

Up to ± 18.528 Acres of
Serviced Industrial Land

For Sale
5605 Baldwin St S, Whitby

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Current Speculative
Development
2025 Delivery
Brooklin Gate
Business Park



16.88 Acres can be
purchased together or
separately

Block 6

Total 18.528
Acres Available

Block 5

1.64 Acres can be
purchased together or
separately

FUTURE ROAD EXPANSION

Baldwin Street S

Colliers

Property Details

Prime Whitby location strategically located in North Whitby’s premier industrial area

Location	The Property is located at the Highway 407 and Baldwin Street South in Whitby, Ontario
Asking Price	Negotiable, please speak to listing agent
Build-to-suit option	Flexibility of land purchase and BTS delivery through vendor; construction and development management available
Legal Description	PART LOT 24 CONCESSION 5 GEOGRAPHIC TOWNSHIP OF WHITBY, PART 1 40R31159 TOWN OF WHITBY
Site Area	Total Area: 18.528 Acres Block 6: 16.88 Acres Block 5: 1.64 Acres
Zoning	Prestige Industrial Block 5: Zoning: GB-CW Block 6: Zoning: M1A-AC-3

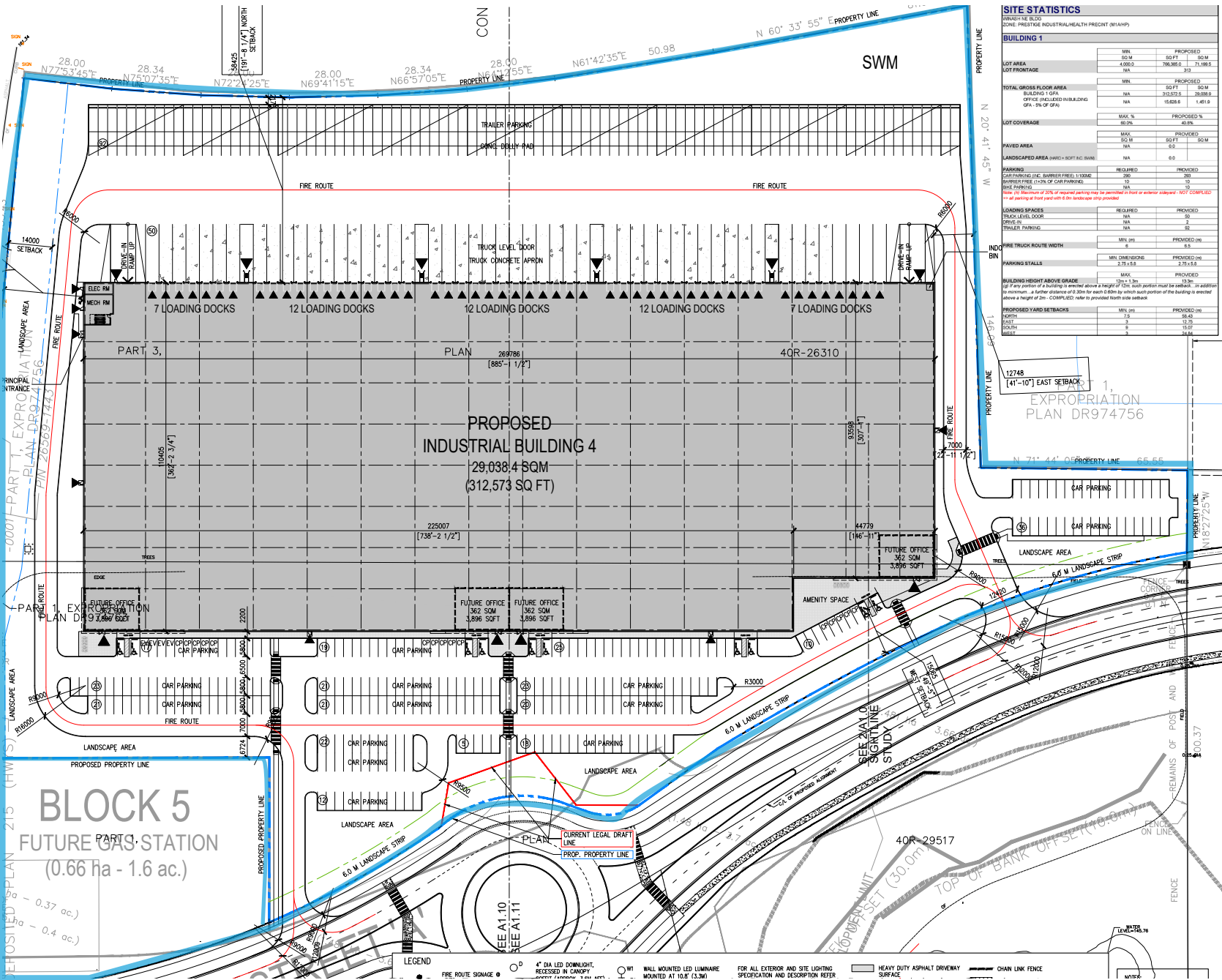
Property Details

- Prime location with Highway 407 frontage
- Unique ownership opportunity
- Across the street from Whitby GO terminal
- Minutes to major amenities
- Rapidly growing industrial submarket



Land for sale with potential build-to -suit opportunity (conceptual plan as shown above)

Conceptual Site Plan (as Shown)



Building Specs | Design-build Opportunity

SIZE: 312,573 SF

OFFICE: 5% of GFA

CLEAR HEIGHT: 40'

SHIPPING: 50 TRUCK LEVEL DOORS, 2 DRIVE-IN DOORS

BAY SIZE: 43' X 50', 60' STAGING BAY

TRAILER PARKING STALLS: 92 DEDICATED STALLS

CAR PARKING STALLS: 293

TRUCK DOCK APRON: 191'

