

# VICTORIA CROSSING

INDUSTRIAL CONDOS ▶ WHITBY, ONTARIO



Q1 2024  
OCCUPANCY



ZONING: PRESTIGE  
INDUSTRIAL-M1A



FROM 8557 SF  
AND UP



1400 VICTORIA ST. E., WHITBY

# FOR SALE

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**CITI BROKERS**  
REALTY INC



**RIPPLE**  
DEVELOPMENTS

# OVERVIEW

**VICTORIA CROSSING**  
INDUSTRIAL CONDOS • WHITBY, ONTARIO

*You own your business...  
Why not own your very  
own location!*

Citi Brokers Realty is pleased to introduce **Victoria Crossing**, a brand new modern, industrial condo project totaling approximately 150,000 SF, units starting at 8,557 SF coming to a high profile location in Whitby.

Located on Victoria St., the site is on the south side of Highway 401 and west of Thickson Road, it offers unmatched exposure in a prominent location. This project includes 15 units between 2 Buildings. One of a kind in Durham Region combining modern design with the highest quality standard features.



# PROPERTY HIGHLIGHTS

**VICTORIA CROSSING**  
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With the current market supply/demand imbalance, it has never been a better time to look at ownership vs. renting. Rental rates and property prices continue to increase at records rates in the GTA market.

**Act now to take advantage of available pre-construction prices.**

## DEPOSIT STRUCTURE

5% DUE ON SIGNING

5% DUE IN 60 DAYS

5% DUE IN 120 DAYS

Ultra modern architecture with high quality standard features

Industrial unit sizes range from 8,557 to 10,585 SF and can be combined

Very close to 401/Thickson Exit

Located in a prime industrial/commercial hub

Next to Reptilia Whitby/Thickson Ridge Power Centre

28 foot clear ceiling height

Each unit comes with 1 drive in and 2 dock level doors

Each unit comes with 200 amps, 600 volt service

53 foot trailer compatible

Ample parking

Estimated occupancy: Q1 2024

Estimated maintenance fees:\$1.25/SF/Yr

Zoning: Prestige Industrial-MIA

# SPECIFICATIONS

Two top-tier, class-leading newly constructed industrial buildings totaling approximately 147,664 SF across 15 units. Units are demised from 8,557 SF to 10,585 SF all on one level with 28' clear height and fully functional shipping. The site accommodates 199 parking spaces located at the front and size of the buildings. The site is zoned M1A Prestige Industrial.

## MECHANICAL

ESFR Sprinkler system to be installed to OBC standards, base building.

Unit will come complete with 1 (one) gas fired unit heater, complete with gas piping (Units 8-21).

Roof curb will be installed to accommodate a 3-6 tonne RTU. RTU's to be provided by purchaser.

Roughed in plumbing in ground floor slab for point of connection for sanitary and piping.

Water supply stub with shut off valve will be in the vicinity of the floor rough in.

1" valved and capped domestic cold-water connection.

4" sanitary connection.

## ARCHITECTURAL/STRUCTURAL

Building consists of a 28' clear space with R15 architectural precast and Glazed units at the front office area, complete with double - glazed aluminum entrance doors and clerestory windows in the warehouse area to provide natural light.

Roofing to consist of a 4-ply mod bit roof system, R25.

One (1) 12'Wx14'H typical powered overhead door per Unit at finished grade, with drive-in access.

Double (2) 9'Wx10'H typical dock level door with powered dock leveler.

Floor/SOG will be a 6" concrete sealed floor, with 20kg/m<sup>3</sup> of steel fibres.

