

±461,550 SF | DESIGN-BUILD OPPORTUNITY | FOR LEASE OR SALE



GRD

5305 **GARRARD** 5365

5305-5365 GARRARD RD, WHITBY, ON

BROCCOLINI



**CUSHMAN &
WAKEFIELD**



WHITBY'S PREMIER INDUSTRIAL HUB

Set within a two-building campus adjacent to an Amazon distribution centre, 5305-5365 Garrard Road offers a prime design-build opportunity in Whitby's emerging industrial corridor, ideal for owner-occupiers, tenants, users and investors seeking a strategic and scalable footprint near the Greater Toronto Area.

WHITBY'S
LABOUR FORCE
IS PROJECTED
TO GROW BY
40% BY 2031

BUILDING HIGHLIGHTS



+/-24.2 Acres



±461,550 SF
available



Zoning slated for
April 2026



Design-build
lease or sale



Serviced by Durham
Region Transit



Hwy 401 & 407
access



Ability to
accommodate
specific design
requirements



Future mid-block
arterial road will
provide connectivity
from Oshawa
to Whitby



Equipped with 1.9
MW of committed
power capacity



Interim sanitary
servicing with
future final
servicing in 2027



GARRARD ROAD

MID-BLOCK ARTERIAL

GARRARD ROAD

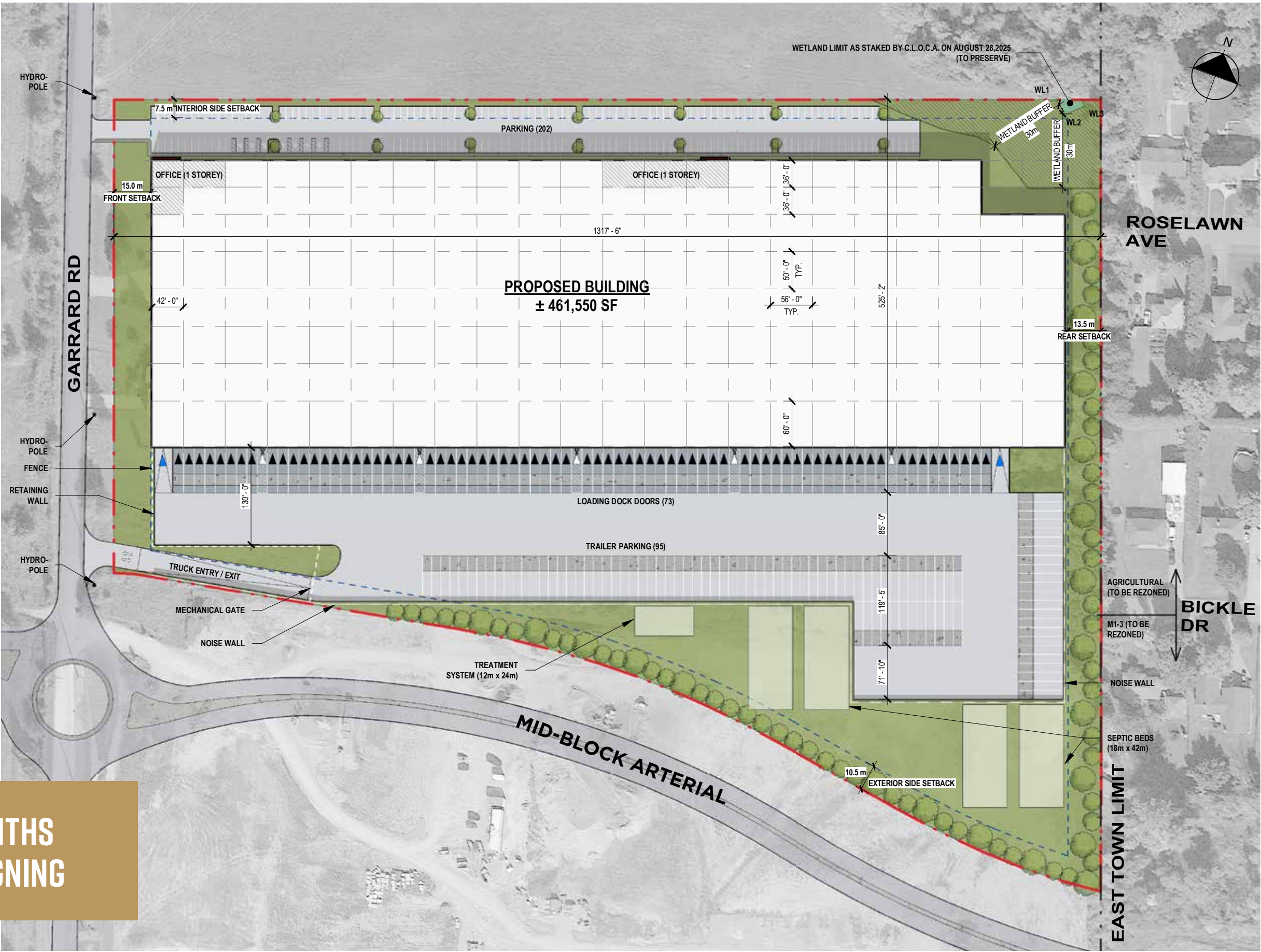
SITE PLAN

OPTION 1

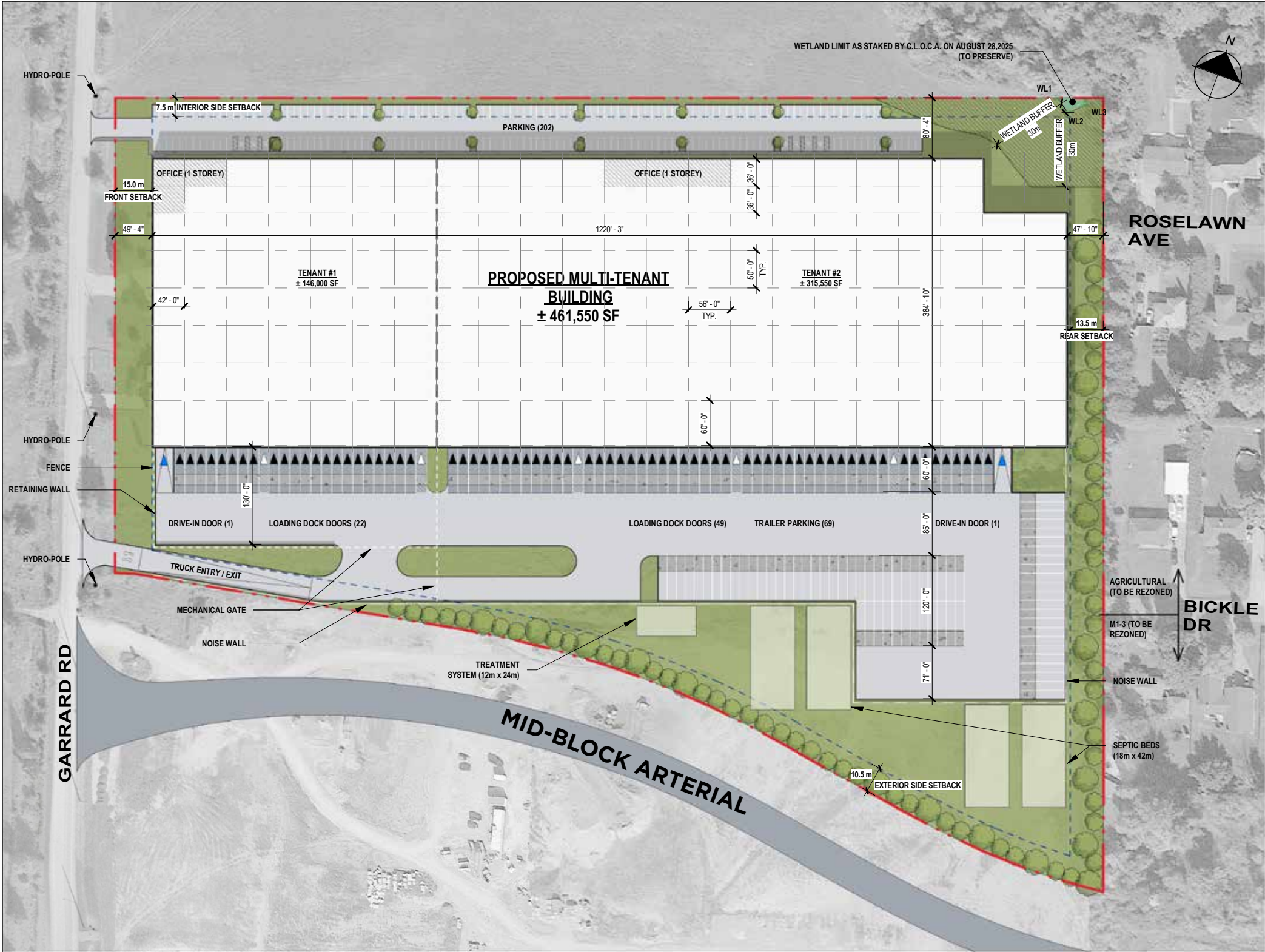
5305–5365 Garrard Road offers exceptional design-build flexibility, with a range of customizable layout options tailored to meet the needs of modern industrial users