ACCESS: 3 POINTS OF ACCESS INGRESS/EGRESS

BLOCK 5: 1.64 ACRES CAN BE PURCHASED TOGETHER OR SEPARATELY

Property Location



Property Location



Future Development





Location Overview


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


 **HIGHWAY 407**
110 M | 1 min

 **HIGHWAY 401**
15 km | 9 min

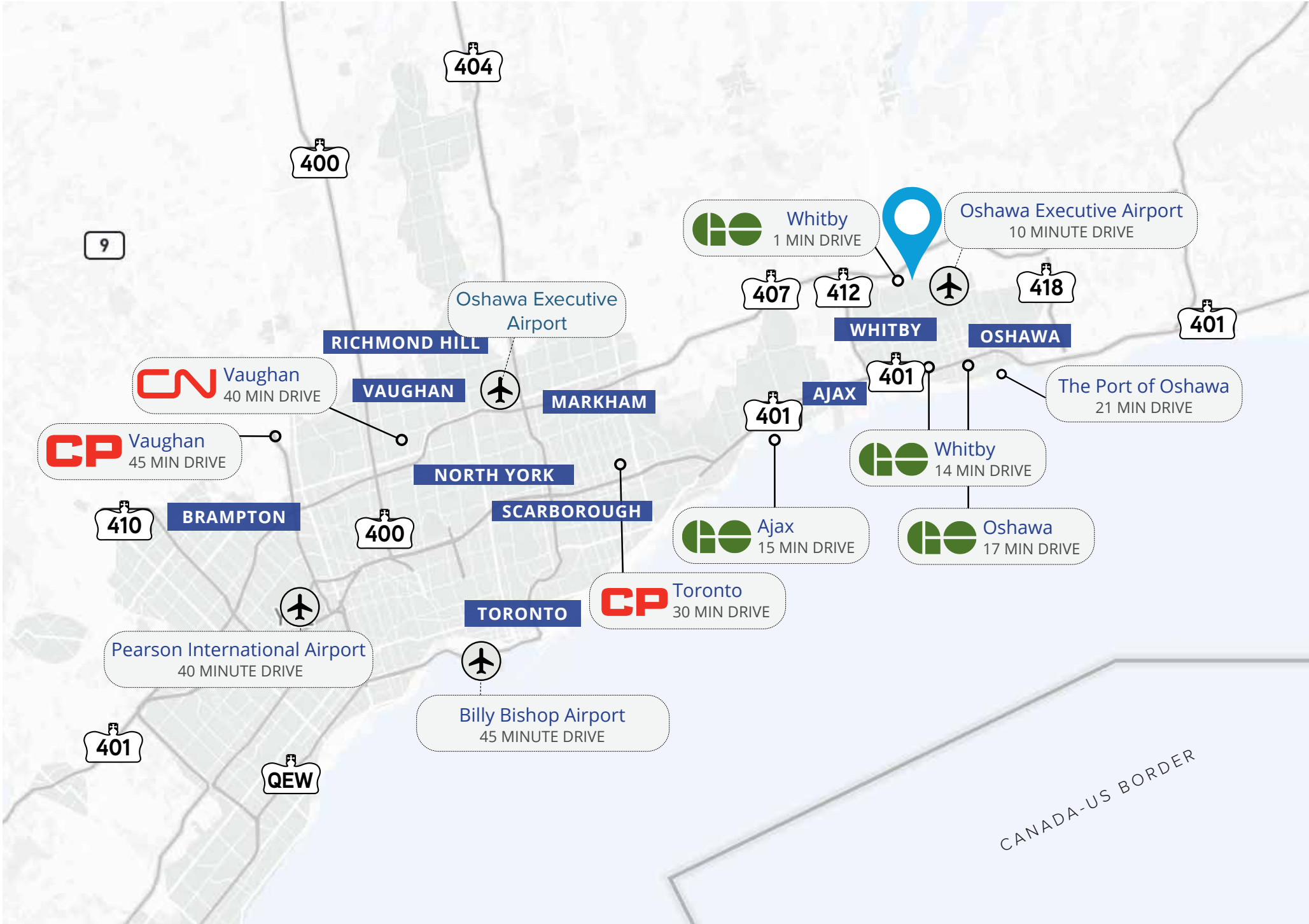
 **HIGHWAY 412**
5.9 km | 4 min

 **HIGHWAY 409**
64 km | 38 min

 **Highway 418**
18.3 km | 10 min

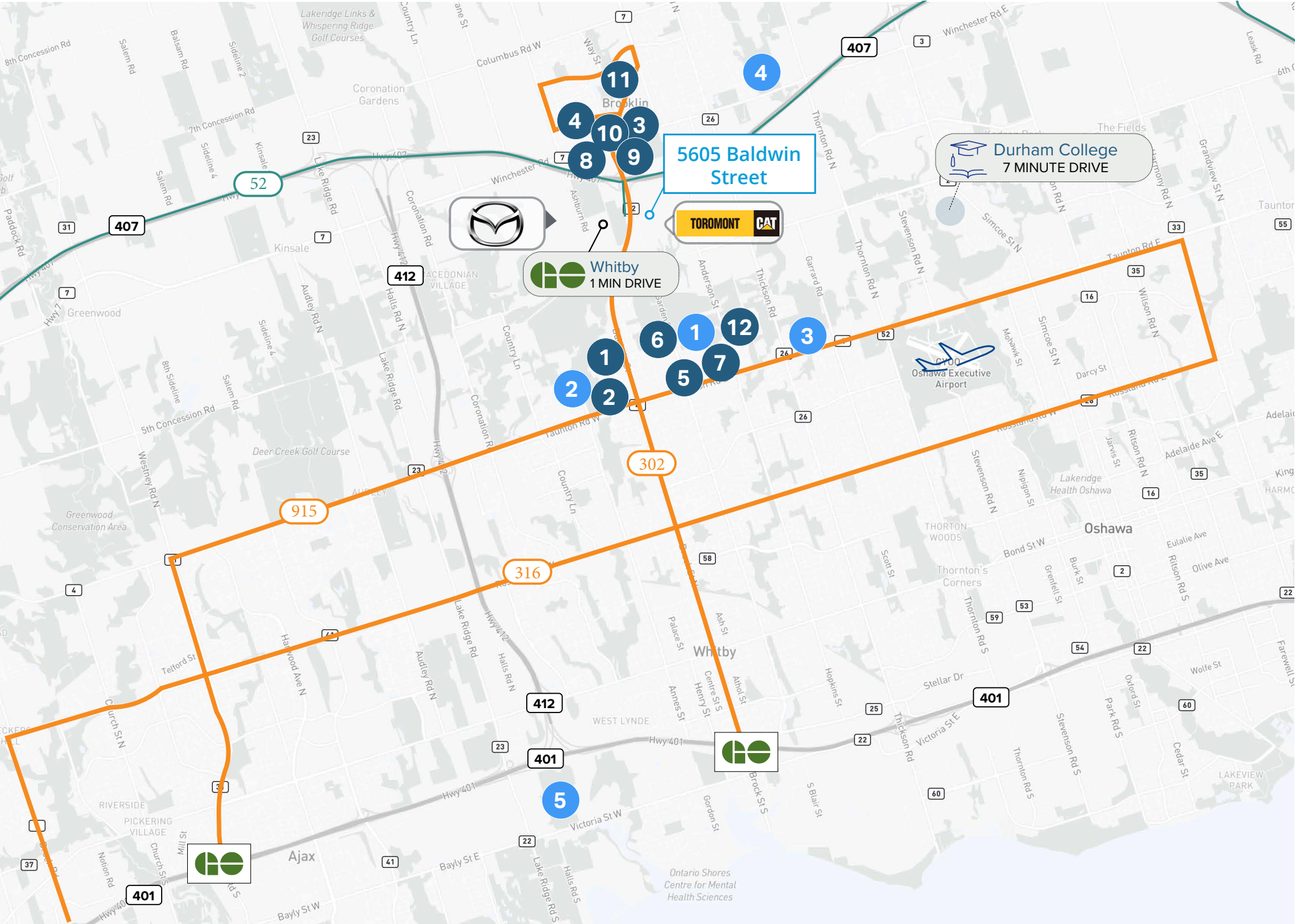
 **HIGHWAY 427**
62 km | 33 min

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



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

