



**5360 THICKSON ROAD NORTH, WHITBY**

**± 67.54 Net Developable Acres of Industrial Land For Sale**

**Listing Team:**

**Graham Meader\***

Vice Chairman  
+1 416 578 8250  
graham.meader@colliers.com

\*Sales Representative

**Colin Alves\*, SIOR**

Vice Chairman  
+1 416 564 2500  
colin.alves@colliers.com

**David Bergeron\***

Vice President  
+1 416 543 6081  
david.bergeron@colliers.com

**Luke Hincenbergs\***

Senior Sales Representative  
+1 416 791 7245  
luke.hincenbergs@colliers.com

**Markus Geiger\***

Sales Representative  
+1 647 624 2448  
markus.geiger@colliers.com

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# Property Details

5360 Thickson Road North, Whitby	
Site Size	±67.54 Acres total net developable land (estimated) ±78.61 gross acres
Asking Price	Unpriced, speak to listing team
Zoning	M1A-5 (Prestige Industrial) & G (Greenbelt)
OP Designation	Brooklin Secondary Plan Prestige Industrial; Natural Heritage System; Natural Hazards Lands
Legal Description	PART OF LOT 21, CONCESSION 5, REGISTERED PLAN 40R-24944 TOWN OF WHITBY REGIONAL MUNICIPALITY OF DURHAM
Servicing	<div><div>Water - Available</div><div><div>Existing 400mm Zone 2 local watermain on the side of Thickson Road and Conlin Road intersection</div><div>Sanitary - Design complete, construction scheduled for spring 2025</div><div>600mm sanitary sewer will be constructed on Thickson Road to provide connection for the Mid-Block Arterial Road</div></div></div>
Site Plan Approval	Proposed development for 1,557,453 SF across 5 buildings has been submitted to the Town of Whitby for SPA process
Mid-Block Arterial Road	Town of Whitby has completed a Municipal Class Environmental Assessment Study for the construction of a mid-block arterial road <i>Preferred design alignment includes a 4-lane cross-section accommodating a multi-use path (MUP) on the North side and a sidewalk on the South side</i>

