

2.68 ACRES | INDUSTRIAL BUILDING FOR LEASE

PREMIER INDUSTRIAL SPACE

SPACE. ACCESS. OPPORTUNITY.



**STRATEGIC
WHITBY LOCATION**



**47,337 SF
FLEXIBLE INDUSTRIAL SPACE**



**EASY ACCESS
TO HWYS 401, 407 & 412**

1901 FORBES ST.
WHITBY | ON

FOR MORE INFORMATION, CONTACT:

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Broker Of Record

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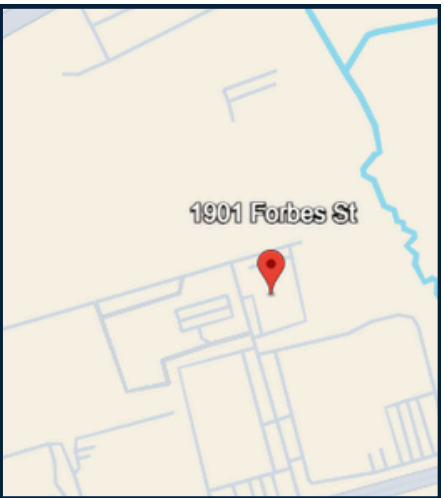




EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS:

	Location:	1901 Forbes St.
	Municipality/Area:	Whitby, Durham Region
	Lot Size:	2.68 Acres Yard Space
	Zoning:	M1
	Industrial Area:	47,337 Sq. Ft.
	Office Space:	6.5 %
	Clear Height:	22' Clear
	Heating:	Gas Forced Air Open
	Water/Sewers	Municipal Water / Sanitary & Storm Sewers
	Drive-in Doors:	1
	Truck-Level Doors:	6
	Parking Space:	50 Spaces
	Possession:	Immediate
	Asking Rate:	\$13.50 PSF
	TMI (2025):	\$5.27 PSF
	Sublease Expiry:	July 1st, 2026

STRATEGIC LOCATION



 **MINUTES TO HWY 401**  **STRONG SHIPPING / RECEIVING FLOW**  **THREE POINTS OF INGRESS / EGRESS**

ZONING - M1 | Permitted Uses

Permitted uses include:

 INDUSTRIAL Industrial, manufacturing, warehousing, assembly plants, and related storage uses.	 COMMERCIAL Offices, restaurants, banks, parking lots, public garages, and commercial schools.	 RECREATIONAL / ENTERTAINMENT Places of entertainment and accessory recreational uses, where permitted.
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 Purchaser/tenant to verify all zoning and permitted uses with the Town of Whitby.

 **1901 FORBES ST.**
WHITBY | ON

 **STONELEIGH**
Management Inc.
Real Estate Brokerage

NEIGHBOURHOOD & AMENITIES

AREA HIGHLIGHTS:



• HIGHWAY 401 ACCESS

Highway 401 is located minutes from the subject property, supporting efficient east-west connectivity across Durham Region and the GTA.



• HIGHWAY 412/407 CONNECTIVITY

Quick access to Highway 401 provides convenient connectivity to Highway 412, Highway 407, and the broader regional highway network.



• WHITBY GO STATION

Whitby GO Station is a short drive away, supporting commuter access for employees and visitors.



• THICKSON ROAD SOUTH CORRIDOR

The Thickson Road South corridor provides access to nearby employment areas, services, amenities, and major routes.