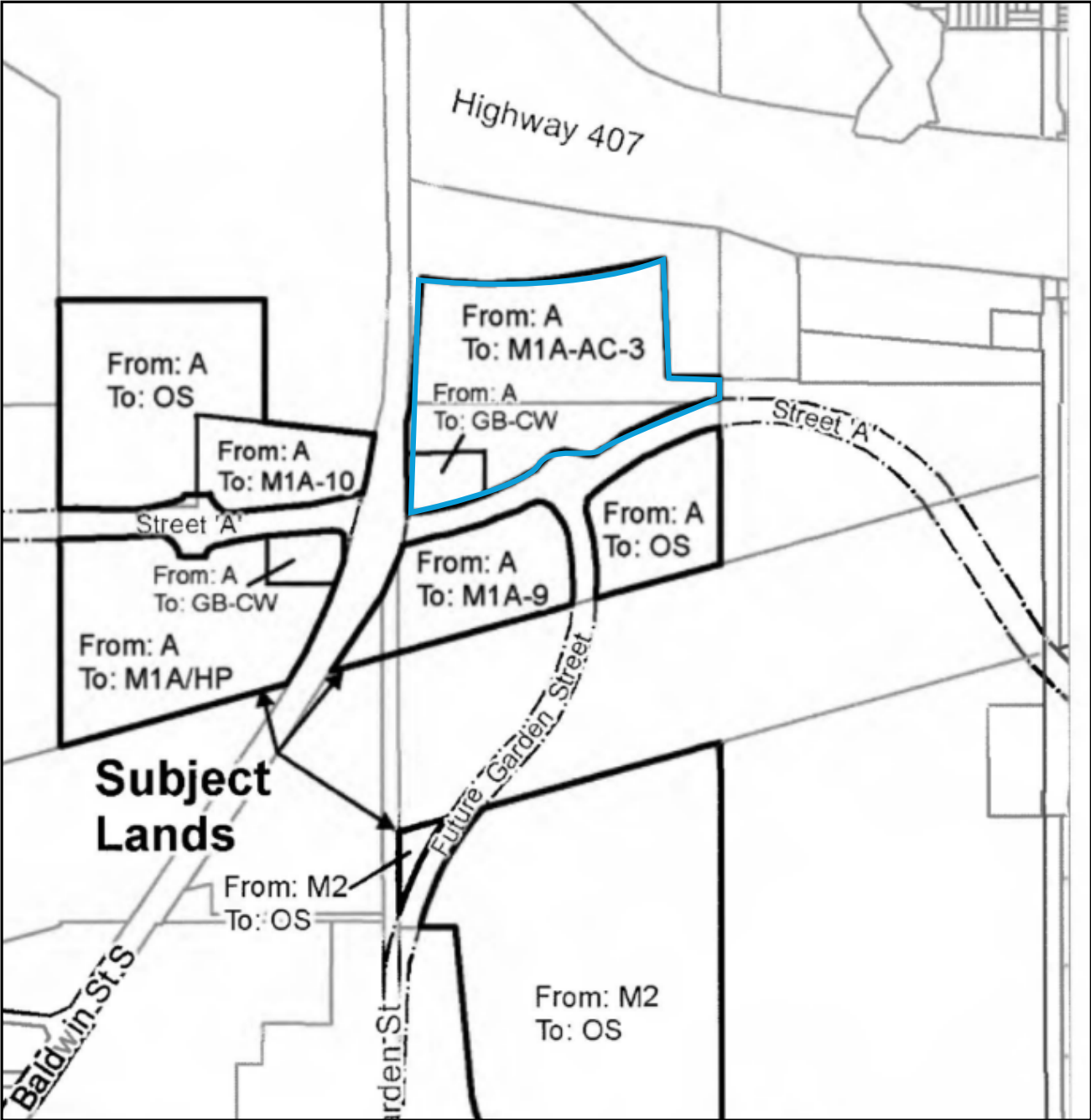
1	Walmart	3 MINS
2	Real Canadian Superstore	5 MINS
3	LCBO	3 MINS
4	Shoppers Drug Mart	4 MINS
5	Canadian Tire	5 MINS
6	The Home Depot	5 MINS
7	Farm Boy	5 MINS
8	FreshCo	3 MINS
9	Beer Store	2 MINS
10	Scotiabank	4 MINS
11	TD Canada Trust	3 MINS
12	LA Fitness	5 MINS

