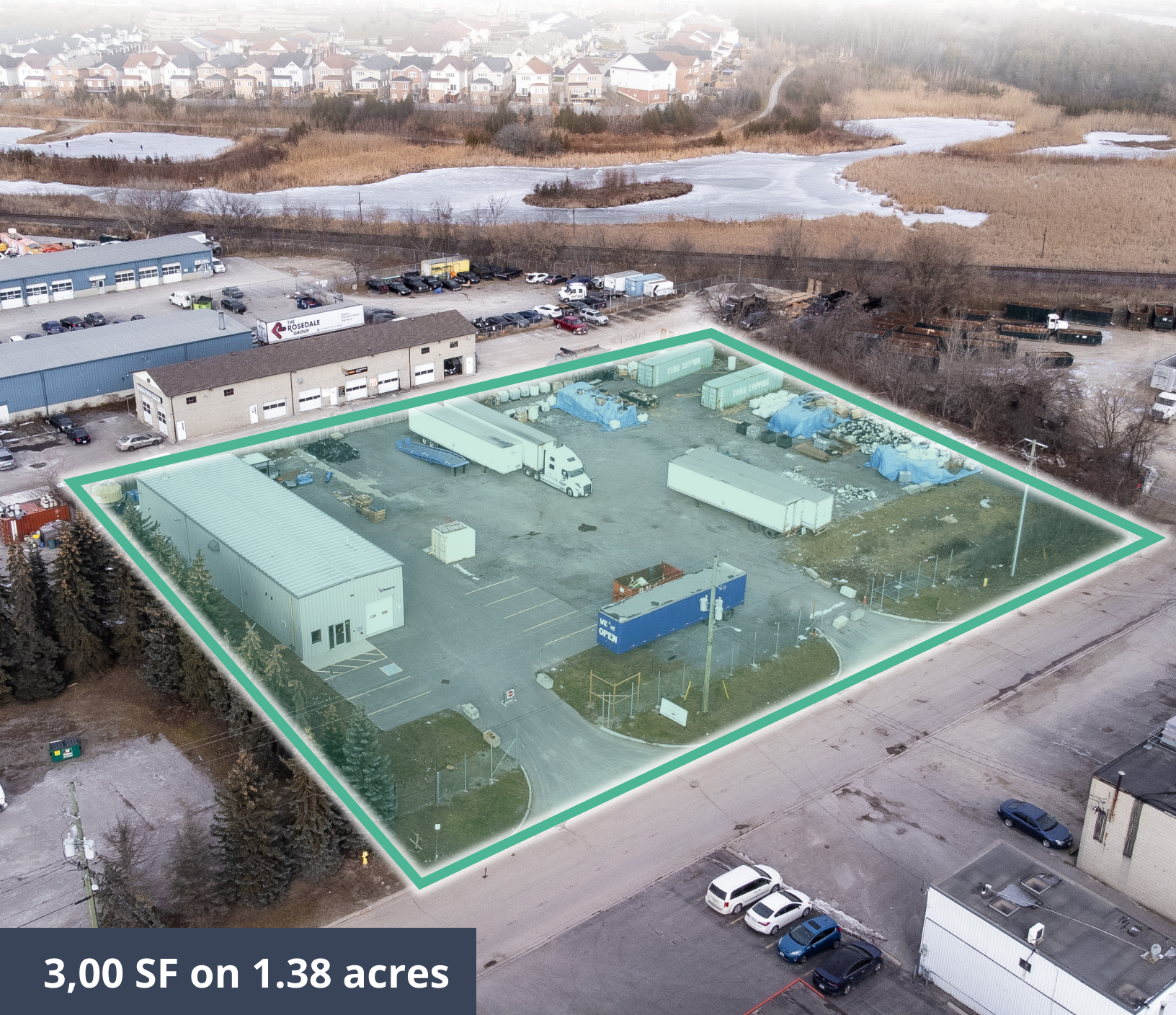


**AVISON  
YOUNG**

# Industrial For Sale

## 112 Warred Road, Whitby ON



**3,00 SF on 1.38 acres**

**Eva Destunis**

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**Brent McKean**

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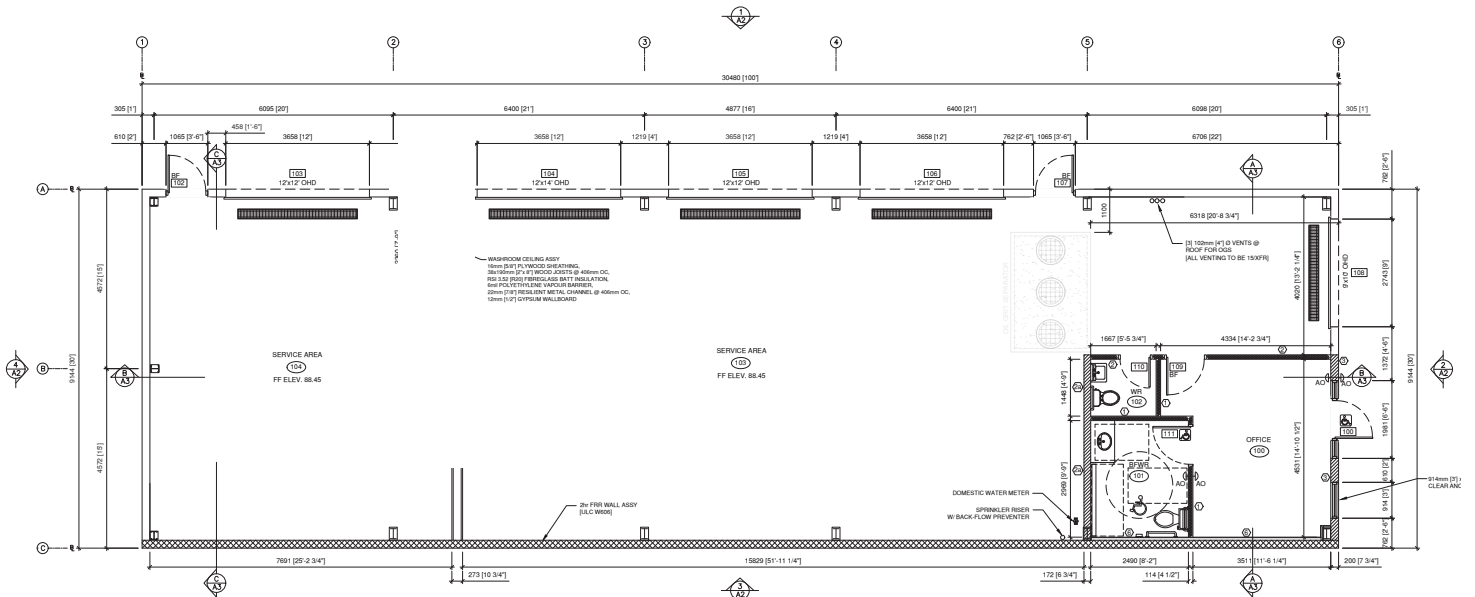
## Property Details