Roof framing will come complete with a roof curb to accommodate a 3-6 tonne RTU (approximate area, near front office)

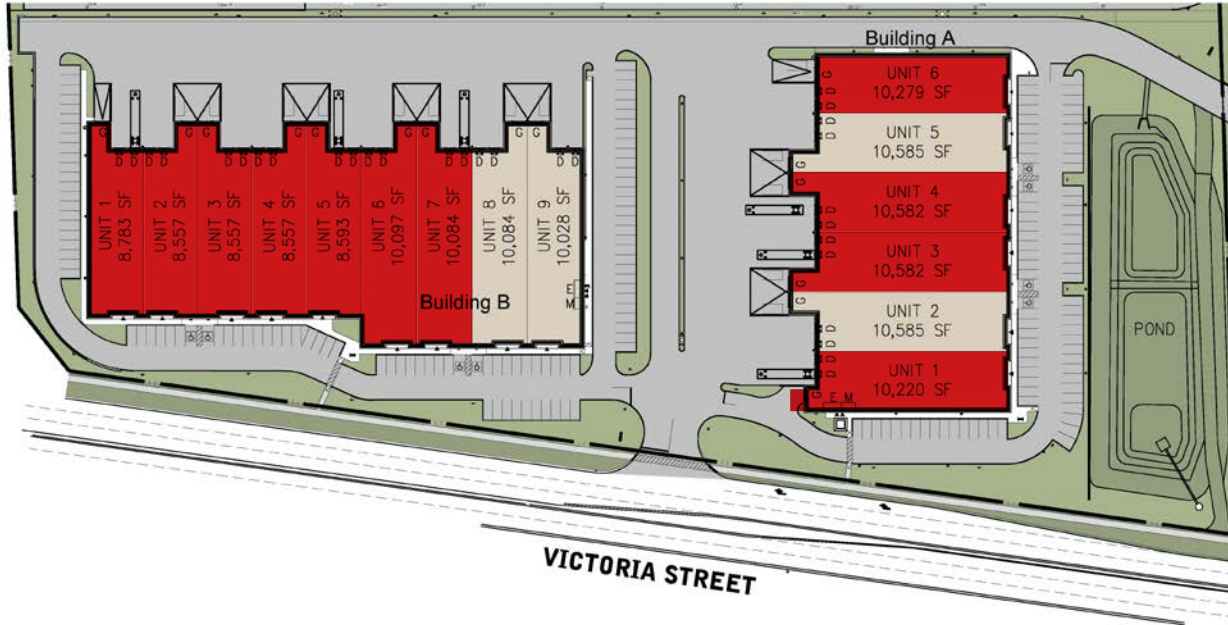
## ELECTRICAL

Each Industrial unit to be 200 AMP 600 V three phase four wire unfused disconnect (200/347/600).

## TELEPHONE & COMMUNICATION

1" conduit will be terminated on a wall.

# SITE PLAN



## KEY PLAN



## SITE LEGEND

<b>D</b>	DOCK LOADING
<b>G</b>	GRADE LOADING
<b>E</b>	ELECTRICAL ROOM
<b>M</b>	MECHANICAL ROOM

= SOLD

## PERMITTED USES UNDER ZONING

### MIA – PRESTIGE INDUSTRIAL ZONE

(i) No person shall with a "MIA" Prestige Industrial Zone use any lot or erect or alter or use any building or structure except in accordance with the following uses:

- auditorium, swimming pool or other recreational or educational use
- bank
- commercial or technical school
- office building
- parking lot
- plant for the assembly and/or manufacture of products within a wholly enclosed structure
- public garage
- research and development facility
- restaurant
- retail or wholesale outlet, including showroom and service shop, ancillary to a manufacturing or warehouse use on the same lot provided that such retail or wholesale outlet does not occupy more than 10% of the gross floor area of the manufacturing or warehouse use to a maximum of 93
- warehouse of the storage of goods and materials within a wholly enclosed structure

