



4670 Garrard Road

Whitby ON

Highly Functional Newer Freestanding Building

FOR SUBLEASE

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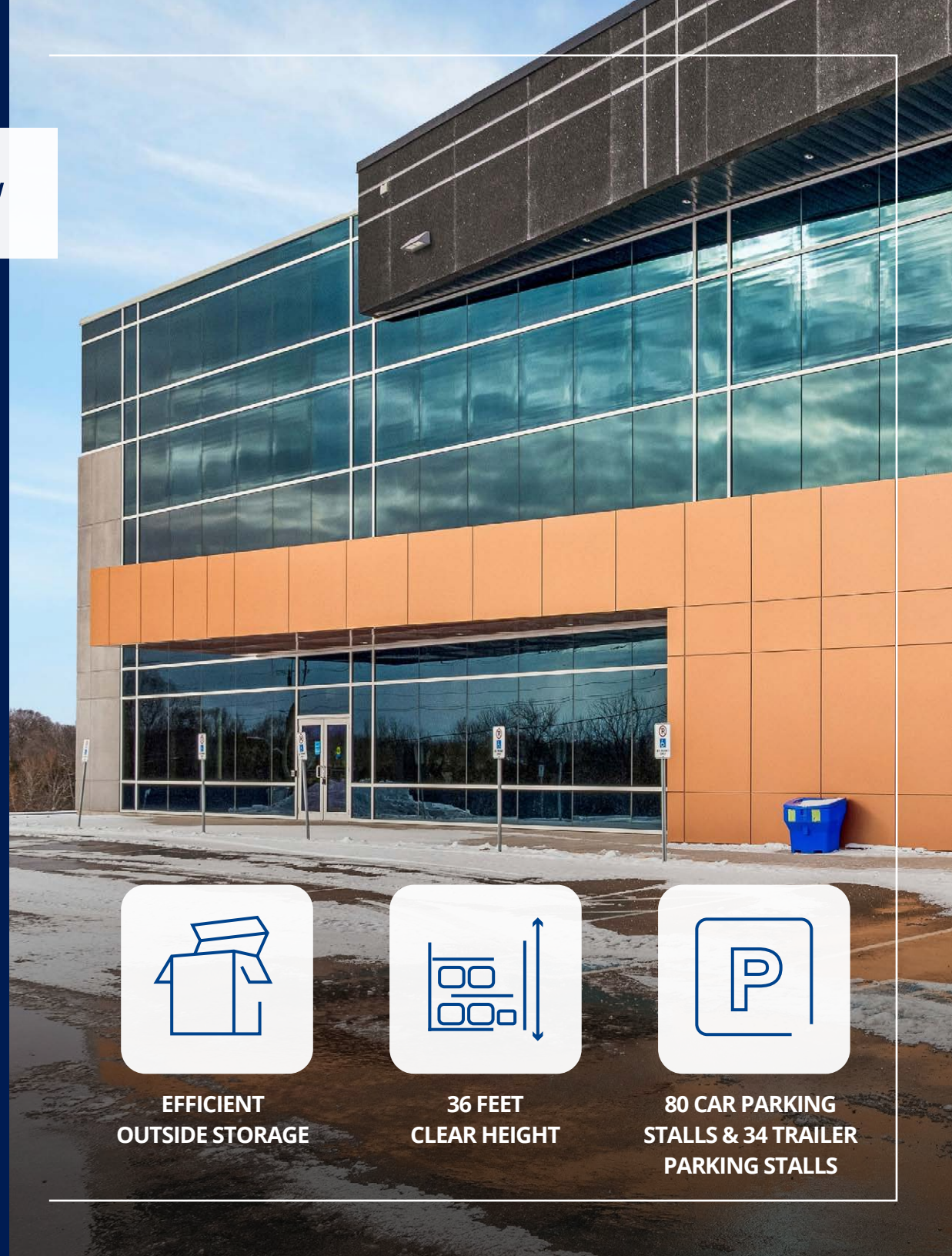
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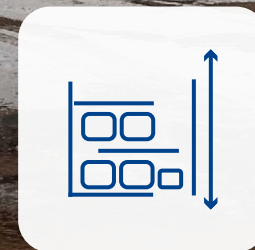
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Property Overview