	Total Area	+/-24.2 Acres
	Building SF	461,542 SF
	Warehouse	452,311 SF
	Office	9,231 SF
	Dock Doors	73
	Drive-In Doors	2
	Trailer Parking	95

DELIVERY 12-14 MONTHS
FROM CONTRACT SIGNING



OPTION 2



PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT - 5365 & 5465 GARRARD RD, WHITBY ONT
ZONE: A & M1-3 (TO BE REZONED), USE ALLOWED: TBD

LAND	SM	SF
TOTAL LAND AREA	97,950	1,054,326
LAND DIVISION (±)		
GROSS AREA	97,950	1,054,326
WET LANDS TO CONSERVE	1,932	20,796
NET AREA	96,018	1,033,530

SETBACKS	M	F
FRONT (MIN.)	15.0	49.2
INTERIOR SIDE	7.5	24.6
EXTERIOR SIDE	10.5	34.4
REAR	13.5	44.3

GROSS BUILDING AREA	SM	SF
FOOTPRINT	42,879	461,542
WAREHOUSE	42,021	452,311
OFFICE (± 4% ON 1 FLOOR)	858	9,231
TOTAL AREA	42,879	461,542

TENANTS	SM	SF
TENANT #1	0	145,956
WAREHOUSE	0	143,037
OFFICE (± 4% ON 1 FLOOR)	0	2,919
TOTAL AREA	0	145,956

TENANT #2	0	315,587
WAREHOUSE	0	309,275
OFFICE (± 4% ON 1 FLOOR)	0	6,312
TOTAL AREA	0	315,587

BUILDING HEIGHT	M
HEIGHT IN METERS (MIN./MAX. NONE)	11.4
HEIGHT IN LEVELS (MIN./MAX. NONE)	1

RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 50%)	44%
COVERAGE BASIS NET AREA	45%
F.A.R. BASIS GROSS AREA (MIN./MAX. NONE)	0.44
F.A.R. BASIS NET AREA	0.45
LANDSCAPE AREA BASIS GROSS AREA (MIN. 10%)	26%
LANDSCAPE AREA BASIS NET AREA	26%

