

BROCCOLINI

REAL ESTATE & DEVELOPMENT

FUTURE INDUSTRIAL DEVELOPMENT
FOR LEASE

31 ACRES TOTAL

**1650 HALLS ROAD,
WHITBY, ON**



INTRODUCTION

Location. Quality. Flexibility. Broccolini is pleased to present the perfect opportunity to develop on 31 acres of prestige industrial land located on the border of Whitby and Ajax. The site provides superior access to the GTA and is minutes away from Hwys 401 and 412. This property is well situated and well-suited towards a design-build lease or sale.

31 ACRES

TOTAL AREA



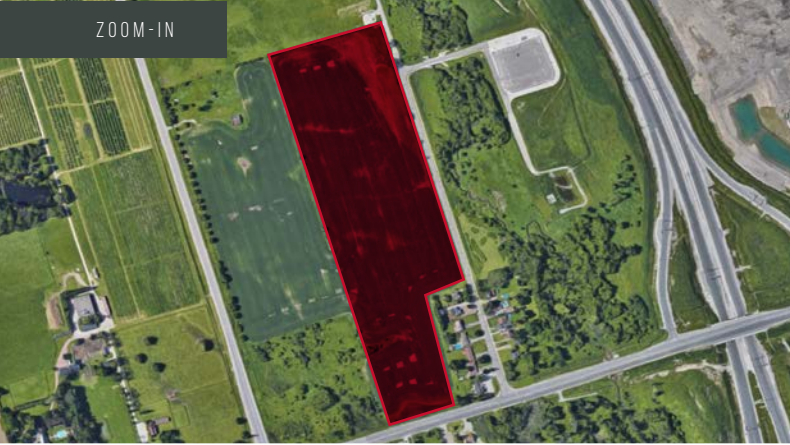
FULL MUNICIPAL
SERVICES BY

2026

FEATURES

- 31 ACRES, FULLY SERVICED (OTHER THAN SANITARY – 2026)
- MAXIMUM BUILDABLE SF: 550,000 SF
- MAXIMUM HEIGHT: 20M (65 FT)
- DESIGNATED PRESTIGE INDUSTRIAL
- DESIGN-BUILD OPPORTUNITY FOR LEASE OR SALE

ZOOM-IN



ACCESS

- 3 MINS DRIVE TO THE 401 INTERCHANGE
- 45 MINS TO PEARSON INTERNATIONAL AIRPORT (VIA 407)
- 10 MINS TO THE 407 ETR
- LOCATED IN THE HEART OF DURHAM REGION, THE SITE HAS ACCESS TO A LARGE SKILLED LABOUR POOL AND IS WITHIN A 45 MINUTE DRIVE OF DOWNTOWN TORONTO.
- PROPERTY CAN ACCOMMODATE A SINGLE- OR MULTI-TENANT BUILDING UP TO 550,000 SQUARE FEET

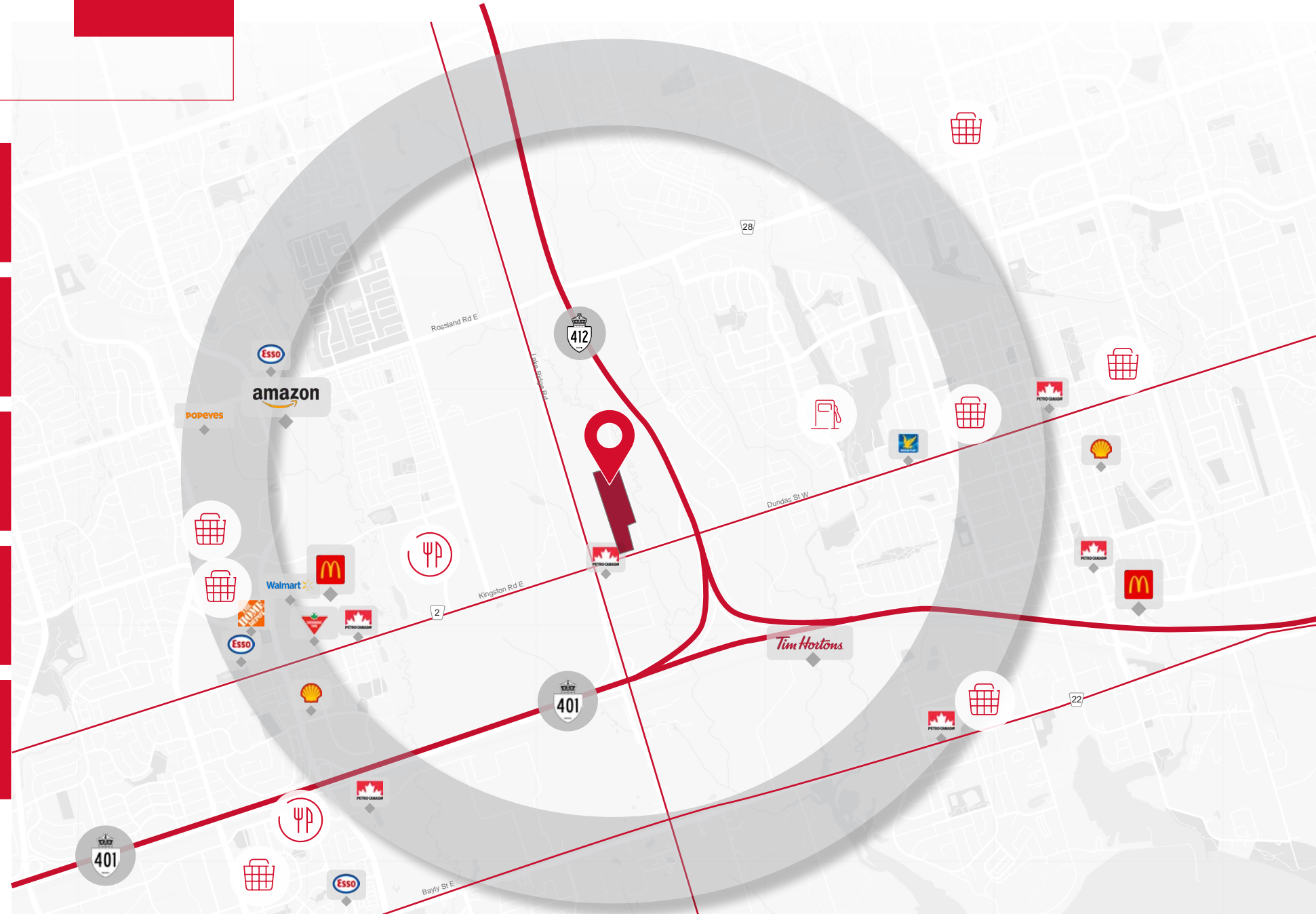
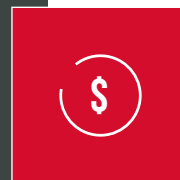
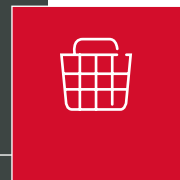
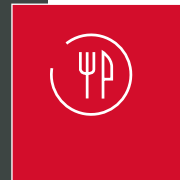
AMENITIES