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

Zoning



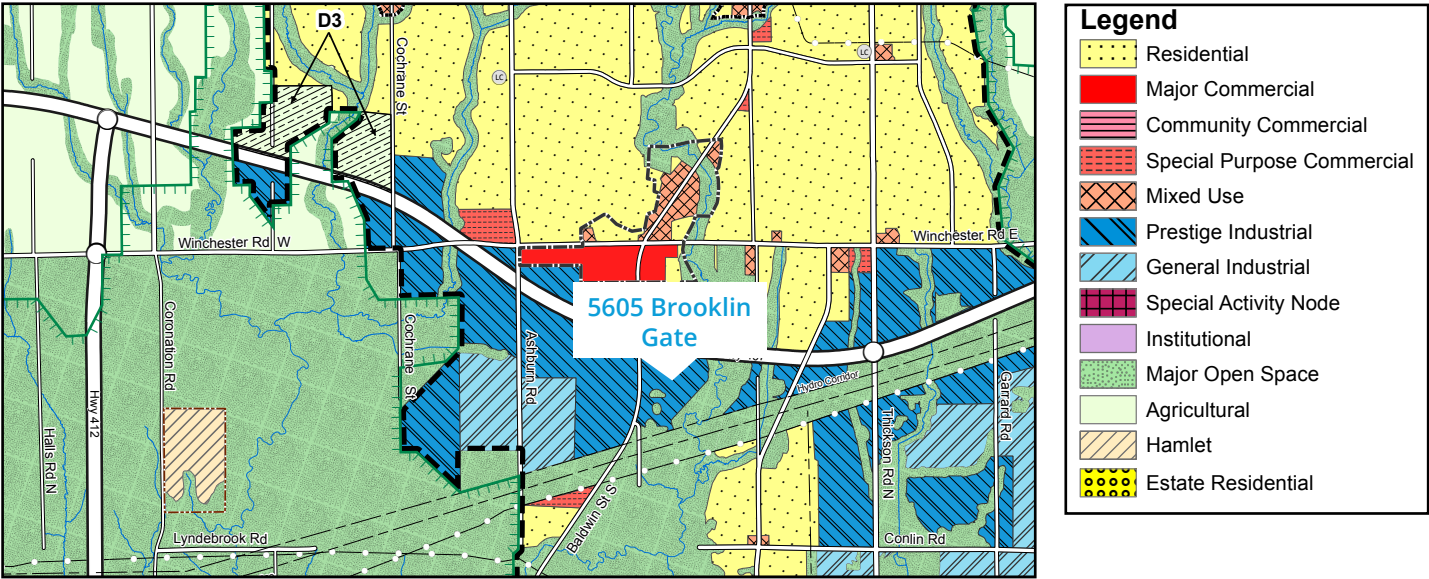
Permitted Uses:

Block 5 (Zoning: GB-CW)

- Gasoline bar including car wash)
- Gasoline bar
- Gasoline bar with car wash

Block 6 (Zoning: M1A-AC-3)

- Automobile sales establishment
- Ancillary retail sales
- Assembly hall
- Banquet hall
- Business services including industrial supply, printing/graphic
- Design establishment and other similar services
- Catering service establishment
- Commercial school
- Communication facility
- Craft brewery
- Data centre
- Eating establishment
- Eating establishment, take-out
- Financial institution
- Food preparation plant
- Heavy equipment sales and service
- Hotel
- Light manufacturing
- Office
- Personal service establishment
- Pharmaceutical production facility
- Place of entertainment
- Private stormwater management pond/facility
- Recreational club or facility
- Research and development facility
- Technology industry
- Warehouse distribution facility
- Warehouse facility
- Wholesale distribution centre



Legend	
	Residential
	Major Commercial
	Community Commercial
	Special Purpose Commercial
	Mixed Use
	Prestige Industrial
	General Industrial
	Special Activity Node
	Institutional
	Major Open Space
	Agricultural
	Hamlet
	Estate Residential

Durham Overview

Durham Region is one of Canada’s fastest growing markets and this new industrial development is perfectly positioned in 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 lead industry transformation and

energy innovation, perfect for businesses and investors looking for a diverse business ecosystem whilst meeting the demands on businesses today². Compared to northern and western Greater Toronto Area municipalities, Whitby offers real-estate savings with industrial land prices and leasing rates remaining lower.