Property Highlights	<ul style="list-style-type: none"><li>• Rapidly growing industrial submarket</li><li>• Scalable ownership and low gross land cost opportunity</li><li>• Easy access to Highway 407 and Highway 412, 18 minutes to Highway 401 via Highway 412</li><li>• Efficient site layout to accommodate multiple building configurations</li></ul>
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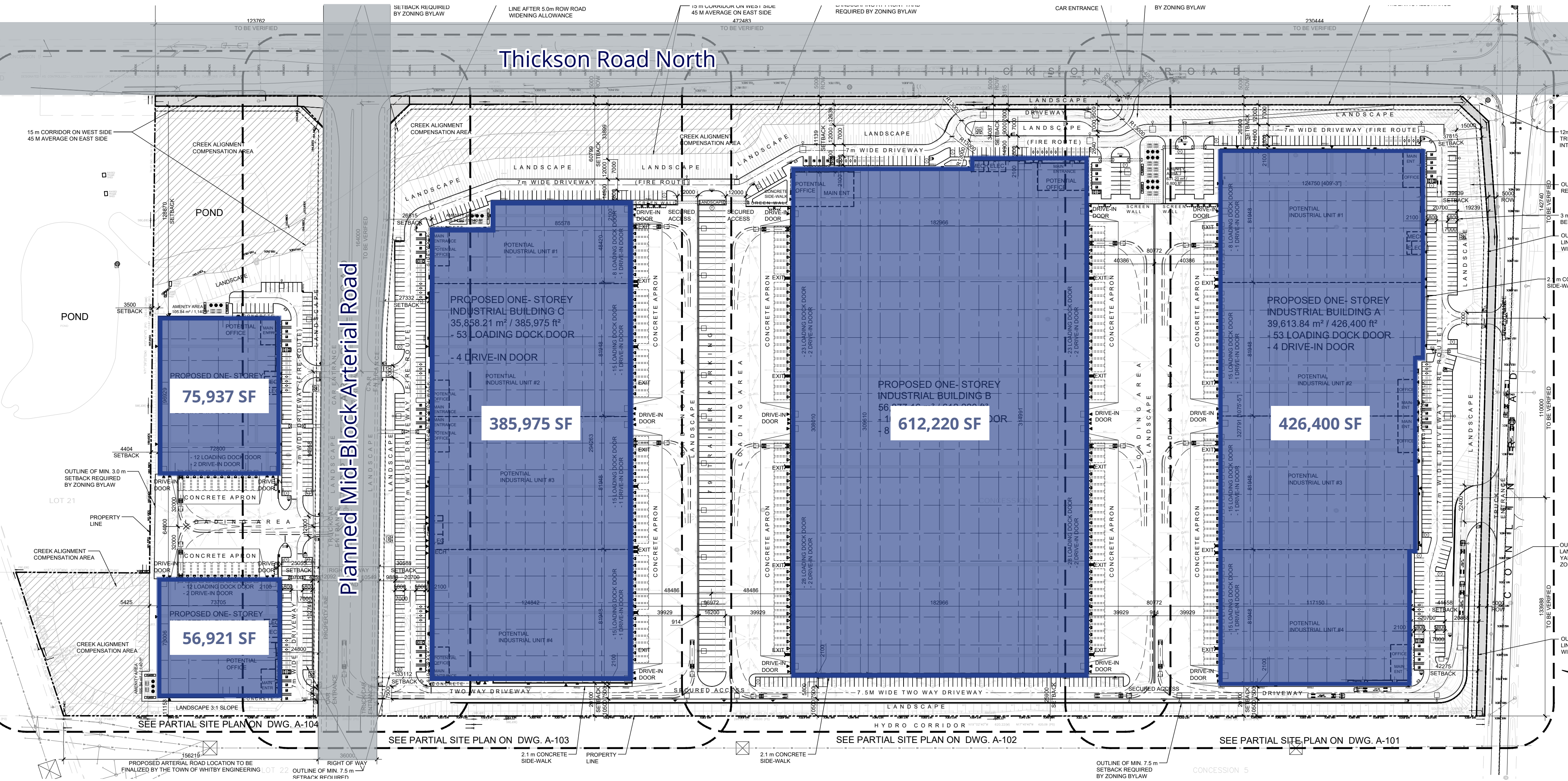
## Reports Completed

- Phase I & II Environmental Site Assessment
- Geotechnical Report
- Hydrogeological Assessment
- Environmental Impact Study
- Traffic Impact Study
- Environmental Noise Study
- Topographical Survey
- Functional Servicing & Stormwater Management Report
- Conceptual Site Plans & CADs



Conceptual Site Plan

Proposed development featuring 5 buildings totalling 1,557,453 SF, ability to accommodate a wide range of facility requirements