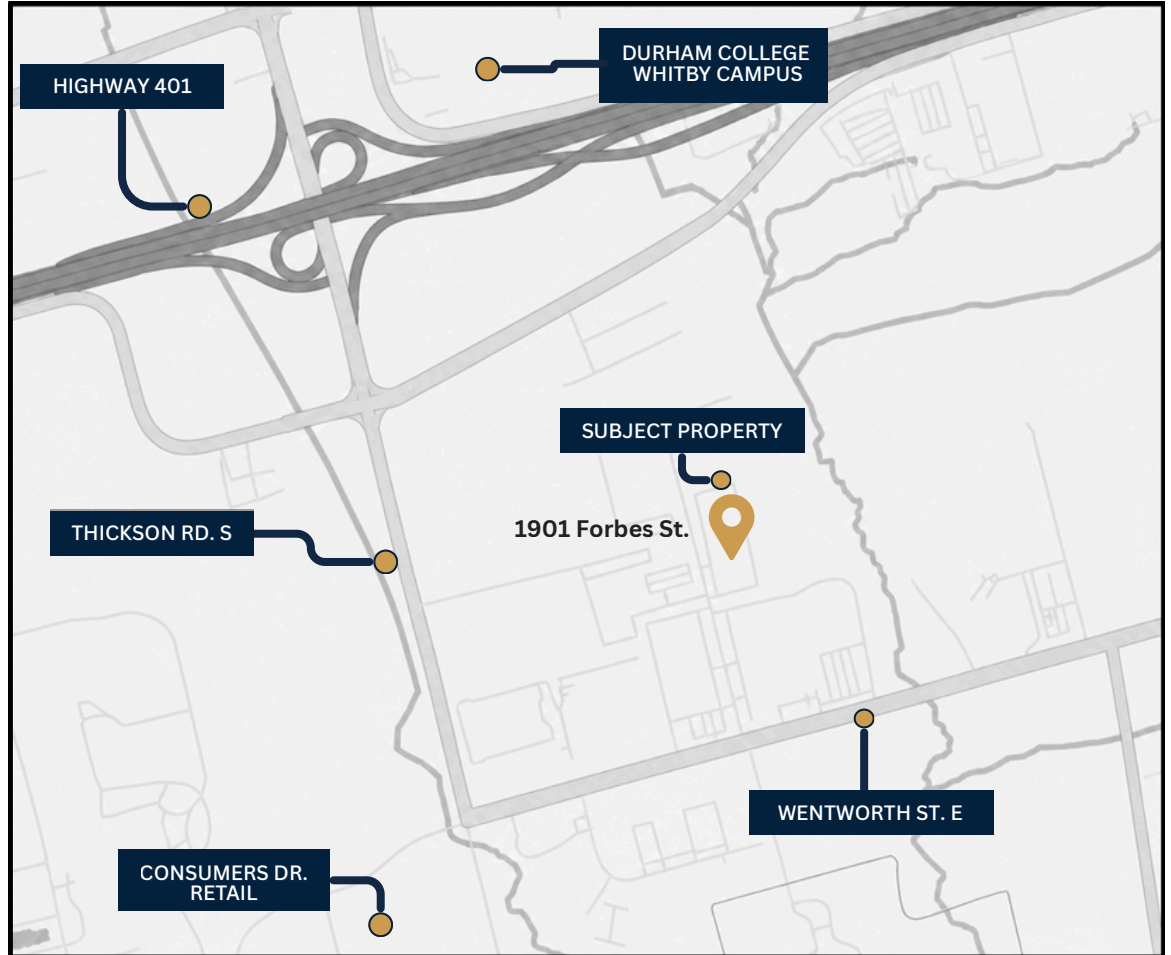
• CONSUMERS DRIVE AMENITIES

Nearby Consumers Drive and Thickson Road offer restaurants, fuel, retail, and day-to-day conveniences for staff and visitors.



• ESTABLISHED EMPLOYMENT AREA

The property is positioned within Whitby's established industrial/employment area, surrounded by warehousing, distribution, and service-commercial uses.



MINUTES TO
HWY 401



QUICK ACCESS TO
HWY 412 / 407



NEAR WHITBY GO &
CONSUMERS DR.



1901 FORBES ST.
WHITBY | ON



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LOCATION OVERVIEW

SUMMARY:



• STRATEGIC GTA EAST POSITIONING

Located in Whitby within the GTA East industrial market, offering access to Durham Region, the broader Greater Toronto Area, and eastern Ontario corridors.



• REGIONAL HIGHWAY NETWORK

Positioned near Highway 401 with access to Highway 412 and Highway 407, supporting efficient movement across the GTA, Durham Region, and key logistics routes.



• BROADER LABOUR MARKET ACCESS

Connectivity to Whitby, Oshawa, Ajax, Pickering, and surrounding communities helps support employee access and workforce availability.



• DURHAM REGION INDUSTRIAL MOMENTUM

Whitby continues to benefit from industrial and employment growth across Durham Region, with demand driven by logistics, warehousing, service-commercial, and light industrial users.



