



# HOPKINS LOGISTICS HUB

901 HOPKINS STREET  
WHITBY, ON



# HOPKINS ST

Whitby

## 293,251 SF FOR LEASE



**PETER SCHMIDT\*** B.A.A., SIOR

Executive Vice President

416 756 5460

[peter.schmidt@cushwake.com](mailto:peter.schmidt@cushwake.com)

**DANIEL HUBERT\***

Senior Vice President

416 859 4879

[daniel.hubert@cushwake.com](mailto:daniel.hubert@cushwake.com)

**JAMES MILDON\***

Vice President

416 756 5463

[james.mildon@cushwake.com](mailto:james.mildon@cushwake.com)

**D'ARCY BAK\***

Senior Associate

416 756 5415

[darcy.bak@cushwake.com](mailto:darcy.bak@cushwake.com)



**FIRST GULF**



# HOPKINS ST

Whitby

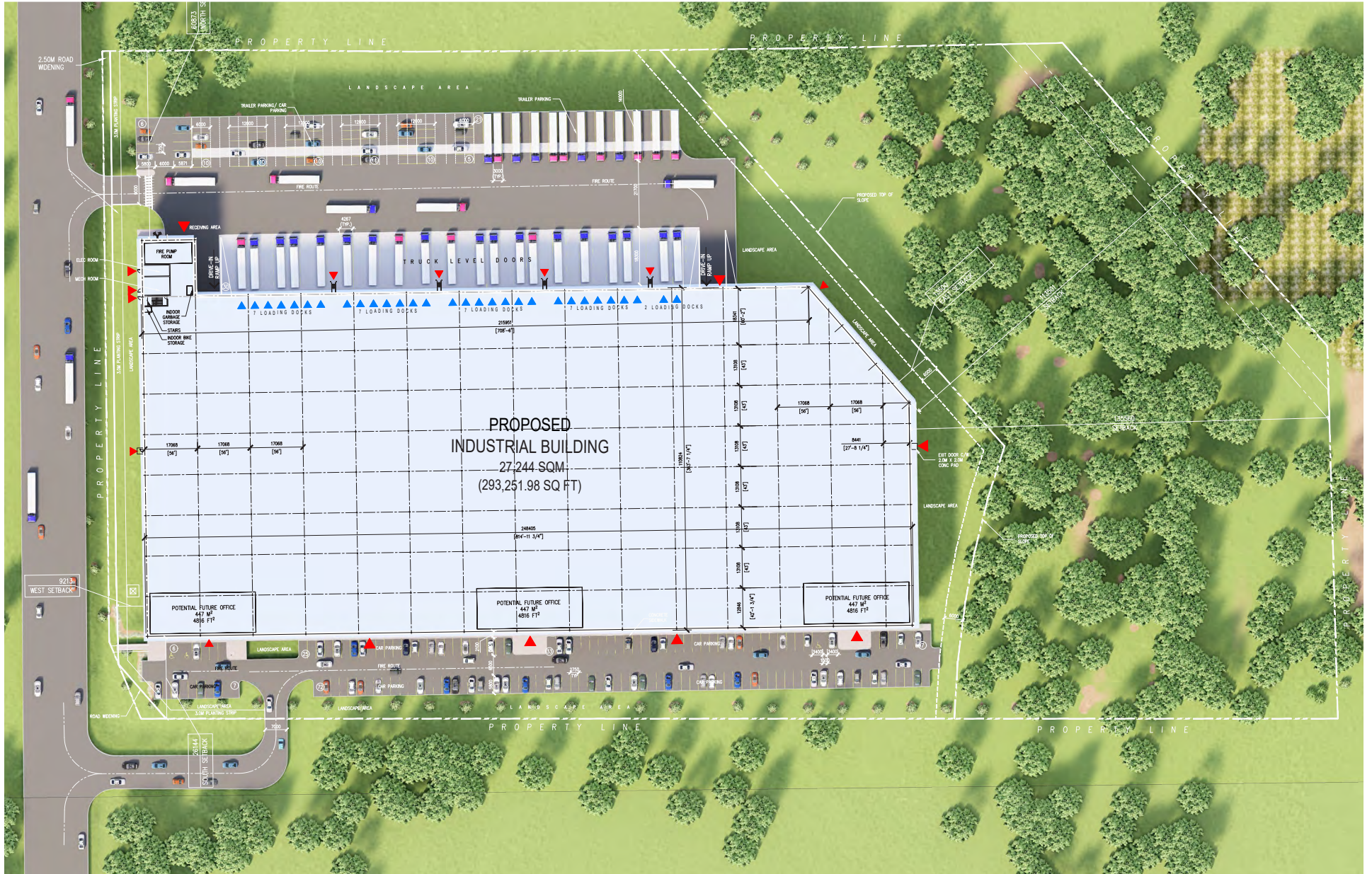
PHOTO GALLERY





# HOPKINS ST Whitby

# SITE PLAN





# HOPKINS ST Whitby

## PROPERTY DETAILS



### BUILDING SPECIFICATIONS

LOCATION	North of Highway 401, East of Thickson Road South
LOT SIZE	22.21 acres (13.5 developable acres)
ZONING	M2 - Industrial
BUILDING AREA	293,251 SF (3% Office)
CLEAR HEIGHT	40'
SHIPPING	30 truck level and 2 drive in
TRAILER PARKING	21 stalls
VEHICLE PARKING	211 vehicle parking stalls
EXPECTED DELIVERY DATE	Q2 2024
ASKING RENT	Please contact listing agents
TMI	To be determined

### COMMENTS

- 56' x 43' bay sizing with 60' staging bay
- 40' clear height