“Durham’s labour force is fueled by major research projects, co-op student placement and job-ready graduate with a \$10M expansion of Durham College”³

Key Demographics



Current
Population
769,717



Total Number of
Households
259,059

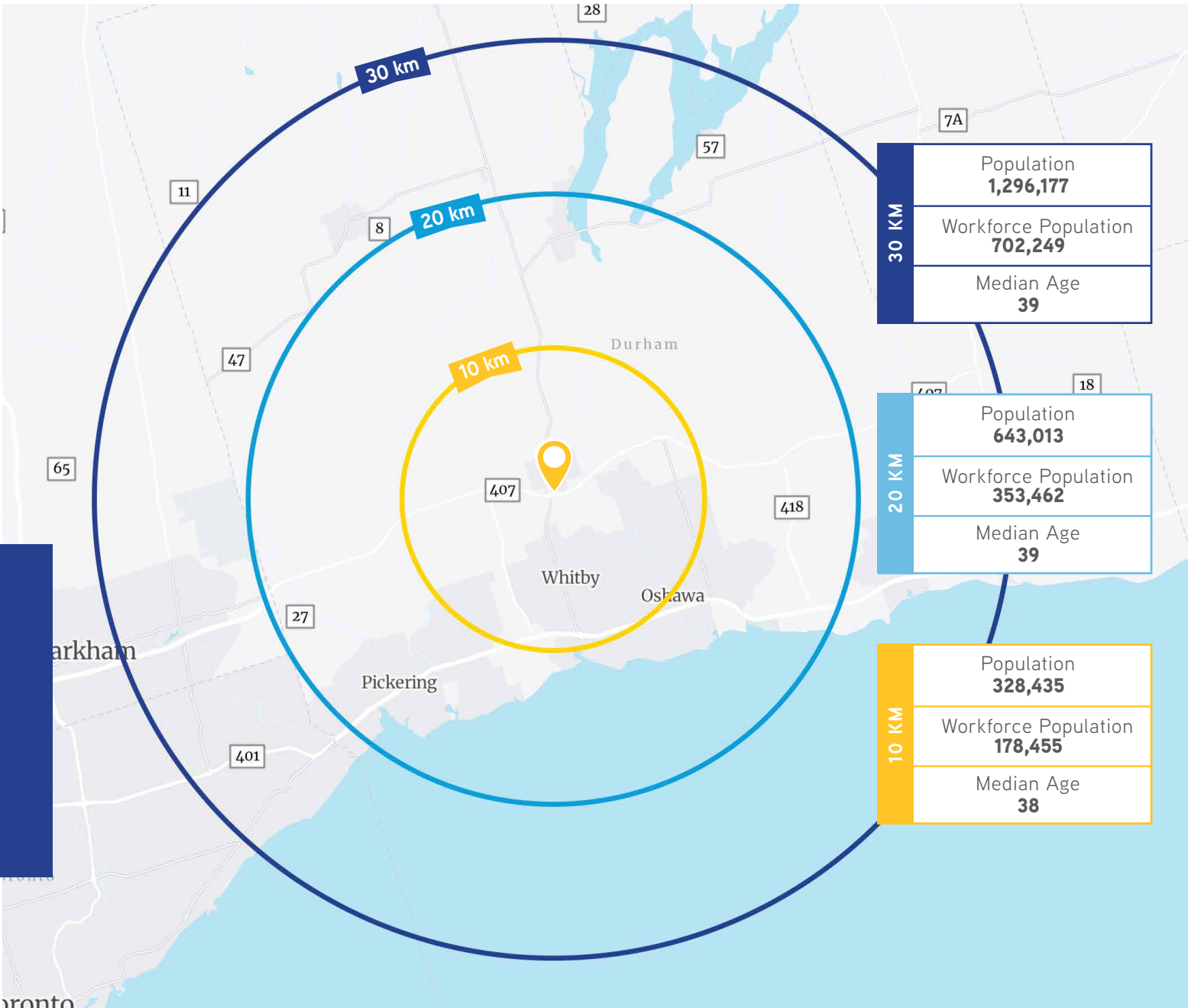


Average Household
Income
\$139,699



Median
Population
39 Years

352,750 Durham Residence in the
Labour Force



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>
3. <https://www.whitby.ca/Whitby-Sector-Profiles-FINAL---2023-Updated.pdf>



fieldgate

± 18.528 Acres of Net Developable Acres

5605 Baldwin Street S

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Durham Development Opportunity

