with no tenant disruptions vs. code-built warehouse that needs to run new electrical infrastructure through building.



Minimal impact on tenant to transition remaining gas heaters without impacting roof openings, steel, and power.

Construction Progress

August 13, 2024



Zoning & Permitted Uses

M1 - Preferred Industrial Zone

Permitted Uses

- Assembly plant
- Contractor's or tradesman's shop
- Dry-cleaning establishment
- Fabricating plant
- Laundry shop
- Manufacturing plant
- Parking lot
- Processing plant
- Public use in accordance with the provisions of Section 6(16) hereof
- Retail outlet, a wholesale outlet or an office accessory to a permitted use
- Service shop
- Warehouse

For full zoning by-law description scan the QR code below:



Meet the Team

220 Water Street



Development

Founded in 1994 with a vision to revolutionize the way people live and work, Dream is one of Canada's leading real estate companies, with over \$23 billion in assets across North America and Europe. Responsible for some of the country's most iconic and transformative projects, we always invest with purpose, embracing creativity, passion and innovation, delivering strong returns, while positively impacting the communities and the world around us.



Leasing & Marketing

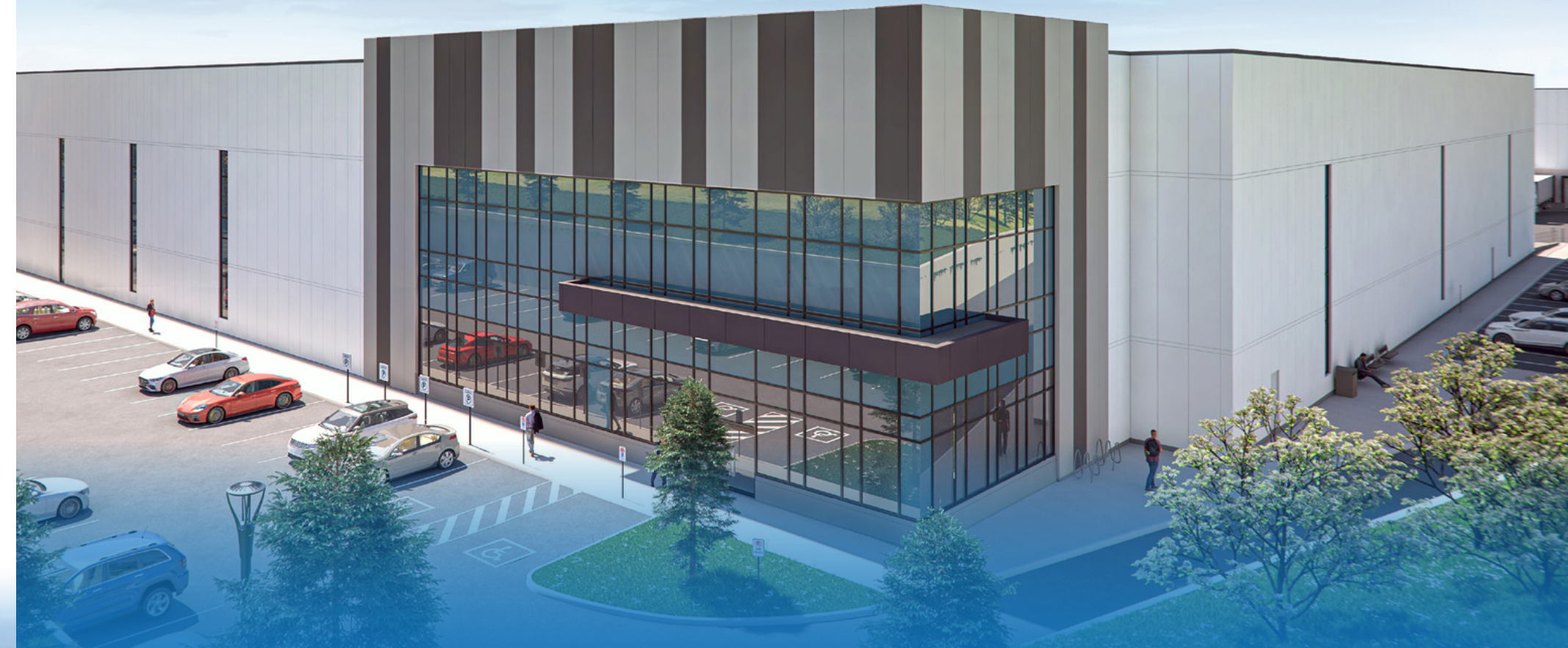
Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people.

At Avison Young, we believe in creating positive impact wherever we go.

There is a vital role for commercial real estate to create healthy, productive workplaces for employees, cities that are centres of prosperity for its citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Our nimble, agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry – all at the ready to work on creating your competitive advantage. As a private company, you will collaborate with an empowered partner who is invested in your success as much as you are.

220 WATER STREET WHITBY



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