# ATTRACTIVE LABOUR POOL

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**5KM**

**POPULATION**

50,085

**TOTAL HH'S**

19,471

**AVERAGE HH SIZE**

2.5

**MEDIAN HH INCOME**

\$82,468

**10KM**

**POPULATION**

247,243

**TOTAL HH'S**

90,070

**AVERAGE HH SIZE**

2.7

**MEDIAN HH INCOME**

\$89,977

**15KM**

**POPULATION**

478,484

**TOTAL HH'S**

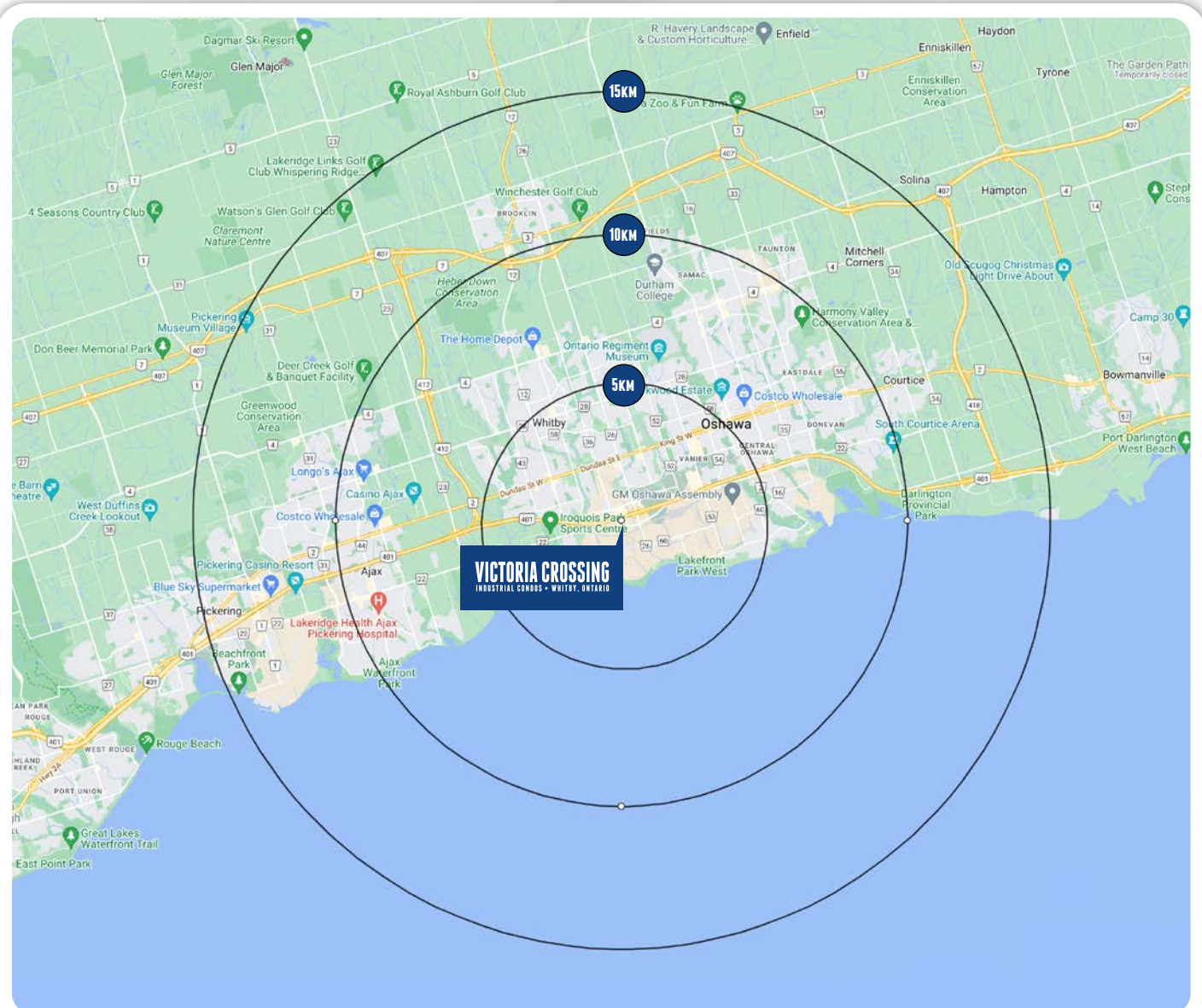
162,127

**AVERAGE HH SIZE**

2.9

**MEDIAN HH INCOME**

\$98,960



# AREA AMENITIES

**VICTORIA CROSSING**  
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*Conveniently located just south of Highway 401.*