- 21 trailer parking positions and over 200 vehicle parking stalls
- Close proximity to Highway 401

### SUSTAINABILITY



Site designed in accordance with Whitby Green Standard

Working along CLOCA to ensure the site is developed to accommodate sustainable development

Materials from a demolition site are being reused and diverted from the landfill



# HOPKINS ST

Whitby

## LOCATION



412

DUNDAS STREET WEST

DUNDAS STREET EAST

BROCK ST S

THICKSON RD S

Whitby GO Station

CONSUMERS DR

Whitby Entertainment Centrum

VICTORIA ST E

401

Port Whitby

Whitby Harbour

Whitby Yacht Club

LAKE ONTARIO

# 907 HOPKINS ST

Whitby

## AMENITIES

### RETAIL

1. Canadian Tire
2. Whitby Entertainment Centrum Mall
3. Home Depot
4. LCBO
5. Best Buy
6. Golf Town
7. Princess Auto
8. Shoppers Drug Mart

### GAS STATIONS

9. Petro-Canada
10. Pioneer
11. Ultramar
12. Shell

### SPORT & ENTERTAINMENT

13. Iroquois Park Sports Centre
14. Oshawa Golf and Curling Club

### BANKS

15. TD Canada Trust
16. CIBC
17. BMO
18. Scotiabank
19. RBC

||||| GO TRANSIT



EDUCATION  
WITHIN 2KM  
**93%**

### FOOD/RESTAURANTS

20. Tim Hortons
21. Jack Astors
22. Lone Star
23. Montana's
24. Milestones
25. McDonald's
26. Starbucks
27. Greek Tycoon
28. Wendy's
29. FreshCo