<b>LOT SIZE</b>	1.38 ac
<b>BUILDING SIZE</b>	3,000 sf
<b>OFFICE</b>	5%
<b>CLEAR HEIGHT</b>	16' 7"
<b>SHIPPING</b>	5 Drive In Doors
<b>ZONING</b>	Restricted Industrial (M2)
<b>ASKING PRICE</b>	\$3,990,000
<b>AVAILABILITY</b>	Immediate

## Highlights

- Over 1 acre of excess land
- Highly desirable zoning permitting a variety of industrial / commercial uses
- Outside storage permitted
- Butler-style roof
- Small office area and two washrooms
- Many retail amenities nearby
- Minutes to Highway 401

## Floor Plan

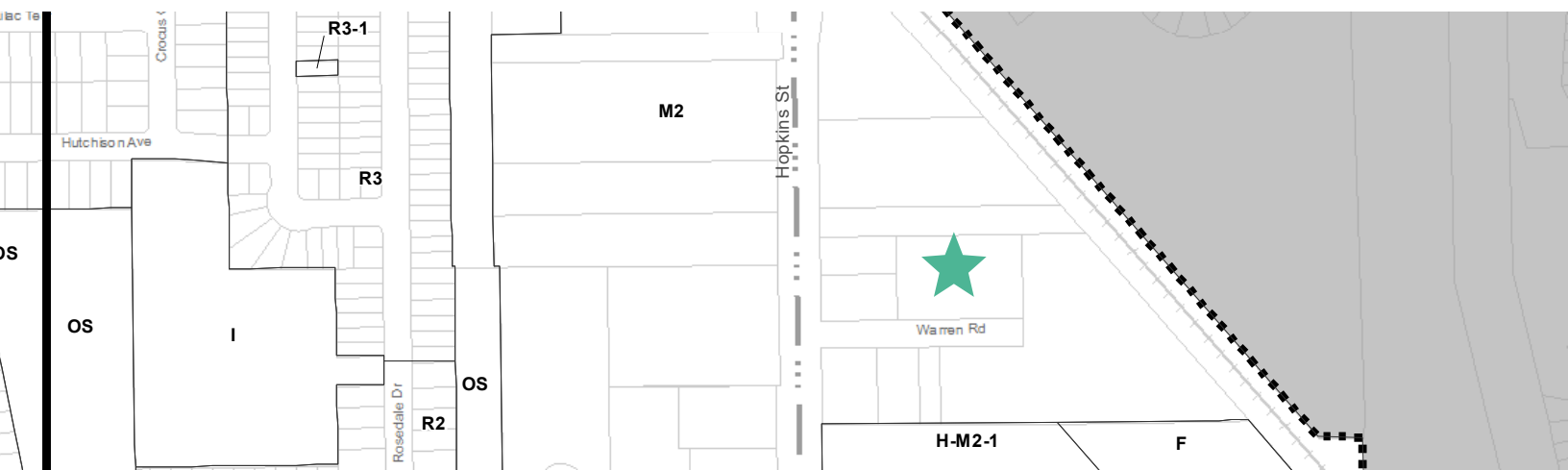


## Zoning

**The subject property is zoned Restricted Industrial & Open Storage Industrial (M2)**

### Permitted Uses

- Assembly plant
- Cartage express or truck transport terminal or yard
- 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
- Storage area for boats and trailers
- Warehouse
- Open storage including salvage yards, wrecking yards and bulk storage yards
- Any building for industrial or warehousing purposes except those which are from their nature of them materials used therein are under The Public Health Act or regulations thereunder, declared to be a noxious trade, business, or manufacture. Any use permitted under The Railway Act or any other Statute of Ontario or Canada governing railyway operations, including tracks, industrial spurs an other railway facilities.



## Location Map



### Durham Region & GO Transit

- 917** Bayly-Consumers
- 905B** Thickson-Reach
- 302** Baldwin-Brock
- 900** Pulse Highway 2
- 9** Lakeshore East

### Drive Times

- 4 minutes** to Highway 401 (2.2 km)
- 6 minutes** to Highway 412 (5.5 km)
- 7 minutes** to Oshawa Centre (4.5 km)
- 14 minutes** to Highway 418 (16.3 km)
- 35 minutes** to Downtown Toronto (56.6 km)
- 45 minutes** to Pearson Airport (63.6 km)

## Get more information

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