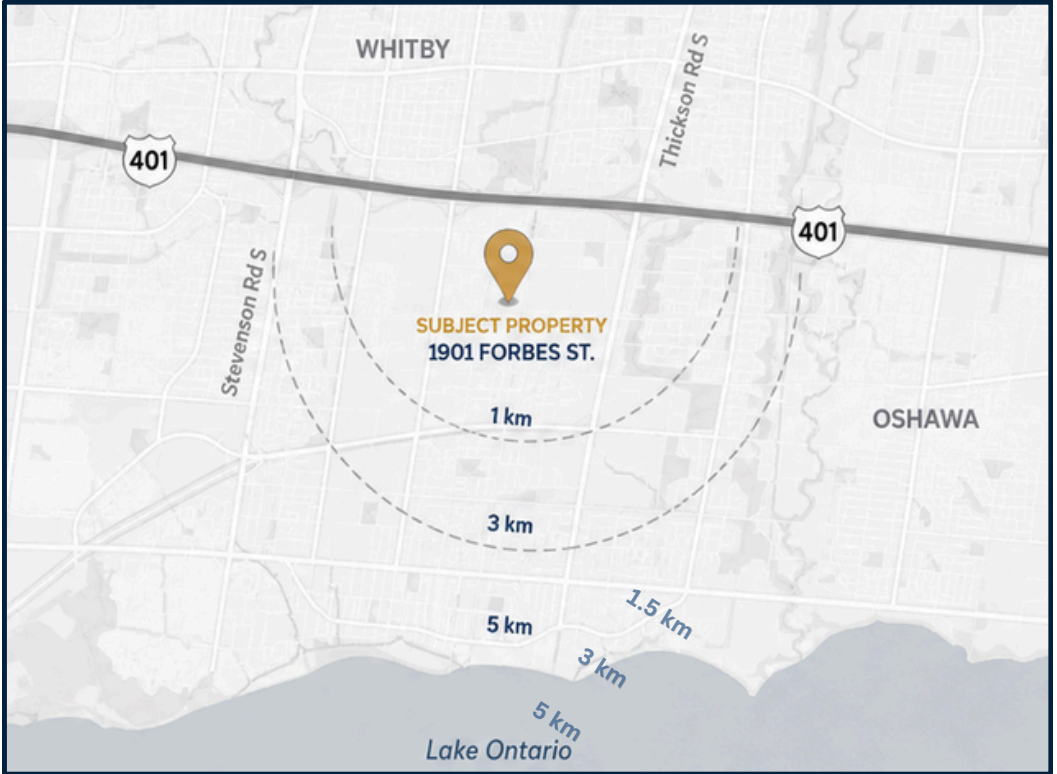
• MULTI-MARKET CONNECTIVITY

The site provides practical access to major business nodes across the eastern GTA while maintaining proximity to Toronto, Pearson Airport, and regional transit infrastructure.

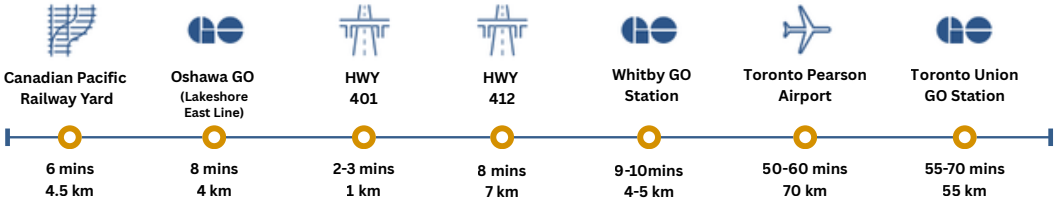


• LONG-TERM LOCATION VALUE

With limited industrial availability across established GTA East nodes, 1901 Forbes St. offers a well-positioned opportunity in a market with strong long-term fundamentals.



DRIVE TIMES



1901 FORBES ST.
WHITBY | ON



PROPERTY IMAGES



FRONT OFFICE & SIDE EXTERIOR VIEW



REAR SHIPPING ELEVATION & GRADE-LEVEL DOOR



SIDE ELEVATION & PARKING AREA



REAR YARD & LOADING AREA



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