*Easy access to highways, public transit and airports.*

## TRAVEL DISTANCES

### HIGHWAY 401

2 MIN • 1.6 KM

### OSHAWA STATION

5 MIN • 2.7 KM

### HIGHWAY 407

21 MIN • 19 KM

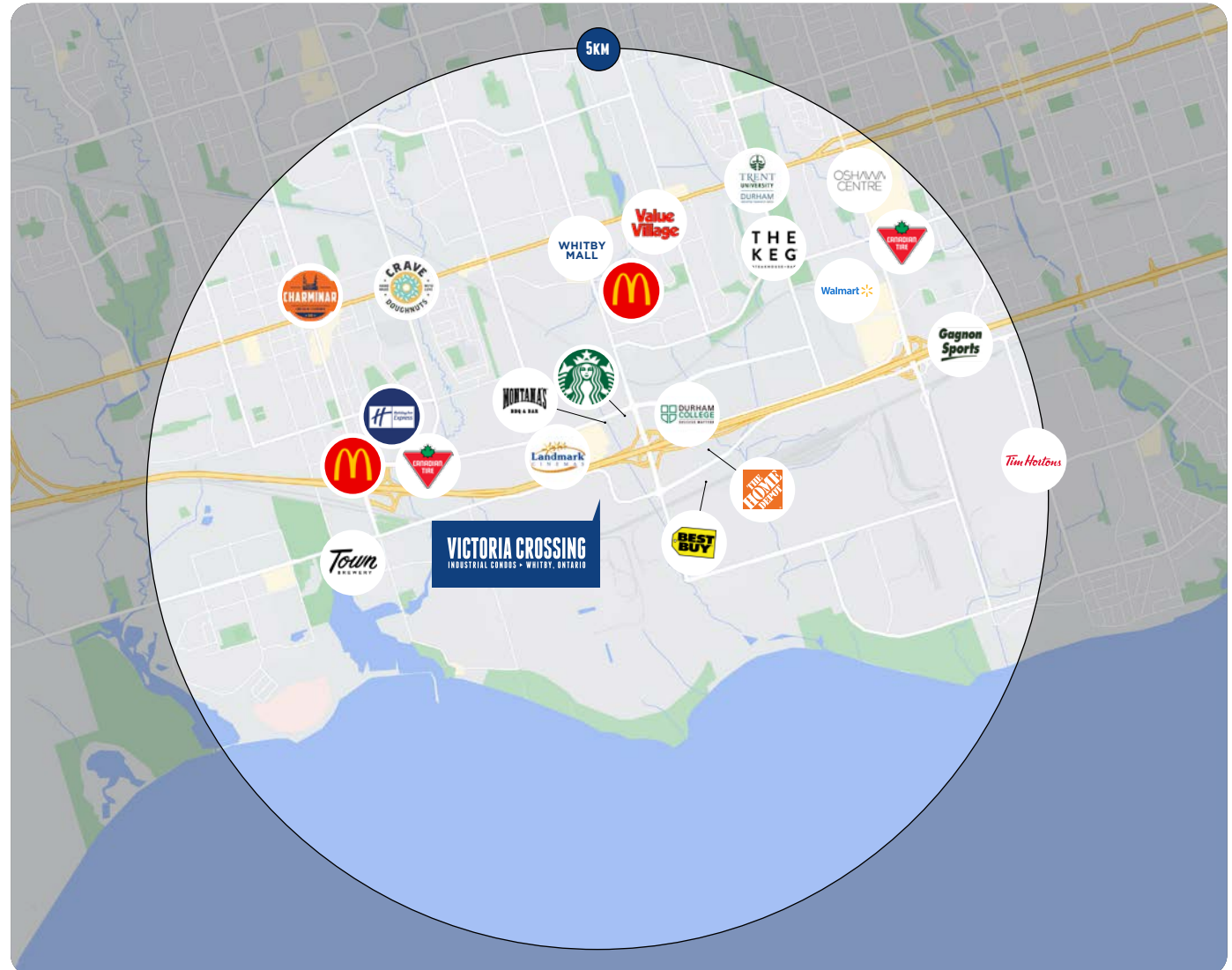
### PEARSON INT'L AIRPORT

47 MIN • 82 KM

### DOWNTOWN TORONTO

55 MIN • 56 KM

→ [CLICK FOR VIDEO](#)





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