



5305 GARRARD
ROAD, WHITBY

Available land lot
FOR DESIGN-BUILD
LEASE OR SALE

24 ACRES TOTAL

B R O C C O L I N I

5185 - 5305 GARRARD ROAD, WHITBY, ONTARIO

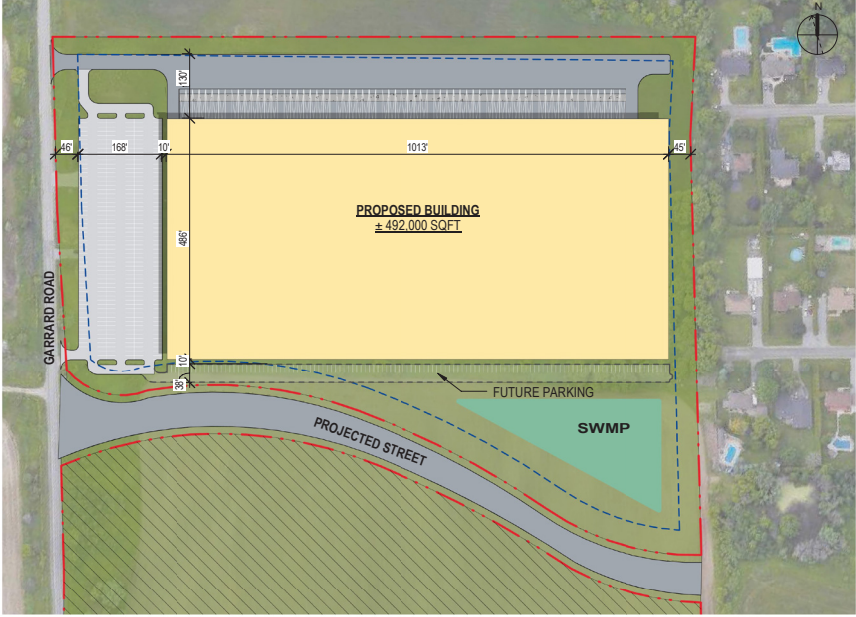
INDUSTRIAL

BUILDING CHARACTERISTICS

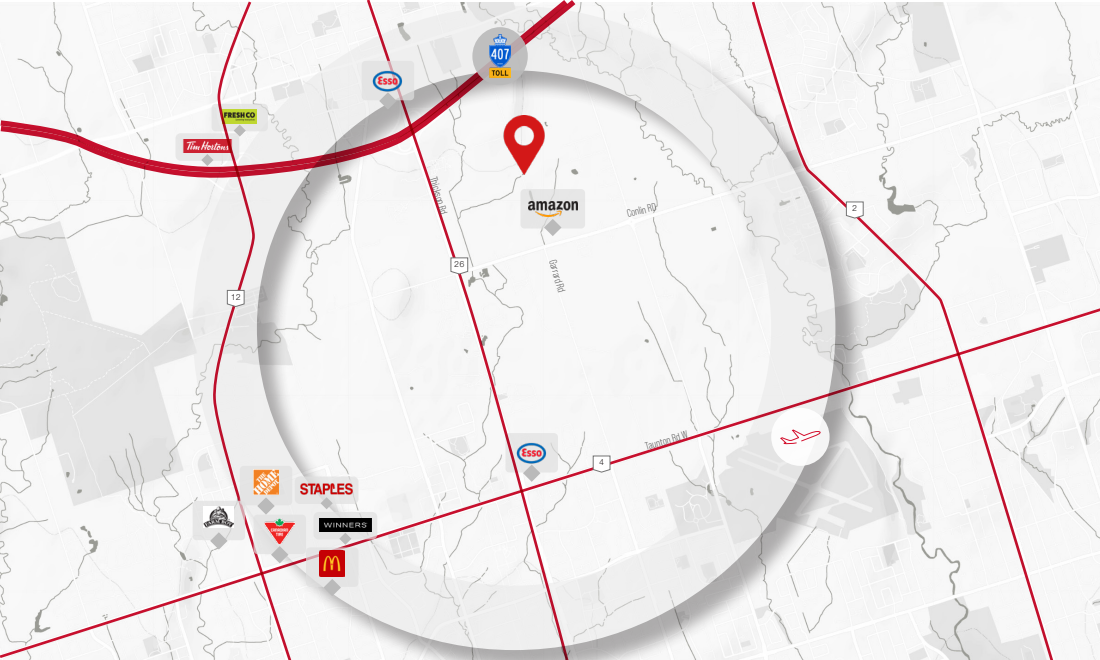
- Slated for Design-Build Lease Or Sale
- Future mid-block arterial road will connect adjacent to property providing new connectivity from Oshawa to Whitby.
- Site is designated industrial and can accommodate a variety of industrial uses.

Site Area	24 acres
Max Buildable SF	Approx. 500,000 SF
Zoning Status	Designated Prestige Industrial
Shovel Ready	Q2 2025
Earliest Occupancy	Subject to construction timing
Servicing	Ongoing front-ending slated for completion end Q4 2025/ Q1 2026

CONCEPT SITE PLANS



PROJECT SUMMARY Industrial Development - Garrard Rd, Whitby ON, Zone M1 - Industrial Commercial	
Setbacks	
Front	15m
Interior Side	7.5m
Exterior Side	10.8m
Rear	13m
Lot Subdivision	
Proposed Lots (AC)	24.04
Proposed Lots (SF)	1,047,164
Total Building Area (SF)	
Coverage (max 50%)	491,812
Landscaped Space (min 10%)	47%
Parking	
Min Parking Required (1:100 m ²)	457
Proposed Parking	458
Dock Doors	
	59



ACCESS

- 407 HIGHWAY - 2.5 KM
- OSHAWA EXECUTIVE AIRPORT - 7.7 KM
- DOWNTOWN TORONTO - 67 KM
- AJAX - 24 KM
- PICKERING - 28 KM
- MISSISSAUGA - 87 KM

AMENITIES

- RESTAURANTS / CAFES
- GROCERY / STORES
- GAS STATIONS
- BANKS
- HOTELS