



311,680 SF FOR LEASE

5380 Baldwin Street S, Whitby

Occupancy Q3 2025



fieldgate

FIRST GULF

Colliers

PROPERTY DETAILS

PROPERTY ADDRESS

5380 BALDWIN STREET S

BUILDING SIZE

311,680 SF

OFFICE AREA

3% (CAN BE BUILT-TO-SUIT)

CLEAR HEIGHT

40'

SHIPPING

52 TRUCK LEVEL DOORS
2 DRIVE-IN DOORS

TRAILER PARKING

49 DEDICATED STALLS

ZONING

PRESTIGE INDUSTRIAL

POWER SUPPLY

1600 AMPS / 600 VOLTS

SPRINKLER

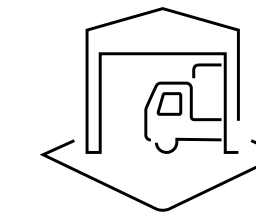
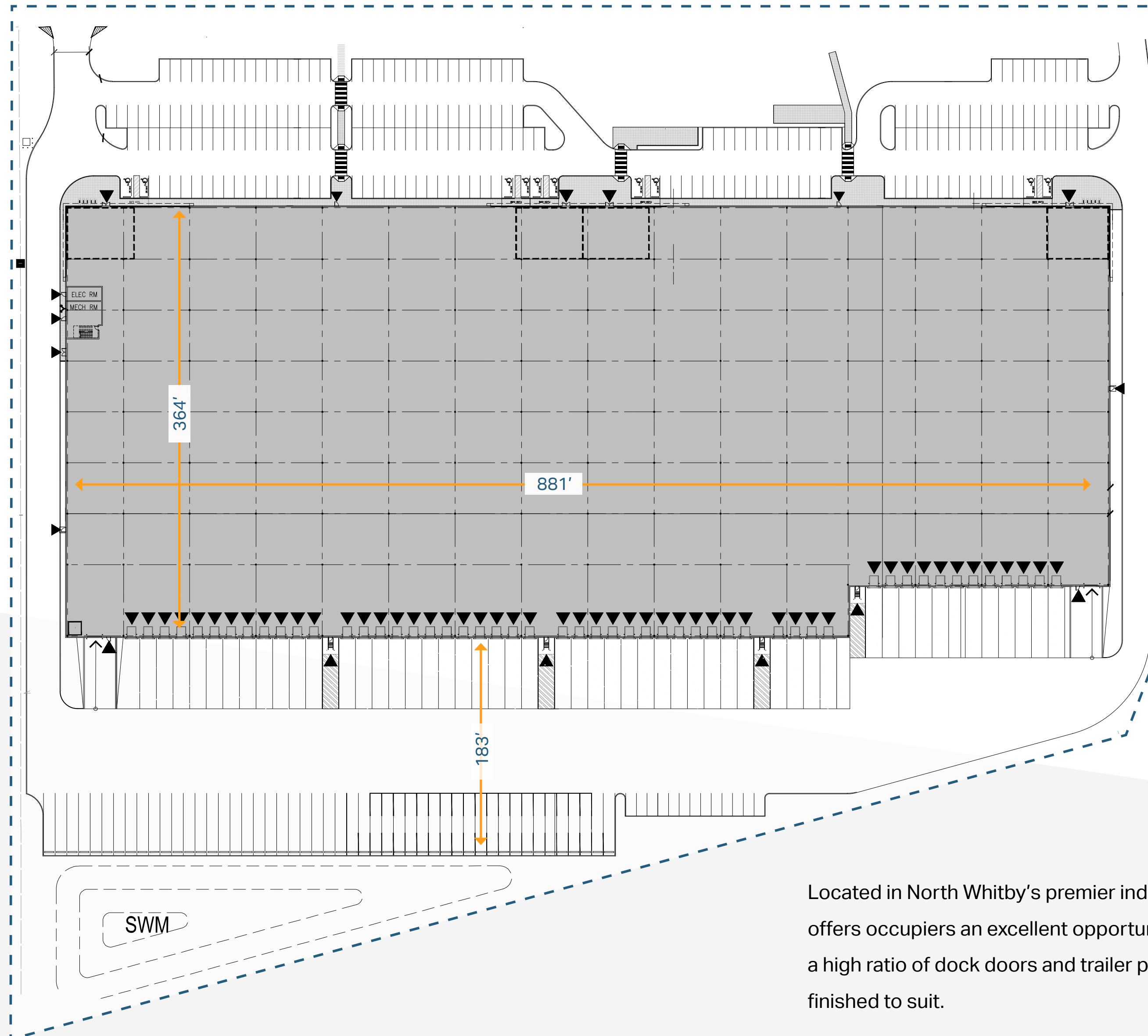
ESFR