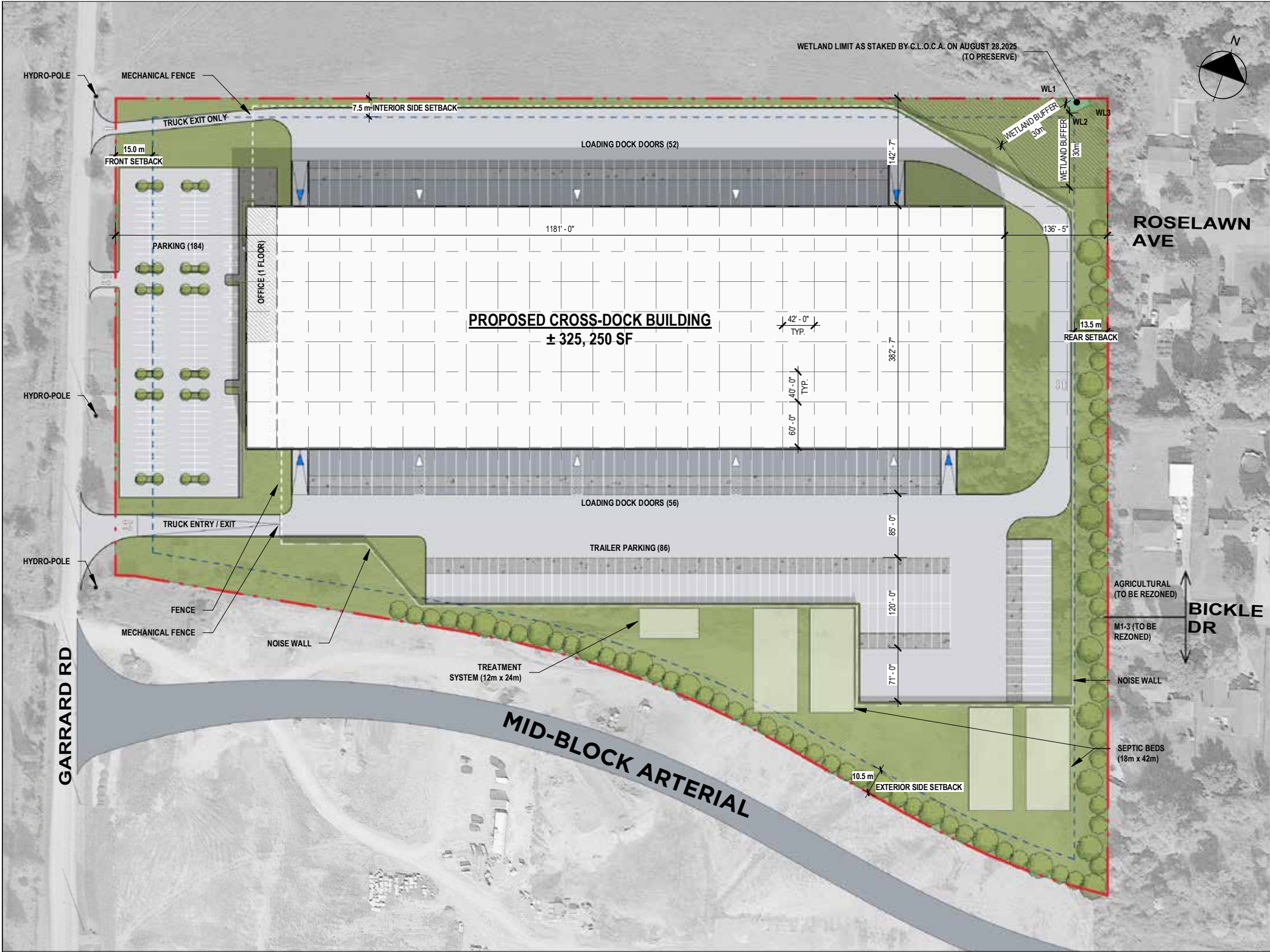
PARKING	
PARKING REQUIRED BY CITY BYLAWS	224
1 PER 50m² GFA > 2,800m²	56
1 PER 250m² GFA FROM 2,801m² - 100,000m²	160
1 PER 350m² GFA 100,000m² <	
ACCESSIBLE PARKING 1+3% OF TOTAL PARKING	7
PARKING PROPOSED	202

LOGISTICS	
LOADING DOCK DOORS 9'X10' @ 14' C/C	71
DRIVE-IN DOORS 12'X14'	2
TRAILER PARKING 12'X60' @ 12' C/C	69

LEGEND

- ▲ DRIVE-IN DOOR
- △ EXIT
- ▲ LOADING DOCK

OPTION 3



PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT - 5365 & 5465 GARRARD RD, WHITBY ONT
ZONE: A & M1-3 (TO BE REZONED), USE ALLOWED: TBD

LAND	SM	SF
TOTAL LAND AREA	97,950	1,054,326
LAND DIVISION (±)		
GROSS AREA	97,950	1,054,326
WET LANDS TO CONSERVE	1,932	20,796
NET AREA	96,018	1,033,530

SETBACKS	M	F
FRONT (MIN.)	15.0	49.2
INTERIOR SIDE	7.5	24.6
EXTERIOR SIDE	10.5	34.4
REAR	13.5	44.3

GROSS BUILDING AREA	SM	SF
FOOTPRINT	30,217	325,249
WAREHOUSE	29,612	318,744
OFFICE (± 4% ON 1 FLOOR)	604	6,505
TOTAL AREA	30,217	325,249

BUILDING HEIGHT	M	F
HEIGHT IN METERS (MIN./ MAX. NONE)	11.4	37.4
HEIGHT IN LEVELS (MIN./ MAX. NONE)		1

RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 50%)	31%
COVERAGE BASIS NET AREA	31%
F.A.R. BASIS GROSS AREA (MIN./MAX. NONE)	0.31
F.A.R. BASIS NET AREA	0.31
LANDSCAPE AREA BASIS GROSS AREA (MIN. 10%)	29%
LANDSCAPE AREA BASIS NET AREA	30%

PARKING	
PARKING REQUIRED BY CITY BYLAWS	172
1 PER 50m² GFA > 2,800m²	56
1 PER 250m² GFA FROM 2,801m² - 100,000m²	110
ACCESSIBLE PARKING 1+3% OF TOTAL PARKING	6
PARKING PROPOSED	184