### FIRST RESPONDERS

30. Whitby Fire Station 2
31. Lakeridge Health Hospital

### HOTELS

32. Travelodge
33. Marriot Residence Inn
34. Holiday Inn
35. Motel 6

### COURIER DEPOTS

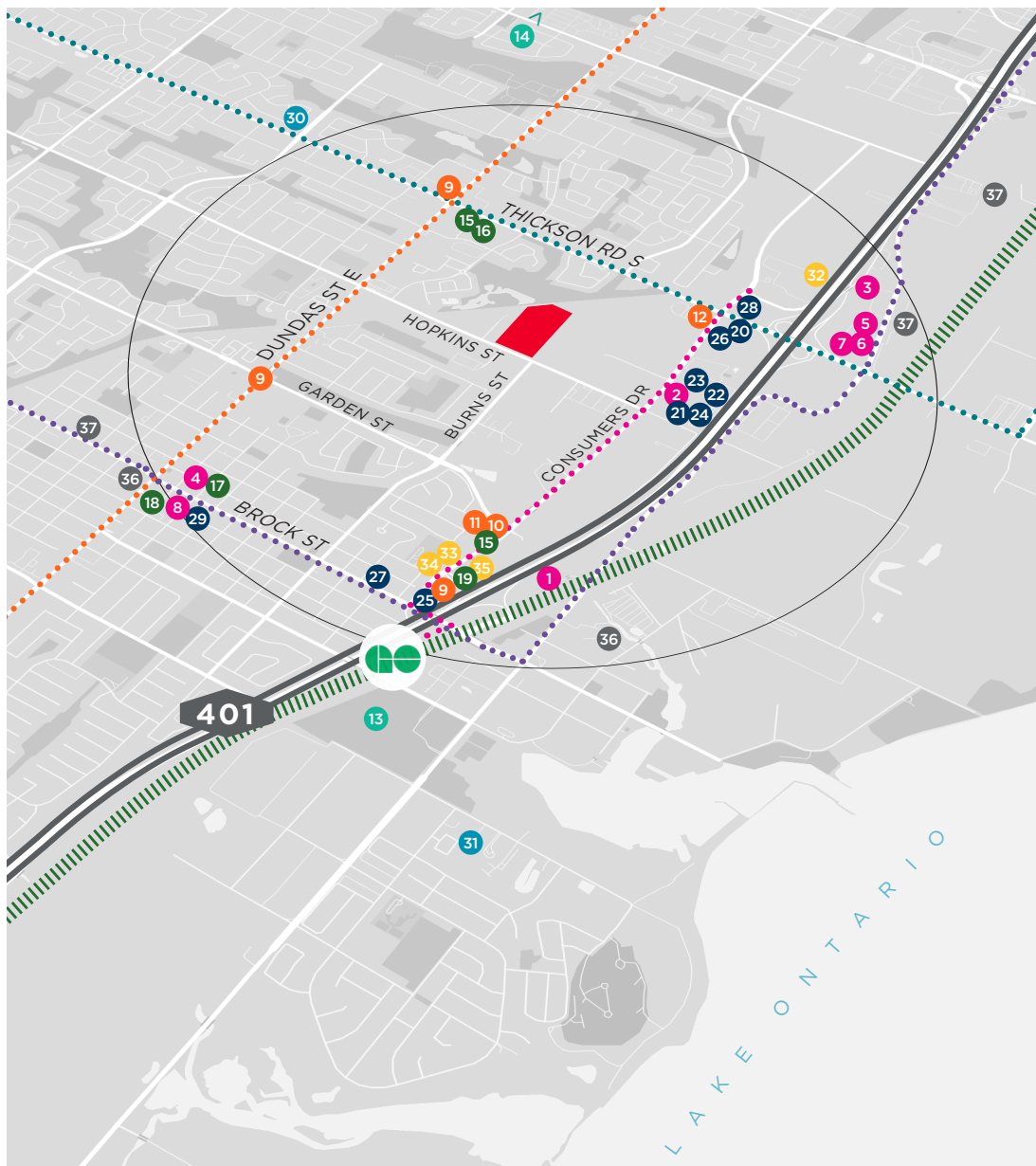
36. FedEx
37. Purolator

### DURHAM REGION TRANSIT

- ..... Route# 905, 917
- ..... Route# 392, 900, N1
- ..... Route# 302, 392, 917, 90
- ..... Route# 905, 403