LIGHTING

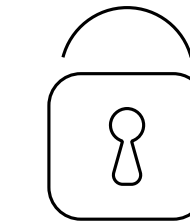
LED, 25 FTC OPEN AREA

HEATING

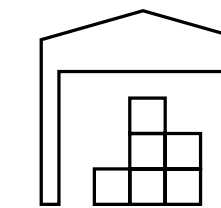
NATURAL GAS, DIRECT FIRED



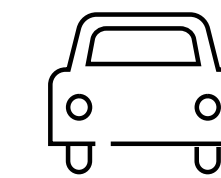
TRUCK DOCK APRON
60' CONCRETE APRON &
183' SHIPPING COURT



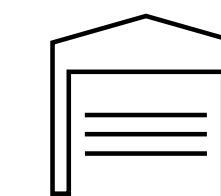
ABILITY TO
FENCE/SECURE
SHIPPING COURT



EFFICIENT BUILDING
CONFIGURATION
40' CLEAR HEIGHT



AUTO PARKING
231 CAR PARKING SPACES

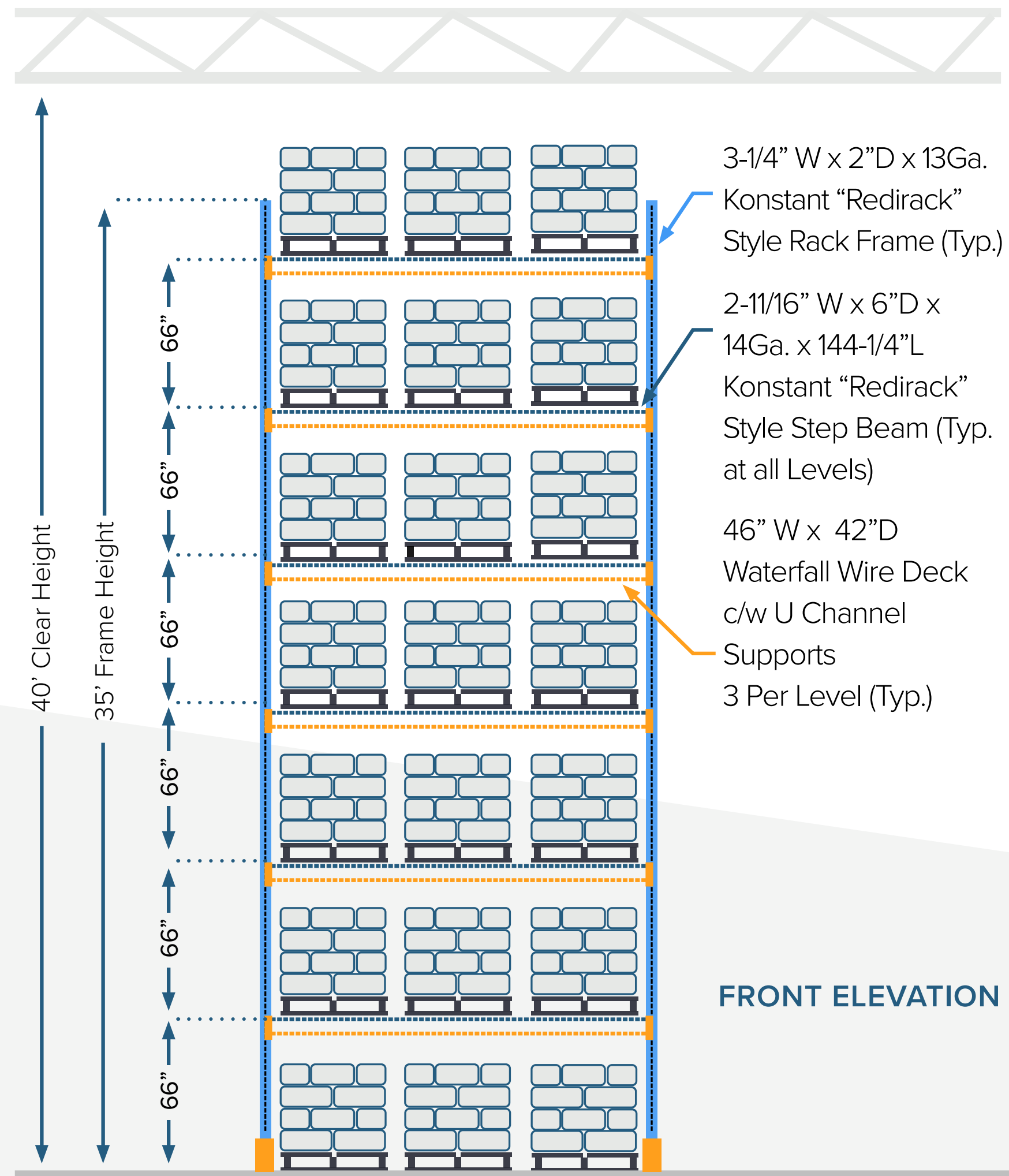


BAY SIZE
56' X 43'
60' STAGING BAYS

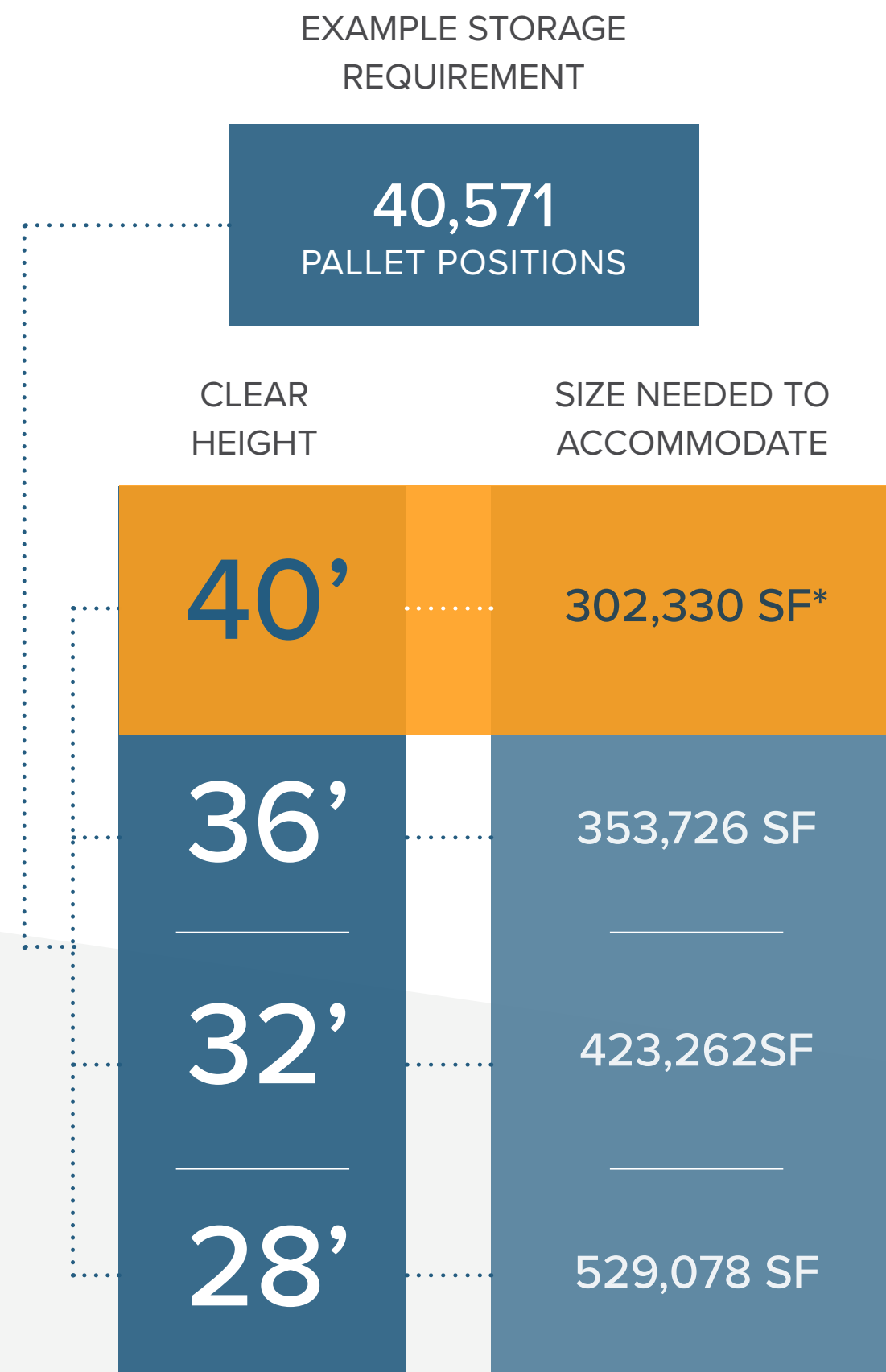
Located in North Whitby's premier industrial area, this strategically located property offers occupiers an excellent opportunity to lease a state-of-the-art building featuring a high ratio of dock doors and trailer parking at a superior ceiling height and offices finished to suit.