LOGISTICS	
LOADING DOCK DOORS 2.7m x 3m @ 4.3m C/C	108
DRIVE-IN DOORS 3.7m x 4.3m	4
TRAILER PARKING 3.7m x 18.3m @ 3.7m C/C	86

LEGEND

- ▲ DRIVE-IN DOOR
- △ EXIT

OPTION 4



PROJECT SUMMARY

INDUSTRIAL DEVELOPMENT - 5365 & 5465 GARRARD RD, WHITBY ONT
ZONE: A & M1-3 (TO BE REZONED), USE ALLOWED: TBD

LAND	SM	SF
TOTAL LAND AREA	97,950	1,054,326
LAND DIVISION (±)		
GROSS AREA	97,950	1,054,326
SWM POND	7,271	78,260
WET LANDS TO CONSERVE	1,932	20,796
NET AREA	88,747	955,270

SETBACKS	M	F
FRONT (MIN.)	15.0	49.2
INTERIOR SIDE	7.5	24.6
EXTERIOR SIDE	10.5	34.4
REAR	13.5	44.3

GROSS BUILDING AREA	SM	SF
FOOTPRINT	34,835	374,961
WAREHOUSE	34,138	367,462
OFFICE (± 4% ON 1 FLOOR)	697	7,499
TOTAL AREA	34,835	374,961

BUILDING HEIGHT	M	F
HEIGHT IN METERS (MIN./ MAX. NONE)	11.4	37.4
HEIGHT IN LEVELS (MIN./ MAX. NONE)		1

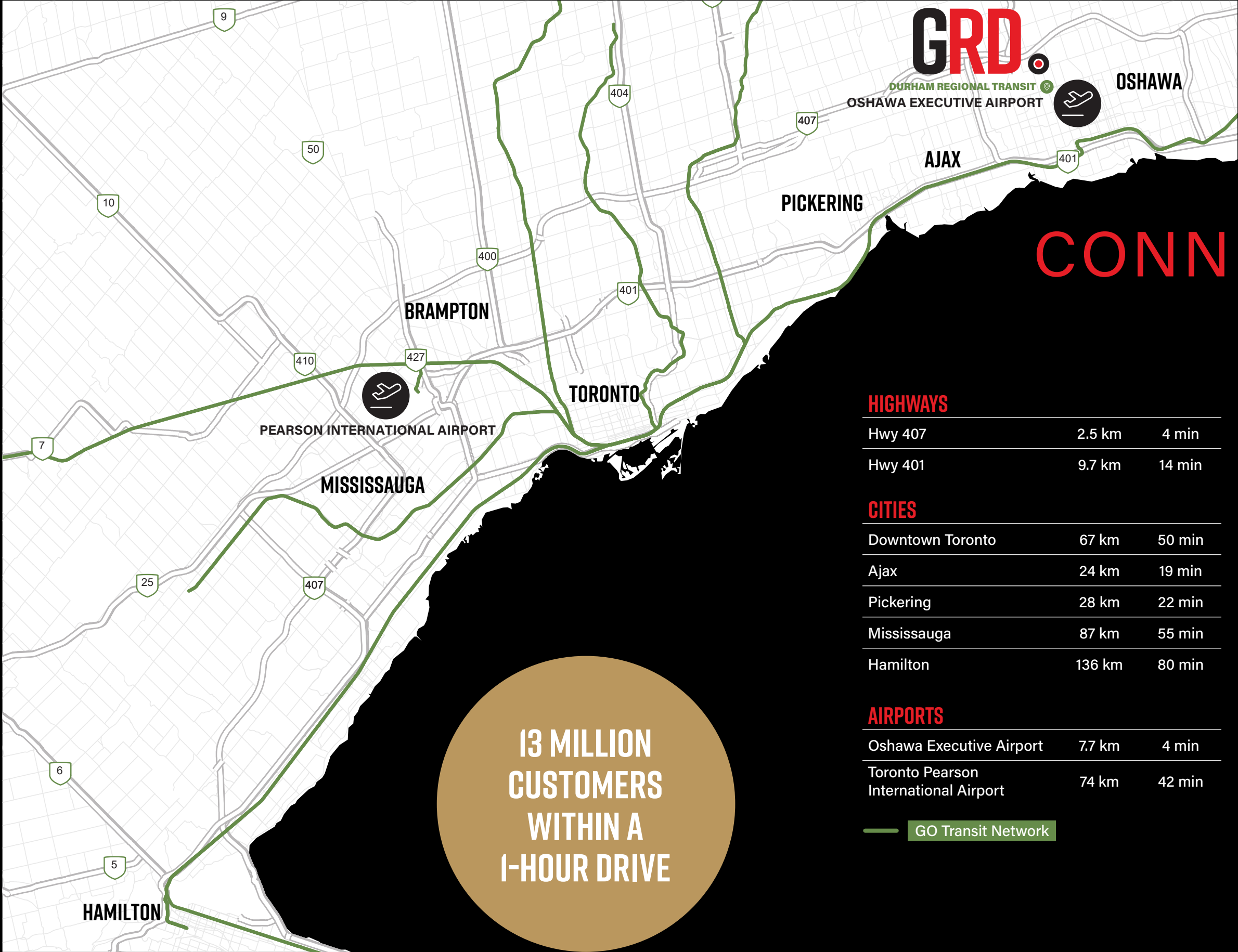
RATIOS	
COVERAGE BASIS GROSS AREA (MAX. 50%)	36%
COVERAGE BASIS NET AREA	39%
F.A.R. BASIS GROSS AREA (MIN./MAX. NONE)	0.36
F.A.R. BASIS NET AREA	0.39
LANDSCAPE AREA BASIS GROSS AREA (MIN. 10%)	37%
LANDSCAPE AREA BASIS NET AREA	40%