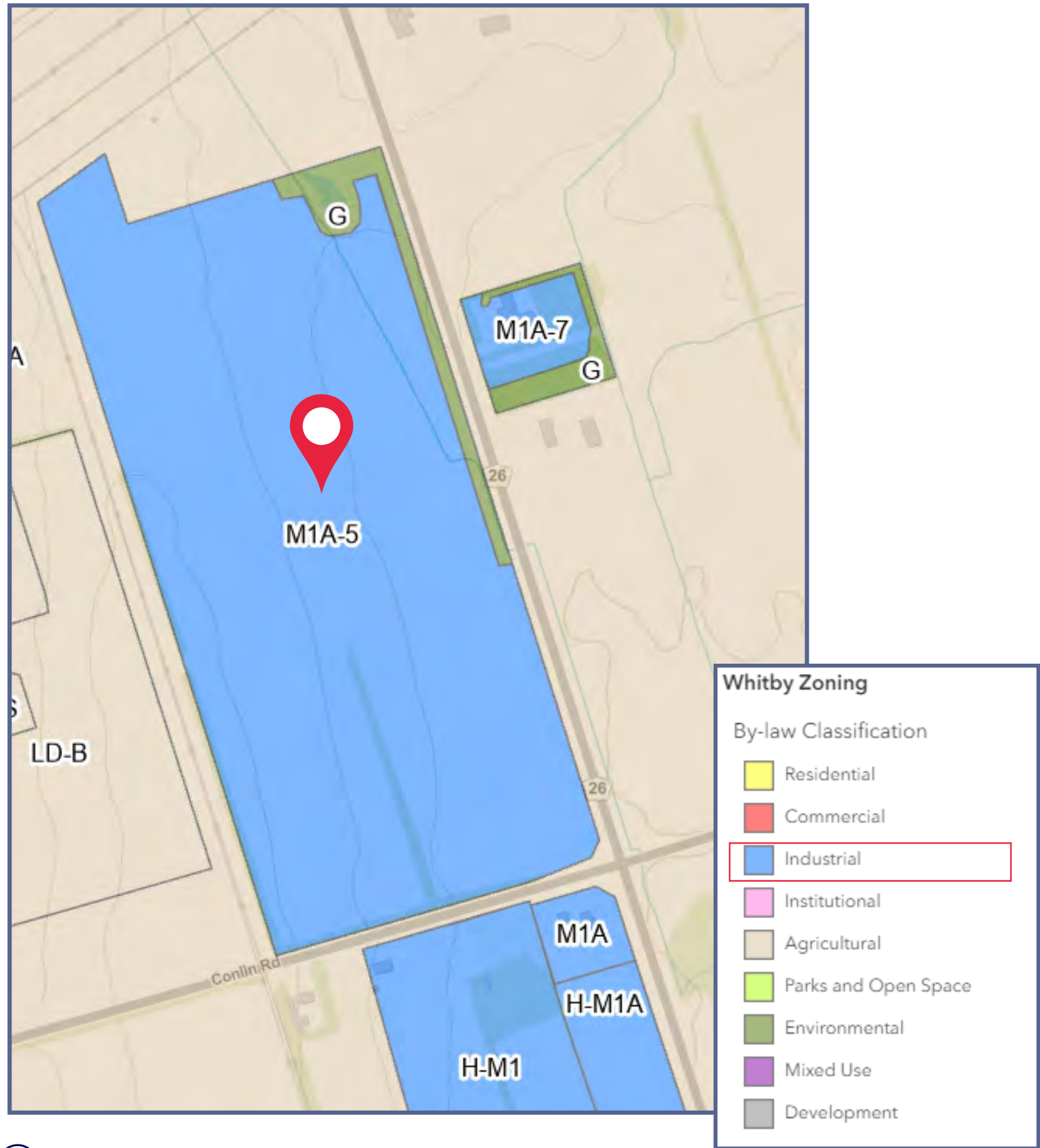
# Conceptual Renderings



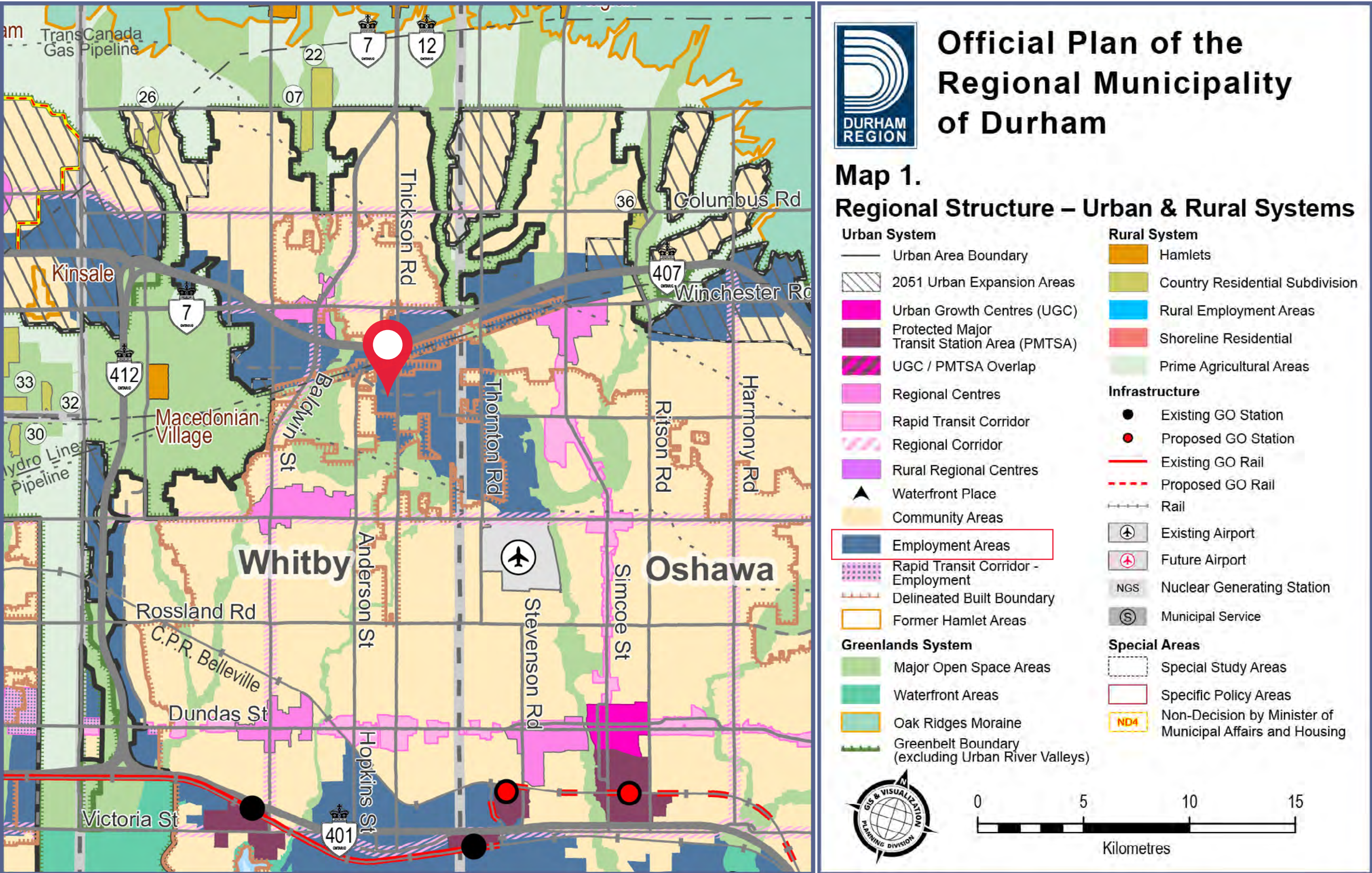


# Zoning

## M1A-5: Prestige Industrial Zone



## Official Plan Designation



 Permitted Uses: M1A Prestige Industrial Zone

 5360 Thickson Road North

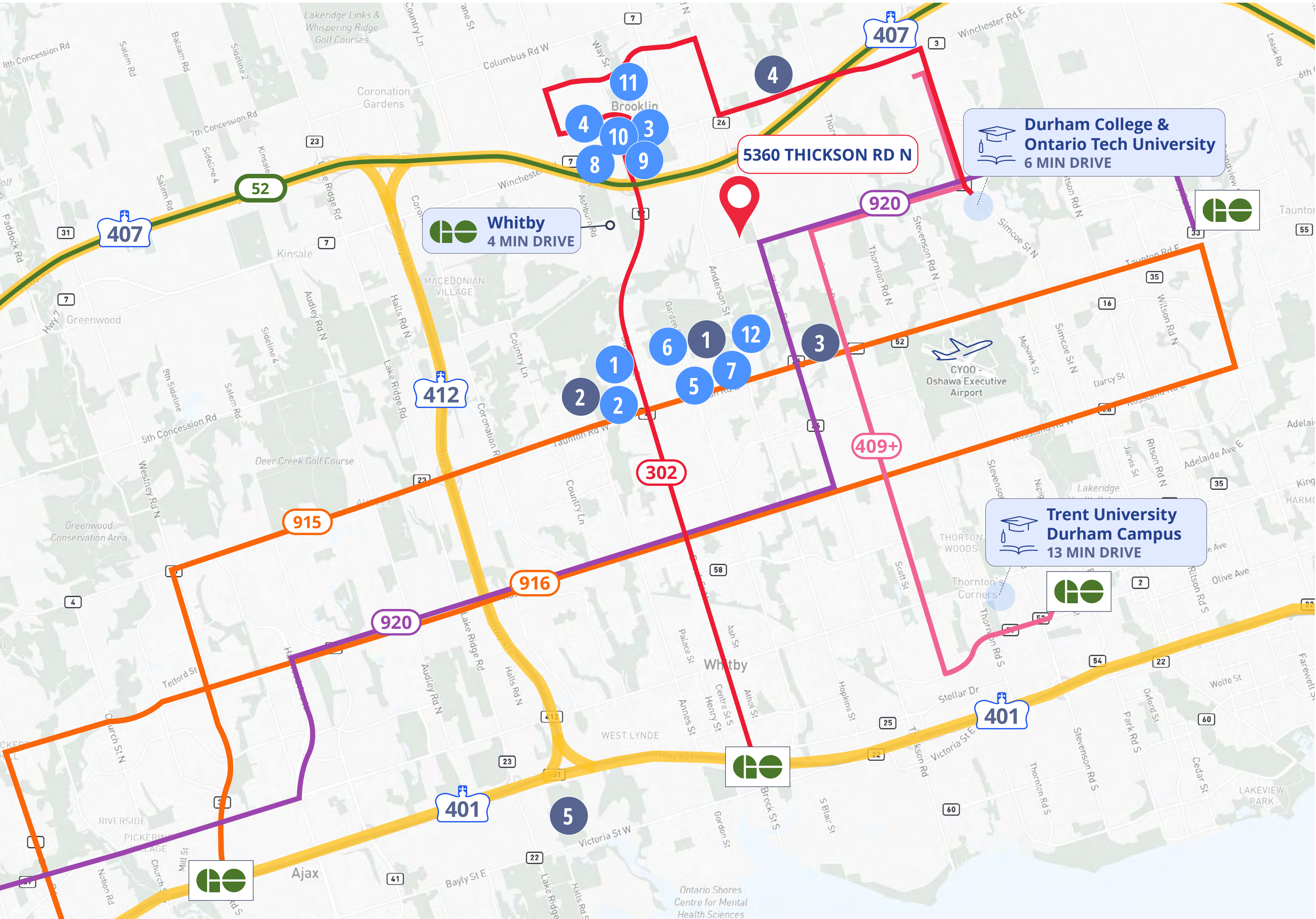


# New & Future Development





# Whitby | Amenities & Transit



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

## PARKS AND GREENSPACES

1	McKinney Centre Arena and Park	7 MINS
2	Heber Down Conservation Area	8 MINS
3	Darren Park	6 MINS
4	Winchester Golf Club	3 MINS
5	Lynde Shores Conservation Area	16 MINS

 Durham Region Transit Routes  
302, 409+, 915, 916, 920

 GO Transit Routes  
52 & 56



# Whitby | Transportation **Advantages**

LOCATION	DISTANCE	DRIVE TIME
GO Transit	2 MI   3 KM	4 MIN
Oshawa	7 MI   11 KM	17 MIN
Ajax	13 MI   21 KM	19 MIN
Pickering	15 MI   25 KM	20 MIN
Markham	23 MI   37 KM	25 MIN
Toronto	40 MI   65 KM	50 MIN
Mississauga	54 MI   87 KM	54 MIN
Kingston	137 MI   221 KM	2 HRS
Montreal	310 MI   500 KM	5 HRS