PROPERTY PHOTOS





CUBIC EFFICIENCY ANALYSIS



When comparing the 40' clear height, versus other common building clear heights, there is up to a 75% increase in the overall cubic storage capacity.

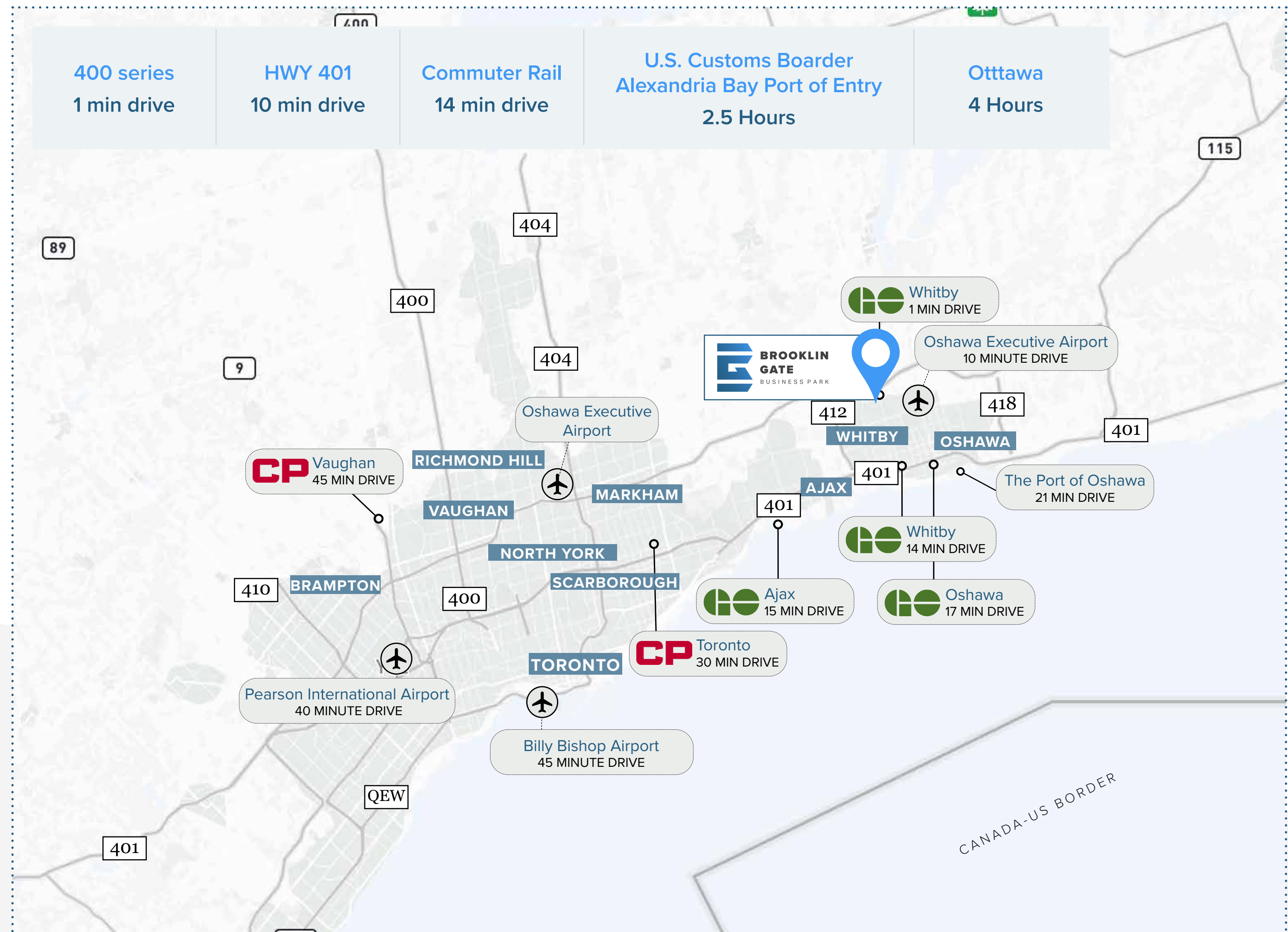
When comparing 40' vs 28' Space reduction savings is 226,748 SF. Potential rental savings in excess of \$36M over 10 years.