WITHIN 10-MINUTE DRIVE

RESTAURANTS / CAFE 14

RETAIL PLAZAS 16

GAS STATIONS 17





PROJECT DATA:				DEVELOPMENT STANDARDS:	
SITE AREA:				ZONING:	
GROSS:	30.99 AC	12.54 HA		BE	
	1,349,929 SF	125,412 m ²		MAX. F.A.R.:	
S.W.M.:	@ 15%	18,874 m ²		MAX. COVERAGE:	
SEPTIC TANK	@ 2%	1,953 m ²		MAX. HEIGHT:	
NET:	25.84 AC	10.46 HA		4 storeys	
	1,125,750 SF	104,586 m ²		BUILDING SETBACKS:	
BUILDING AREA:				FRONT:	
FOOTPRINT				INT. SIDE:	
554,980 SF				EXT. SIDE:	
51,559 m ²				REAR:	
				6.0 m	
				3.0 m	
				4.0 m	
				7.5 m	
PARKING REQUIREMENTS:				LANDSCAPE SETBACKS:	
WAREHOUSE				FRONT:	
<2800 m ²				INT. SIDE:	
>2800 m ²				EXT. SIDE:	
OFFICE				REAR:	
				3.0 m	
				3.0 m	
				3.0 m	
FAR:				LANDSCAPE REQ.:	
GROSS:	0.41			10%	
NET:	0.49			OFF-STREET PARKING:	
COVERAGE:	41%			STANDARD:	
GROSS:	41%			COMPACT:	
NET:	49%			COMPACT %:	
BUILDING 1				DRIVE AISLE:	
DOCK-HIGH DOORS				6.0 m	
GRADE-LEVEL DOORS				FIRE LANE:	
				OVERHANG:	
PARKING REQUIRED:				TREE WELL:	
WAREHOUSE				REQ. PARKING RATIO BY USE:	
<2800 m ²				WAREHOUSE:	
>2800 m ²				OFFICE:	
OFFICE @ 5%				1/100 sq m	
TOTAL				1/30 sq m	
PARKING PROVIDED:				NOTES:	
REQ. ACCESSIBLE				1. 1 space per 10 sq m gross floor area on lot first floor and 1 space per 10 sq m gross floor area on second floor. The first floor provided because this gross floor area is deemed to use loads in a common, or shared manner for employees of area within the building that do not have any external storage that be received.	
				2. 20% when activities cannot be avoided.	
				3. A landscaped open space strip measuring a minimum of 1 metre in width shall be provided adjacent to any lot line abutting a street.	
				4. To be confirmed by O/C.	
				A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER FROM WHAT IS SHOWN IN THE SITE PLAN.	
				This conceptual design is based upon a preliminary review of entitlement requirements and an unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.	
				Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED	
				Boundary Source: PDF ALTA SURVEY	

TONI WODZICKI

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MONTREAL - OTTAWA - TORONTO