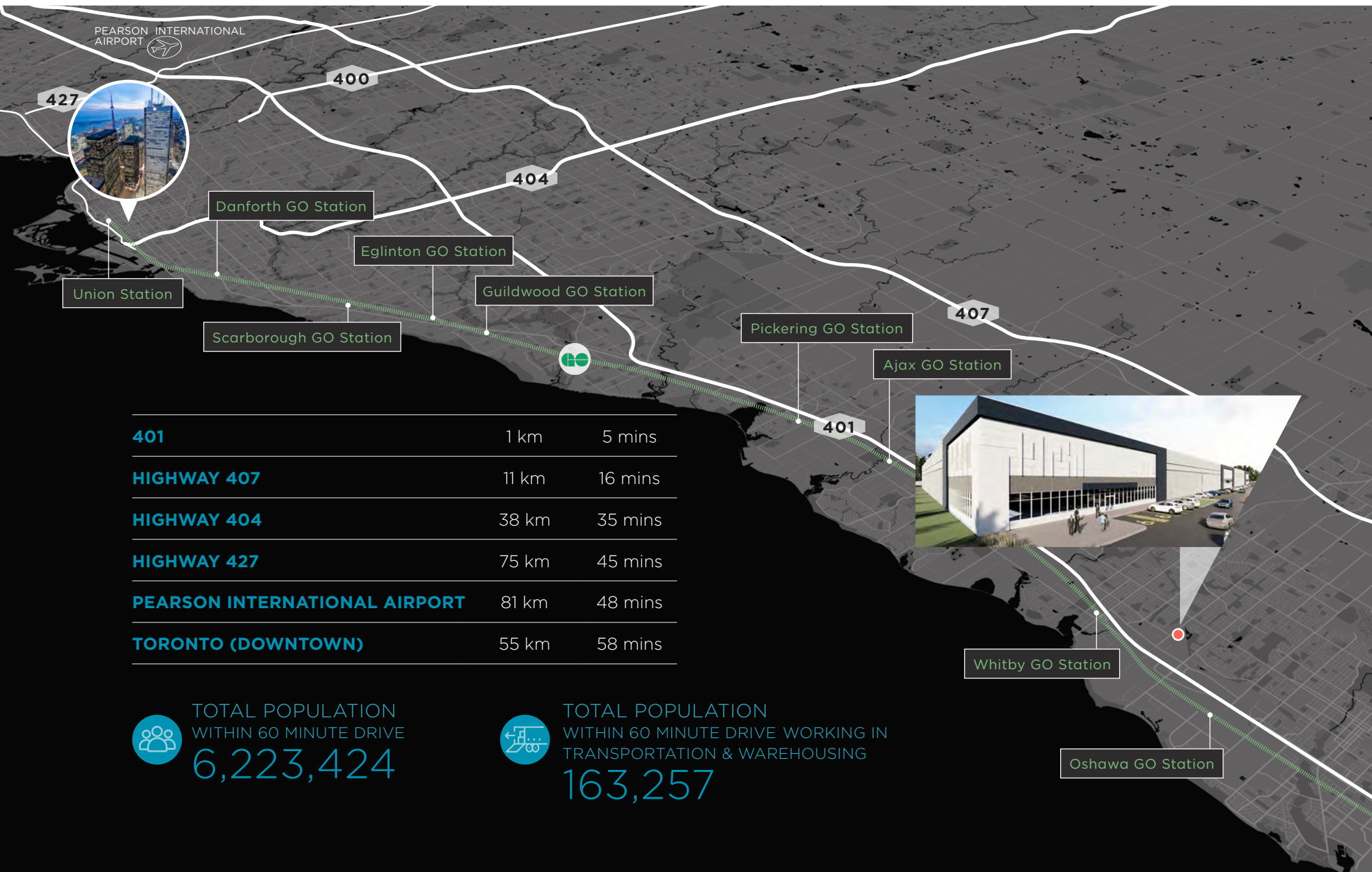
DAYTIME POPULATION  
WITHIN 20KM  
**423,301**



# 907 HOPKINS ST

Whitby

CONNECTIVITY



<b>401</b>	1 km	5 mins
<b>HIGHWAY 407</b>	11 km	16 mins
<b>HIGHWAY 404</b>	38 km	35 mins
<b>HIGHWAY 427</b>	75 km	45 mins
<b>PEARSON INTERNATIONAL AIRPORT</b>	81 km	48 mins
<b>TORONTO (DOWNTOWN)</b>	55 km	58 mins

TOTAL POPULATION WITHIN 60 MINUTE DRIVE  
**6,223,424**

TOTAL POPULATION WITHIN 60 MINUTE DRIVE WORKING IN TRANSPORTATION & WAREHOUSING  
**163,257**



Whitby GO Station

Oshawa GO Station

# CONTACT



FIRST GULF

**PETER SCHMIDT\*** B.A.A., SIOR  
Executive Vice President  
Industrial / Office Leasing  
416 756 5460  
peter.schmidt@cushwake.com

**DANIEL HUBERT\***  
Senior Vice President  
Corporate Real Estate Services, Canada  
416 859 4879  
daniel.hubert@cushwake.com

**JAMES MILDON\***  
Vice President  
Corporate Real Estate Services, Canada  
416 756 5463  
james.mildon@cushwake.com

**D'ARCY BAK\***  
Senior Associate  
Corporate Real Estate Services, Canada  
416 756 5415  
darcy.bak@cushwake.com



**Cushman & Wakefield ULC, Brokerage**  
1 Prologis Boulevard, Suite 300. Mississauga, ON L5W 0G2  
cushmanwakefield.com | 905 568 9500

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

\*Sales Representative