LOCATION OVERVIEW

Durham Region is one of Canada’s fastest growing markets and this new industrial development is perfectly positioned in Brooklin, North Whitby. With an eclectic mix of urban and rural environments as well as a myriad of natural parks and trails to explore, the region has sizable green-spaces alongside its well-known economic diversity and an employment base to attract and retain labour¹.

The Durham Region makes up the eastern side of the Greater Toronto Hamilton Area (GTHA) and offers a rich business history that has led industry transformation and energy innovation, perfect for businesses and investors looking for a diverse business ecosystem whilst meeting the demands on businesses today².

| LOCATION | DISTANCE | DRIVE TIME |
|-------------|----------|------------|
| GO Transit | 400 M | 1 Min |
| Oshawa | 14 KMS | 12 MIN |
| Ajax | 19 KMS | 15 MIN |
| Pickering | 24 KMS | 18 MIN |
| Markham | 36 KMS | 22 MIN |
| Toronto | 63 KMS | 45 MIN |
| Mississauga | 85 KMS | 49 MIN |
| Kingston | 222 KMS | 2 HRS |
| Montreal | 501 KMS | 5 HRS |



Sources: 1. <https://www.durham.ca/en/economic-development/industries/industries.aspx>
 2. <https://www.durham.ca/en/economic-development/our-services/about-us.aspx>

AMENITIES

Durham Region is one of Canada's fastest growing regions and is home to 3-post secondary institutions and accessible to more than 30 universities and colleges within a 1 - 2 hr drive.