Sublease Expiry	November 30, 2028
Available	May 1, 2026
Total Area	126,556 SF Warehouse Area: 125,676 SF Shipping Office Area: 880 SF
Sublease Price	\$12.00 Net PSF/Annum
TMI	\$4.38 PSF (2026 est.)
Zoning	M1-2 (By-law 1784)
Ceiling Height	36'
Shipping Doors	22 Truck Level 1 Drive-in
Parking	80 Cars Parking Stalls 34 Trailers Parking Stalls
Lighting	LED Lighting
Sprinklers	ESFR (Early Suppression, Fast Response)



**EFFICIENT
OUTSIDE STORAGE**



**36 FEET
CLEAR HEIGHT**



**80 CAR PARKING
STALLS & 34 TRAILER
PARKING STALLS**

Site Plan



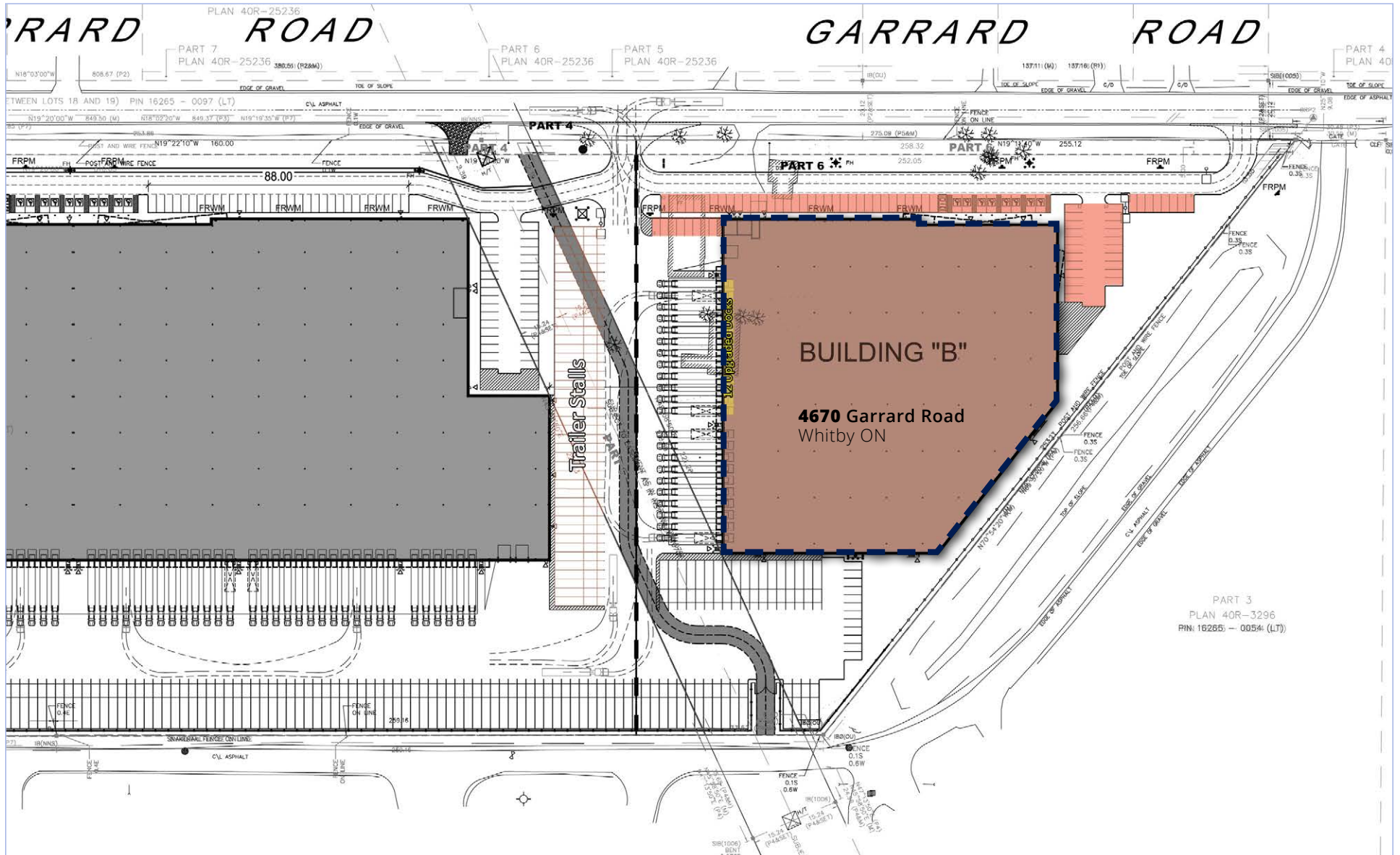
Quick Access to
Highway 407



Front to Garrard
Road

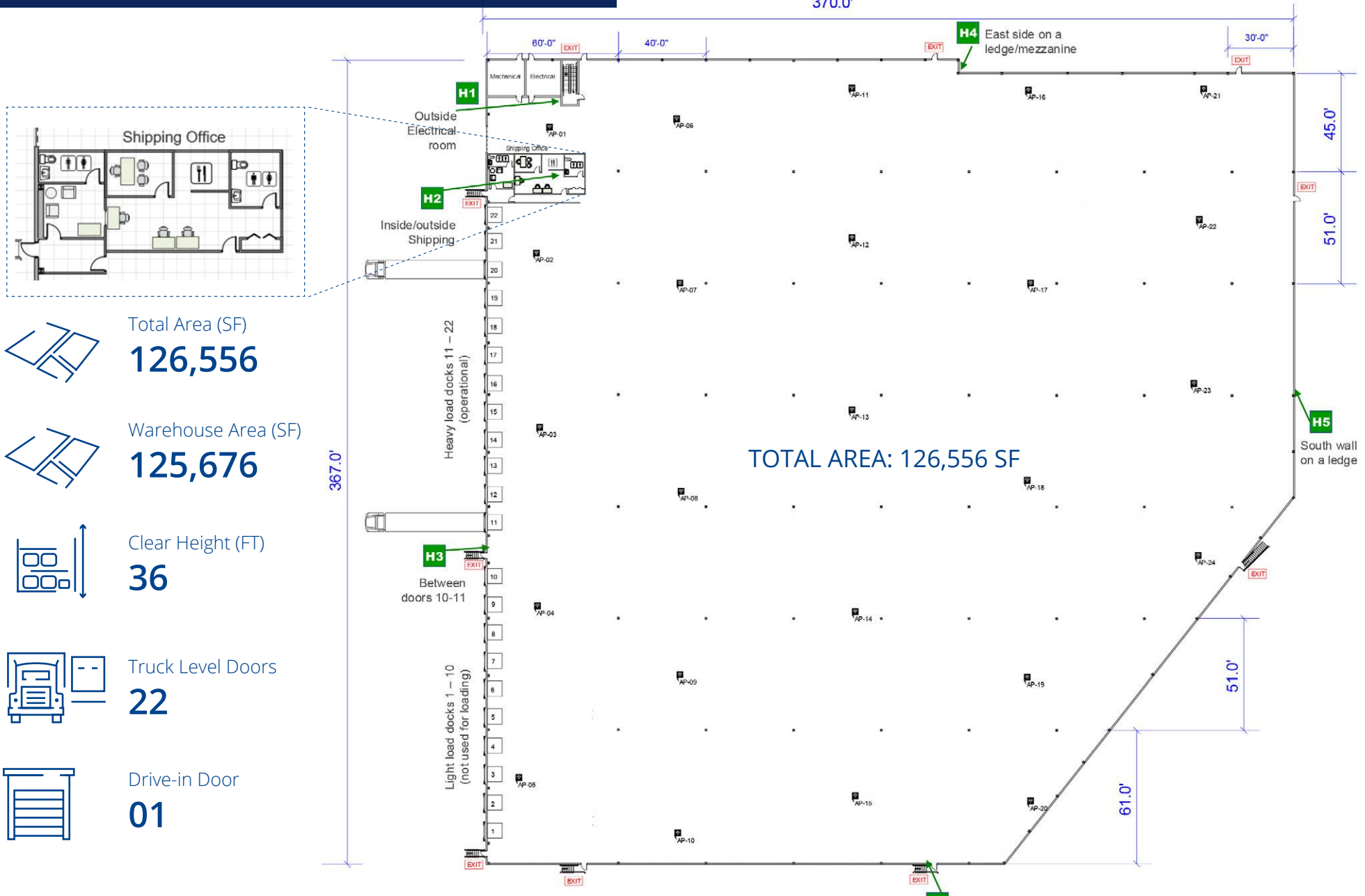


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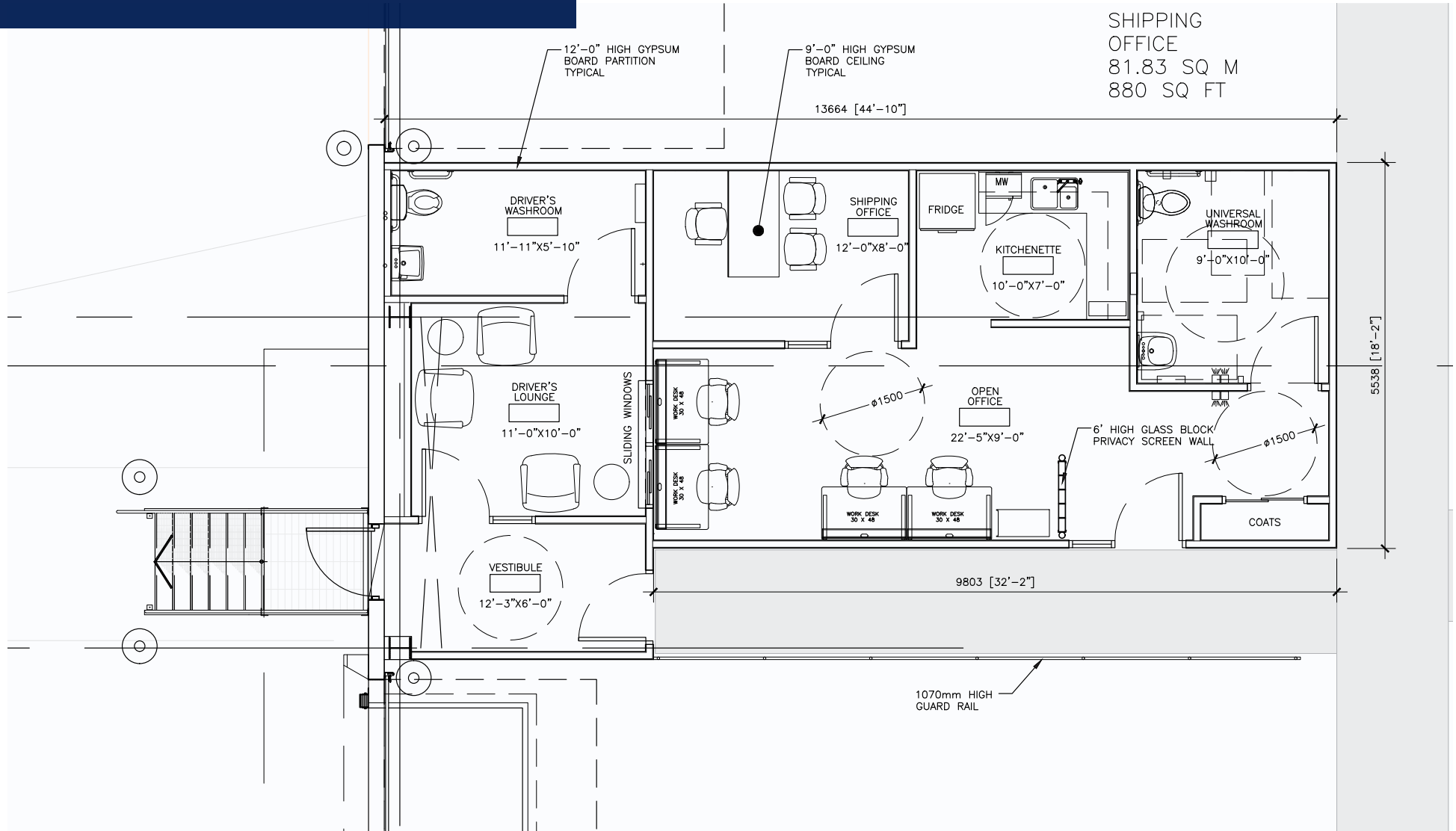


Ground Floor Plan

4670 Garrard Road is a highly functional newer freestanding building featuring 36-foot clear height, 22 truck level doors and 1 drive-in door, 80 car parking and 34 trailer parking stalls, LED lighting, ESFR sprinklers, high shipping door ratio with concrete apron. 880 SF shipping office with drivers lounge and washroom. Strategically located and offers quick access to Highway 407, 412, 418 & 401.