 **HIGHWAY 407**  
200 M | 1 min

 **HIGHWAY 401**  
9 mi | 15 km | 9 min

 **HIGHWAY 412**  
4 mi | 6 km | 4 min

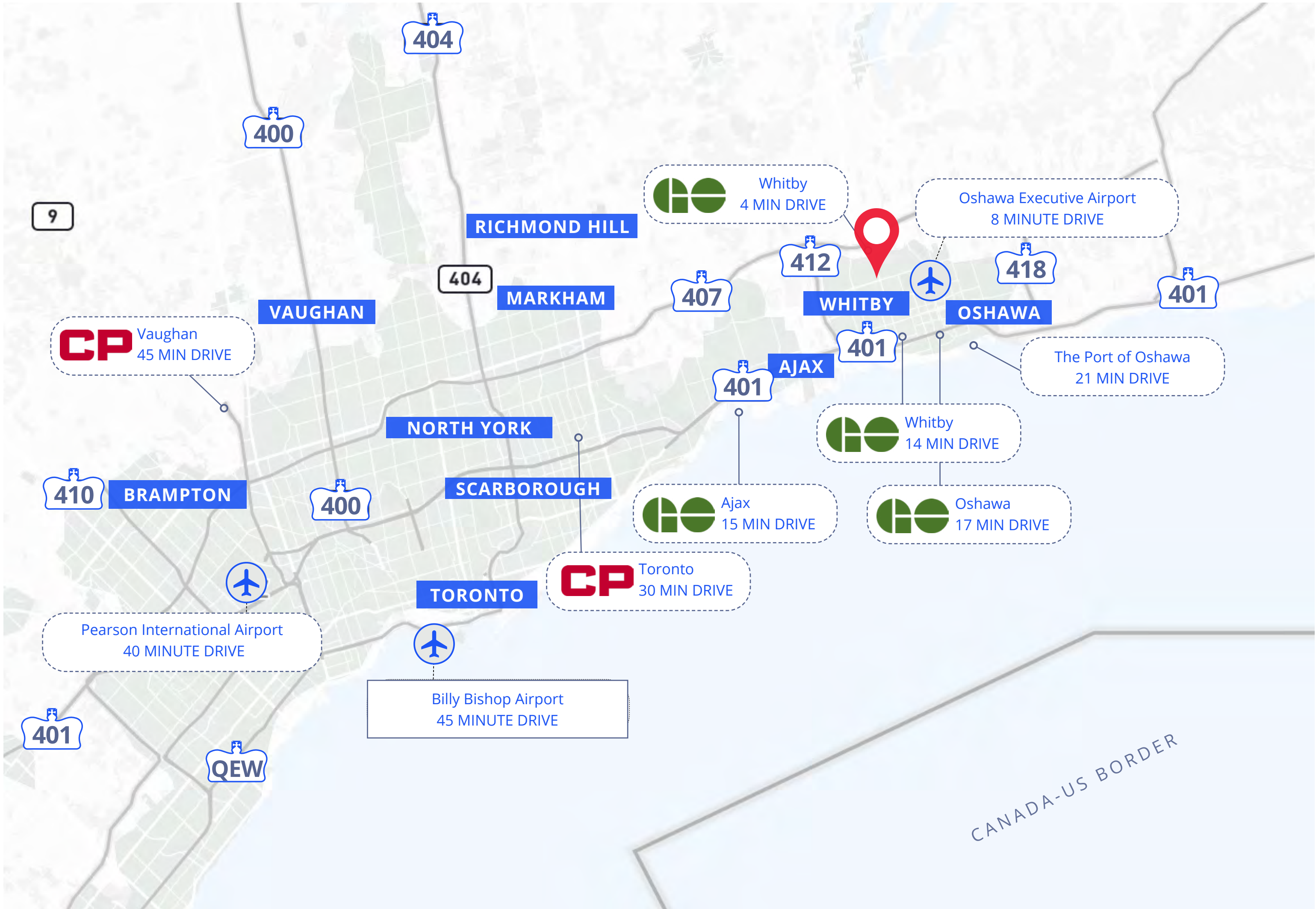
 **HIGHWAY 409**  
40 mi | 64 km | 38 min