EVERYDAY ESSENTIALS

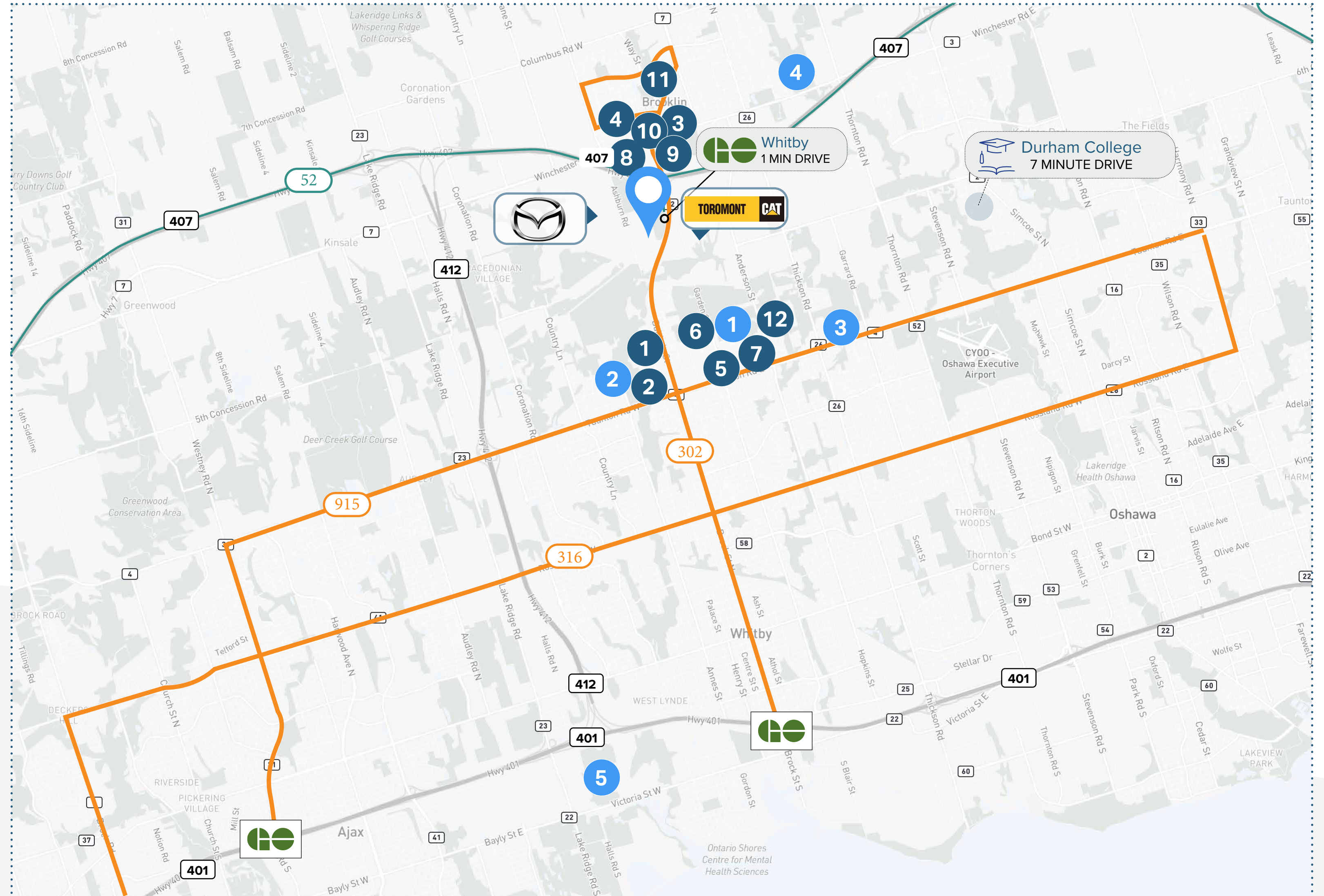
- 1 Walmart 3 MINS
- 2 Real Canadian Superstore 5 MINS
- 3 LCBO 3 MINS
- 4 Shoppers Drug Mart 4 MINS
- 5 Canadian Tire 5 MINS
- 6 The Home Depot 5 MINS
- 7 Farm Boy 5 MINS
- 8 FreshCo 3 MINS
- 9 Beer Store 2 MINS
- 10 Scotiabank 4 MINS
- 11 TD Canada Trust 3 MINS
- 12 LA Fitness 5 MINS

PARKS AND GREENSPACES

- 1 McKinney Centre Arena and Park 3 MINS
- 2 Heber Down Conservation Area 5 MINS
- 3 Darren Park 7 MINS
- 4 Winchester Golf Club 6 MINS
- 5 Lynde Shores Conservation Area 15 MINS

 **Durham Region Transit Routes**
302, 915 & 916

 **GO Transit Routes**
52 & 56



DEMOGRAPHICS

Durham Region is quickly growing with an expected population by 1,300,000 by 2051. It is a vibrant community, offering some of the most affordable housing in the GTA across 8 municipalities.