PARKING	
PARKING REQUIRED BY CITY BYLAWS	191
1 PER 50m² GFA > 2,800m²	56
1 PER 250m² GFA FROM 2,801m² - 100,000m²	128
ACCESSIBLE PARKING 1+3% OF TOTAL PARKING	7
PARKING PROPOSED	243

LOGISTICS	
LOADING DOCK DOORS 2.7m x 3m @ 4.3m C/C	43
DRIVE-IN DOORS 3.7m x 4.3m	2
TRAILER PARKING 3.7m x 18.3m @ 3.7m C/C	91

LEGEND

- ▲ DRIVE-IN DOOR
- △ EXIT



PRIME GTA CONNECTIVITY

HIGHWAYS

Hwy 407	2.5 km	4 min
Hwy 401	9.7 km	14 min

CITIES

Downtown Toronto	67 km	50 min
Ajax	24 km	19 min
Pickering	28 km	22 min
Mississauga	87 km	55 min
Hamilton	136 km	80 min

AIRPORTS

Oshawa Executive Airport	7.7 km	4 min
Toronto Pearson International Airport	74 km	42 min

GO Transit Network

Fronting a future mid-block arterial road, 5305-5365 Garrard Road delivers exceptional connectivity to the 400-series highway network, regional transit and international airports, providing unmatched reach across the Greater Toronto Area and key cross-border markets.

WITHIN 10 MILES

Total Population	626,654
Total Workforce	461,973
Total Households	206,507

ABOUT BROCCOLINI

With over 75 years of experience, Broccolini is a leading, fully integrated real estate provider offering complete end-to-end solutions in investment, development, construction, and property management. Ranked among Canada's top builders, we support every stage of the real estate lifecycle across the industrial, residential, commercial, and office sectors in Quebec, Ontario, and beyond.

From landmark new developments to comprehensive turnkey design-build projects, as well as expansions, renovations, and interior fit-outs, Broccolini brings vision, expertise, and precision to every project. We work in close collaboration with our clients to fully understand their requirements and to deliver tailored solutions that consistently meet or exceed their expectations in terms of design, quality, budget, and schedule.

Over the decades, Broccolini has earned the trust of some of the world's most recognized companies and institutions. Our client portfolio includes Michelin, Amazon, Canadian Tire, Best Buy, Costco, Ikea, Walmart, National Bank, and the CBC, among many others. These enduring partnerships reflect our commitment to building not only exceptional projects but also lasting relationships founded on trust and performance.

At the heart of everything we do are the values that define Broccolini. We succeed together as One Team. We care deeply for our clients, our partners, and our communities. We are powered by passion in every project we take on. And above all, we make it happen. These values guide our work, shape our culture, and inspire us to continue building spaces where businesses thrive, communities grow, and people live better.

JAMES MILDON*	+1 416 756 5463	james.mildon@cushwake.com
DAN HUBERT*	+1 416 756 5454	daniel.hubert@cushwake.com
MICHAEL YULL*	+1 905 501 6480	michael.yull@cushwake.com
PETER SCHMIDT*	+1 416 756 5460	peter.schmidt@cushwake.com
D'ARCY BAK*	+1 416 756 5415	darcy.bak@cushwake.com

*Sales Representative



5305 GARRARD 5365

5305-5365 GARRARD RD, WHITBY, ON

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