 **Highway 418**  
11 mi | 18 km | 10 min

 **HIGHWAY 427**  
39 mi | 62 km | 33 min

 **U.S. Customs Border Alexandria Bay Port of Entry**  
164 mi | 265 km | 2 hour 25 min

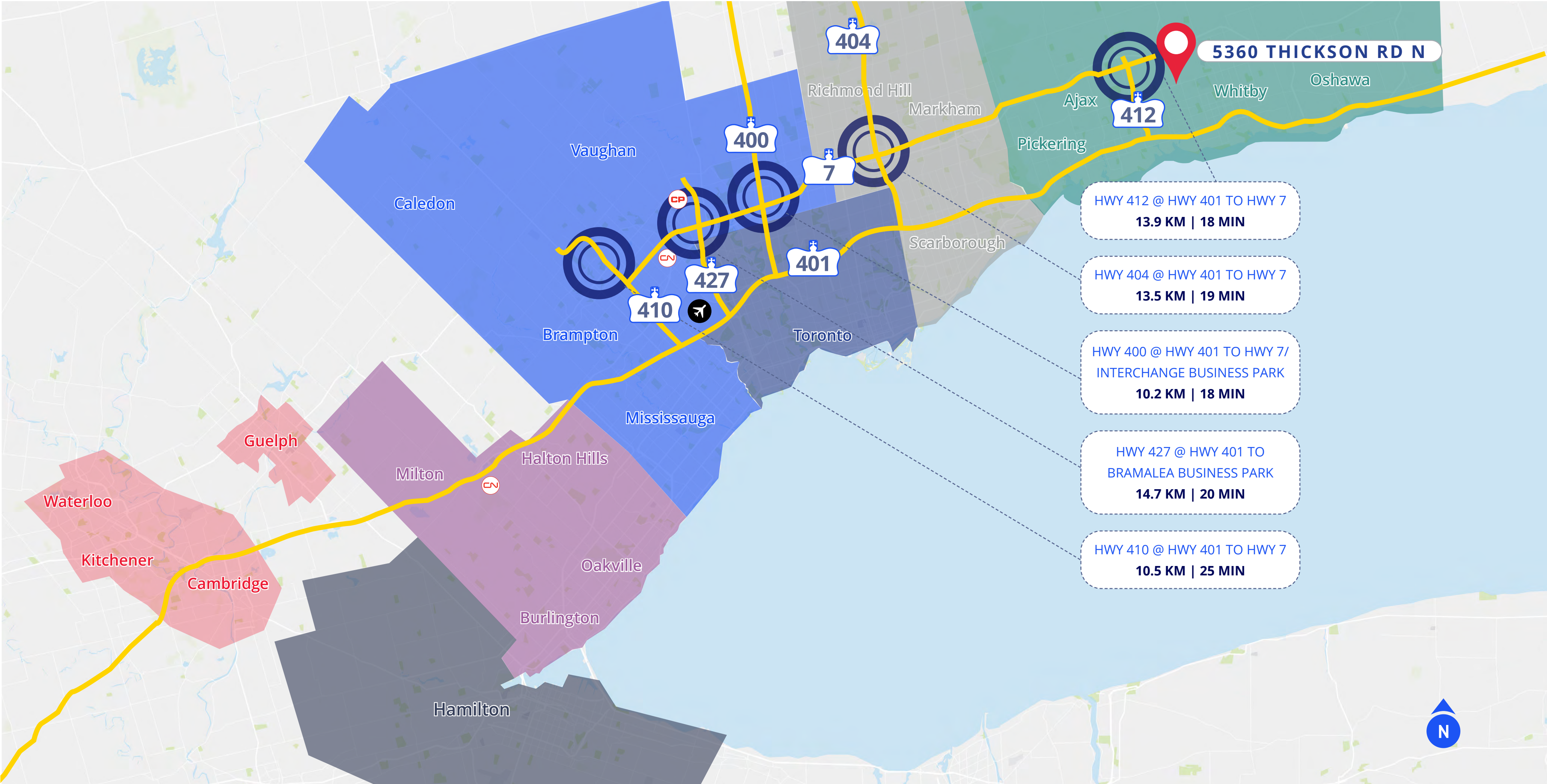
 **5360 Thickson Road North**



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>



# Major Business Park Drive Time Analysis From Highway 401



\*based on off-peak travel time (does not include tolls)



# Durham Region Advantages

## ACCESS TO TOP TALENT



**684,800** Post-secondary students  
**67.2%** of Durham Region residents are in the labour force



**1,300,000** Expected population by 2051  
**130,000,000** People within an 800-kilometre radius.



**3** Post-secondary institutions



Durham Region has one of Canada's fastest growing talent pipelines in the tech sector, with particular expertise in artificial intelligence, game design, research and engineering.