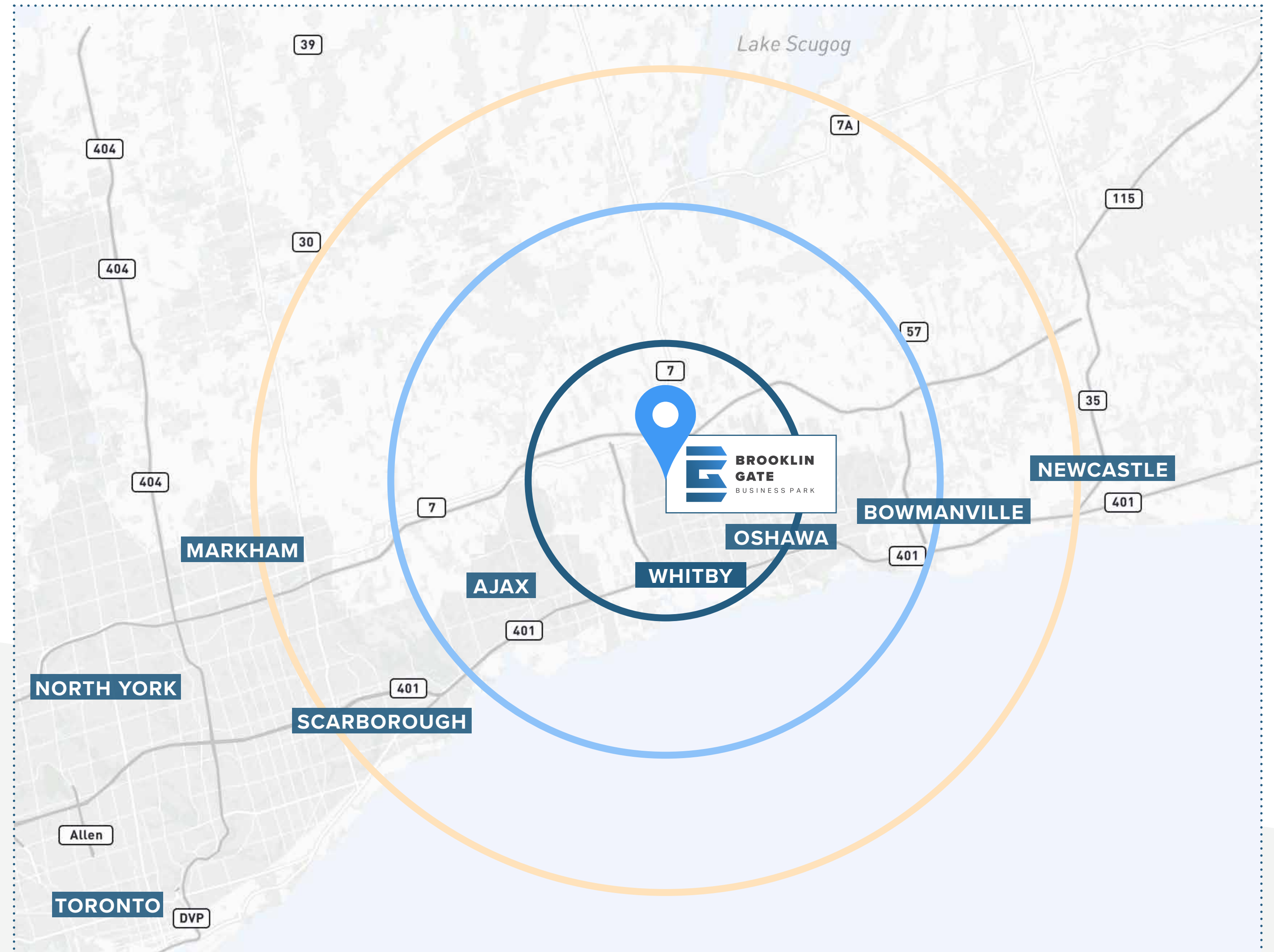
Total population: **341,053**
 Median Age: **38.2**
 Average Household Income: **C\$124,659**



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OUR TEAM



Colliers is a leading diversified real estate services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. Our team of advisors have a shared commitment to create opportunities for our clients. We use our award-winning marketing capabilities to effectively position your property and secure tenants with strong covenants. We leverage our unparalleled coverage and market knowledge to negotiate favourable terms. A true industry authority with predictive insights, a pulse on what tenants want and the insider story on which properties are transacting at what price, we help maximize your returns.

fieldgate

Fieldgate Commercial Properties have a long tradition of building outstanding industrial developments, shopping centres, homes and retirement communities. Celebrating over 50 years of success in and around the GTA, Fieldgate has developed 33 properties and has partnered with companies such as Loblaw's, The Home Depot, Shoppers Drug Mart, RBC, LA Fitness, LCBO and The Keg. Fieldgate brings generations of quality and care to each new community they develop in.

FIRST GULF

First Gulf is an award-winning leader in the development of industrial, office, 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 industrial, office and retail real estate.



**BROOKLIN
GATE**
BUSINESS PARK



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FIRST GULF



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