Office Floor Plan



Office Area (SF)
880



Private Office
01



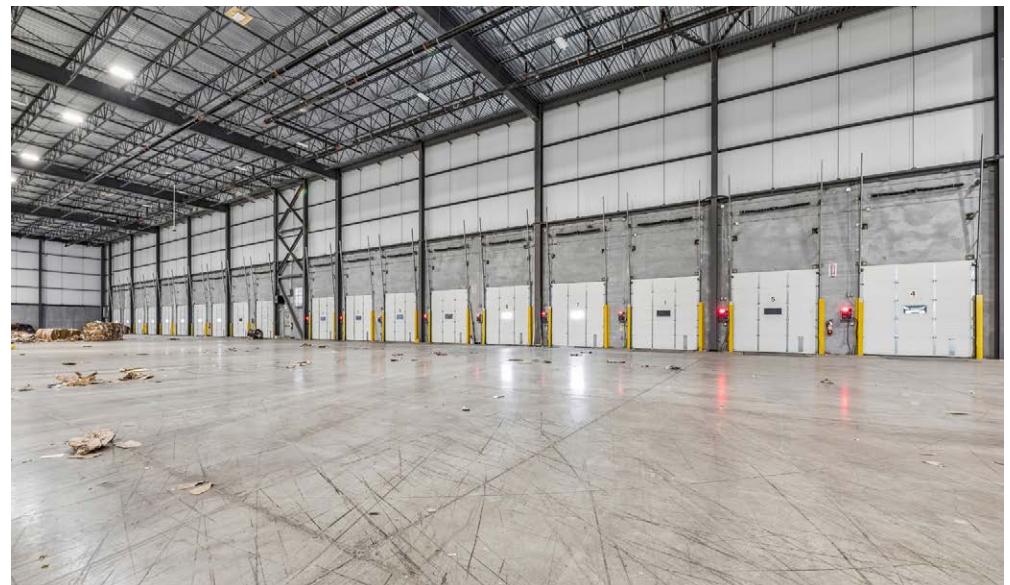
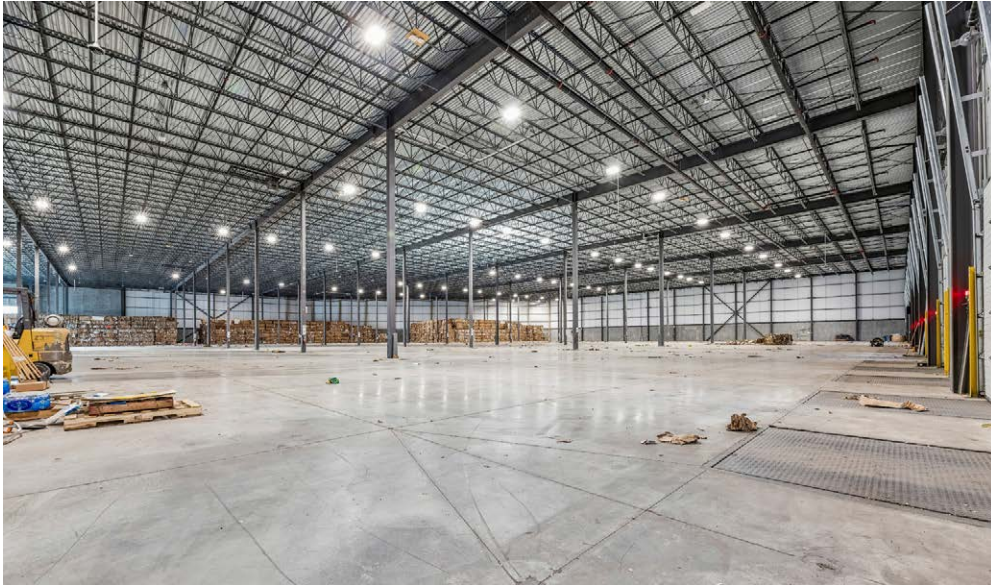
Driver's Lounge
01