[https://www.durham.ca/en/economic-development/the-durham-advantage/access-to-top-talent.aspx?\\_mid\\_=30357](https://www.durham.ca/en/economic-development/the-durham-advantage/access-to-top-talent.aspx?_mid_=30357)



## KEY DEMOGRAPHICS



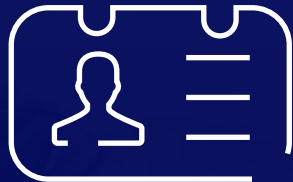
Current  
Population  
**769,717**



Total  
Number  
of  
Households  
**259,059**



Average  
Household  
Income  
**\$139,699**



Median  
Population  
**39 Years**

## TOP EMPLOYMENT SECTORS



Manufacturing



Retail Trade



Transportation  
& Warehousing

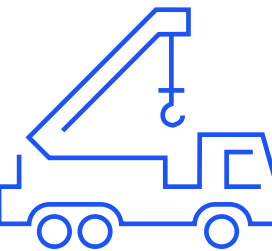


Construction

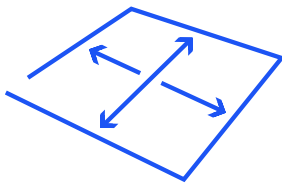


# Cost Advantages

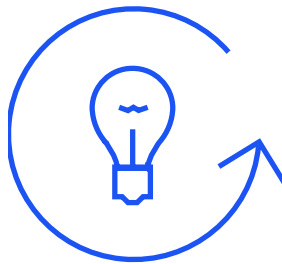
Whitby offers a cost-competitive landscape for businesses compared to other Greater Toronto Area communities



Whitby offers industrial development charges that are below the average of other regions in the GTA.



Lower than average price for serviced employment lands compared to other GTA regions.



Office, industrial, warehouse and retail spaces are available and supported by stable and competitively priced utilities.



Whitby offers, on average, housing that is 18% lower in price than the rest of the GTA

## Development Cost Analysis

Global Assumptions	
Land Size	20 Acres
Assumed Site Coverage	48%
Building Size	418,176 SF

	Whitby	Brampton	Mississauga	Vaughan	Caledon	Markham	Richmond Hill	Ajax
Land Cost Per Acre	\$1,300,000	\$2,500,000	\$2,500,000	\$2,500,000	\$1,800,000	\$2,500,000	\$2,500,000	\$1,500,000
Land Cost Per Building SF	\$62.17	\$119.57	\$119.57	\$119.57	\$86.09	\$119.57	\$119.57	\$71.74
Development Charges	\$29.30	\$30.30	\$36.56	\$57.74	\$32.60	\$52.74	\$44.28	\$31.68
Construction Costs	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00
TI's	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Total Construction Costs*	\$192.48	\$250.87	\$257.13	\$278.31	\$219.69	\$273.31	\$264.85	\$204.42

\*Excludes Soft Costs, Construction Financing and Commission Fees

Sources: <https://www.durham.ca/en/economic-development/the-durham-advantage/cost-advantage.aspx>



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For more information contact:

**Graham Meader\***

Vice Chairman  
+1 416 578 8250  
graham.meaders@colliers.com

**Colin Alves\*, SIOR**

Vice Chairman  
+1 416 564 2500  
colin.alves@colliers.com

**David Bergeron\***

Vice President  
+1 416 543 6081  
david.bergeron@colliers.com

**Luke Hincenbergs\***

Senior Sales Representative  
+1 416 791 7245  
luke.hincenbergs@colliers.com

**Markus Geiger\***

Sales Representative  
+1 647 624 2448  
markus.geiger@colliers.com

\*Sales Representative

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**Colliers Canada**

401 The West Mall #800  
Toronto, ON | M9C 5J5  
+1 416 777 2200