Driver's Washroom
01

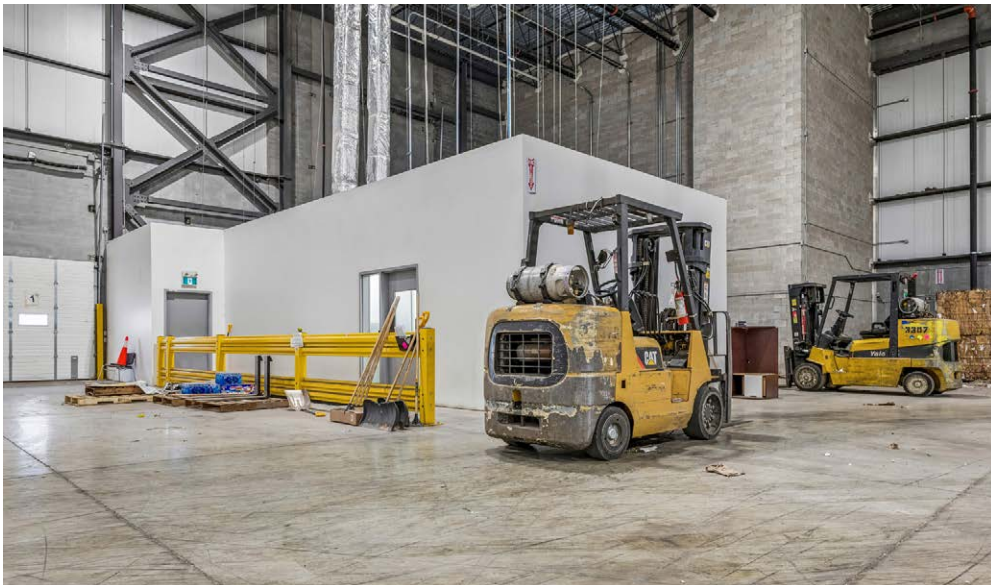
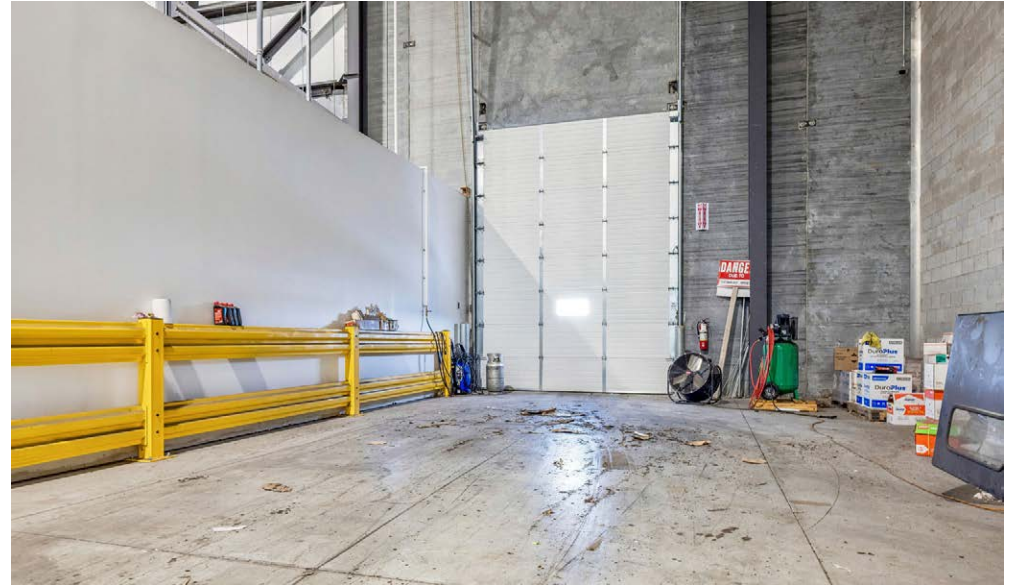
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Property Photos



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Property Photos



Amenities & Location Advantages



Taunton Road East

Garrard Road

Garrard Road



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Whitby ON

Whitby offers a growing talent pool, excellent quality of life, and strong access to major markets. As one of Canada's fastest-growing communities, Whitby continues to invest in infrastructure and employment growth, positioning itself for long-term success.

Ideally positioned near a full range of daily amenities, including Tim Hortons, Shoppers Drug Mart, Esso gas station, and additional retail and service options are located within 1.5 km, supporting seamless day-to-day operations for staff, clients and customers.

Zoning Overview

Restricted Industrial (M1) Zone

USES PERMITTED

(i) INDUSTRIAL

- Any building for industrial or warehousing purposes except those which from their nature or the materials used therein are under The Public Health Act or regulations thereunder, declared to be a noxious trade, business, or manufacture and any open storage use that is accessory to the industrial or warehousing use provided that such open storage is restricted to the rear of the main building and not readily visible from the front of the lot. Any use permitted under The Railway Act or any other Statute of Ontario or Canada governing railway operations, including tracks, industrial spurs and other railway facilities.

(ii) COMMERCIAL

- Offices incidental to industry, banks, restaurants, parking lots, public garages, a radio or television transmission establishment.

(iii) RECREATIONAL

- Auditoriums, swimming pools, golf courses, or other recreational uses which may be accessory and incidental to a commercial or manufacturing use.

Exception 2: M1-2 (4680 Garrard Road)

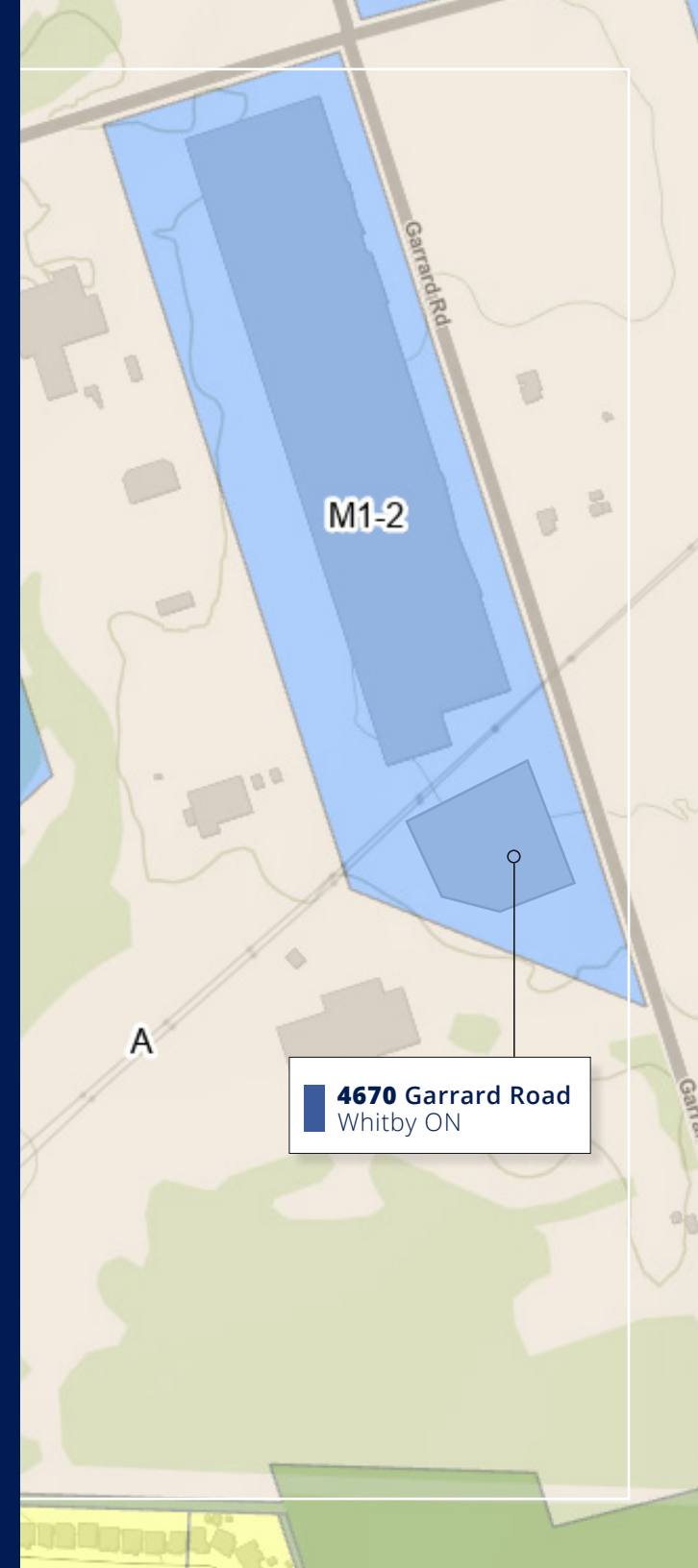
USES PERMITTED

Notwithstanding the uses permitted in the M1 Zone, in any M1-2 Zone, the following additional uses shall be permitted:

- **Warehouse distribution facility**

OUTSIDE STORAGE ZONE PROVISIONS

Notwithstanding the Industrial Uses Permitted in subsection 8(a)(i), accessory open storage including any outside storage of vehicles including commercial vehicles and motor vehicles and any trailers shall be permitted in the rear yard and in the interior side yard provided that such open storage and outside storage is not readily visible from the front yard.



CLICK TO FIND MORE INFORMATION ON
M1 ZONING BY-LAW 1784



CLICK TO FIND MORE INFORMATION ON
M1-2 ZONING AMENDMENT

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Strategic Location

4670 Garrard Road is strategically located just south of Highway 407, at the southwest corner of Conlin Road and Garrard Road in Whitby.

Positioned as a premier logistics and distribution hub, Durham Region leverage its strategic location just 60 km east of downtown Toronto and less than two hours from the U.S. border at Niagara Falls.

The region offers exceptional regional and international connectivity, reinforced by a comprehensive transportation network featuring the 400-series highways, rail services, major seaports, and global air gateways.

Nearest Bus Stop
70 M

Highway 401
8 KM

Highway 407
2 KM

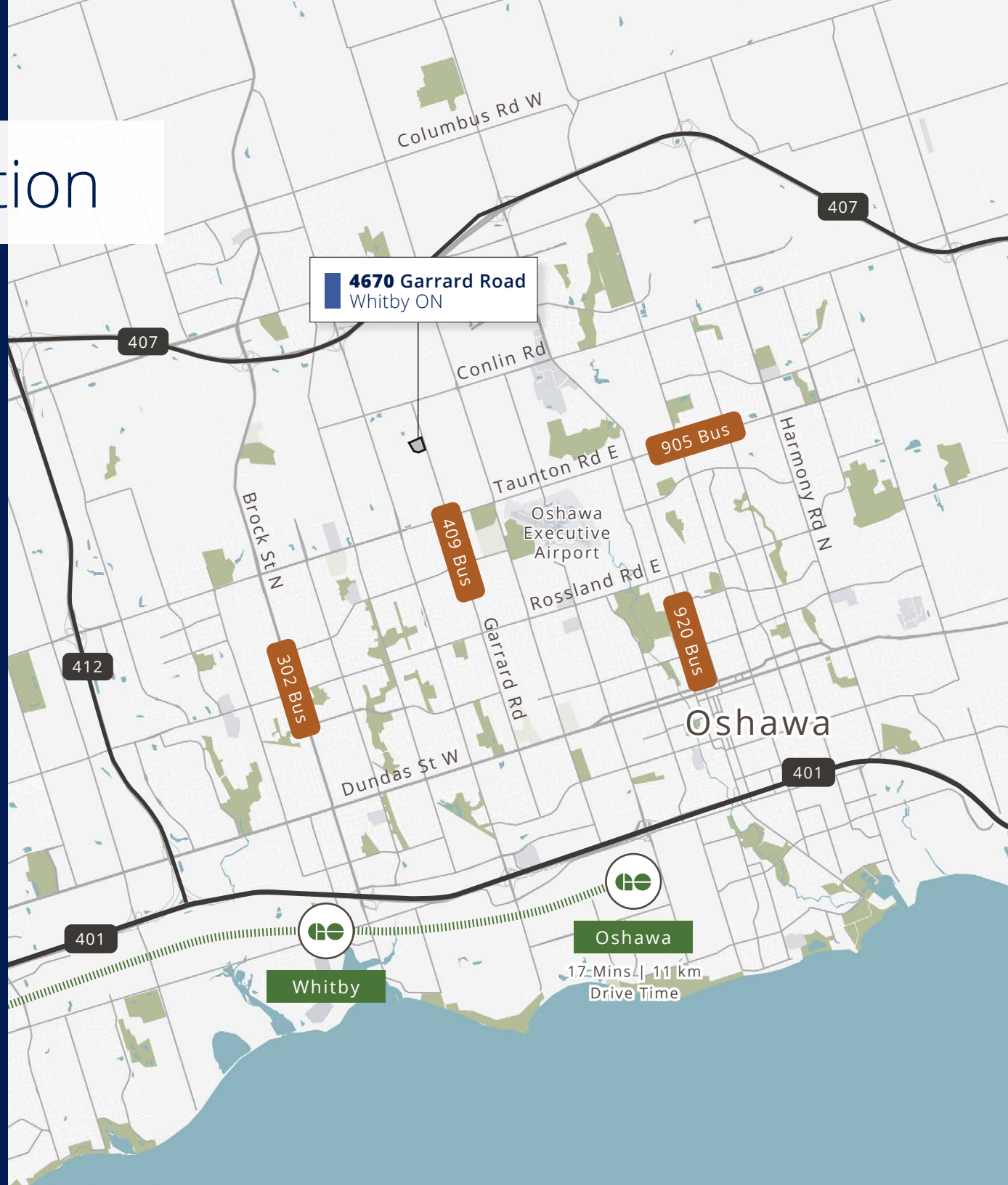
Scarborough CN Rail
40 KM

Oshawa Airport
4 KM

Pearson Airport
71 KM

Harmony Terminal
7 KM

US Border
195 KM



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