



HOPKINS ST

Whitby

293,251 SF FOR LEASE

 CUSHMAN &
WAKEFIELD

 NICOLA
WEALTH

FIRST GULF

 HOPKINS LOGISTICS HUB
901 HOPKINS STREET
WHITBY, ON



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HOPKINS ST

Whitby

PHOTO GALLERY





HOPKINS ST

Whitby

SITE PLAN





HOPKINS ST

Whitby

PROPERTY DETAILS



BUILDING SPECIFICATIONS

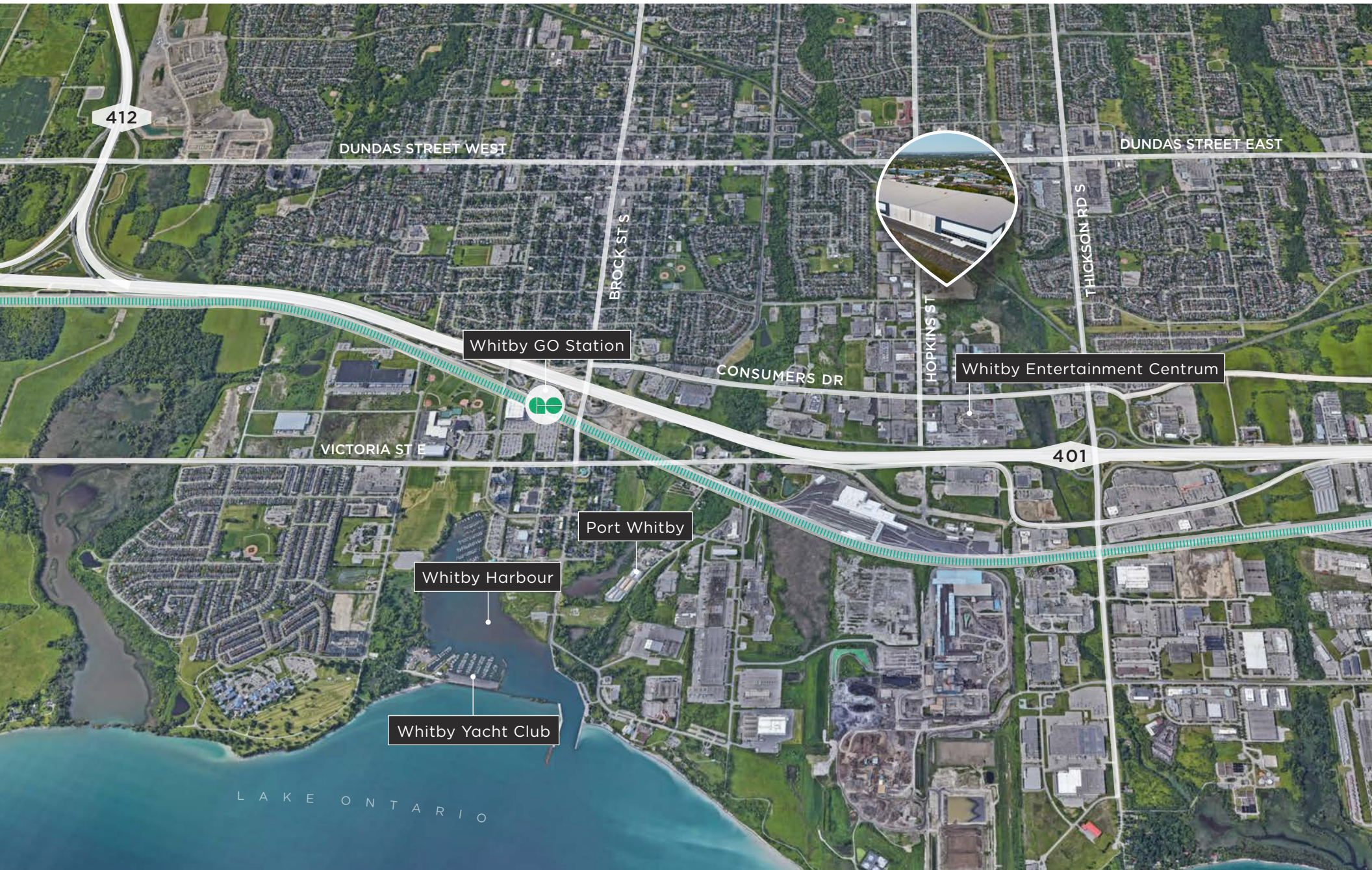
LOCATION	North of Highway 401, East of Thickson Road South
LOT SIZE	22.21 acres (13.5 developable acres)
ZONING	M2 - Industrial
BUILDING AREA	293,251 SF (3% Office)
CLEAR HEIGHT	40'
SHIPPING	30 truck level and 2 drive in
TRAILER PARKING	40 stalls
VEHICLE PARKING	211 vehicle parking stalls
EXPECTED DELIVERY DATE	Q2 2024
ASKING RENT	Please contact listing agents
TMI	To be determined
COMMENTS	<ul style="list-style-type: none">• 56' x 43' bay sizing with 60' staging bay• 40' clear height• 40 trailer parking positions and over 200 vehicle parking stalls• Close proximity to Highway 401



HOPKINS ST

Whitby

LOCATION





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

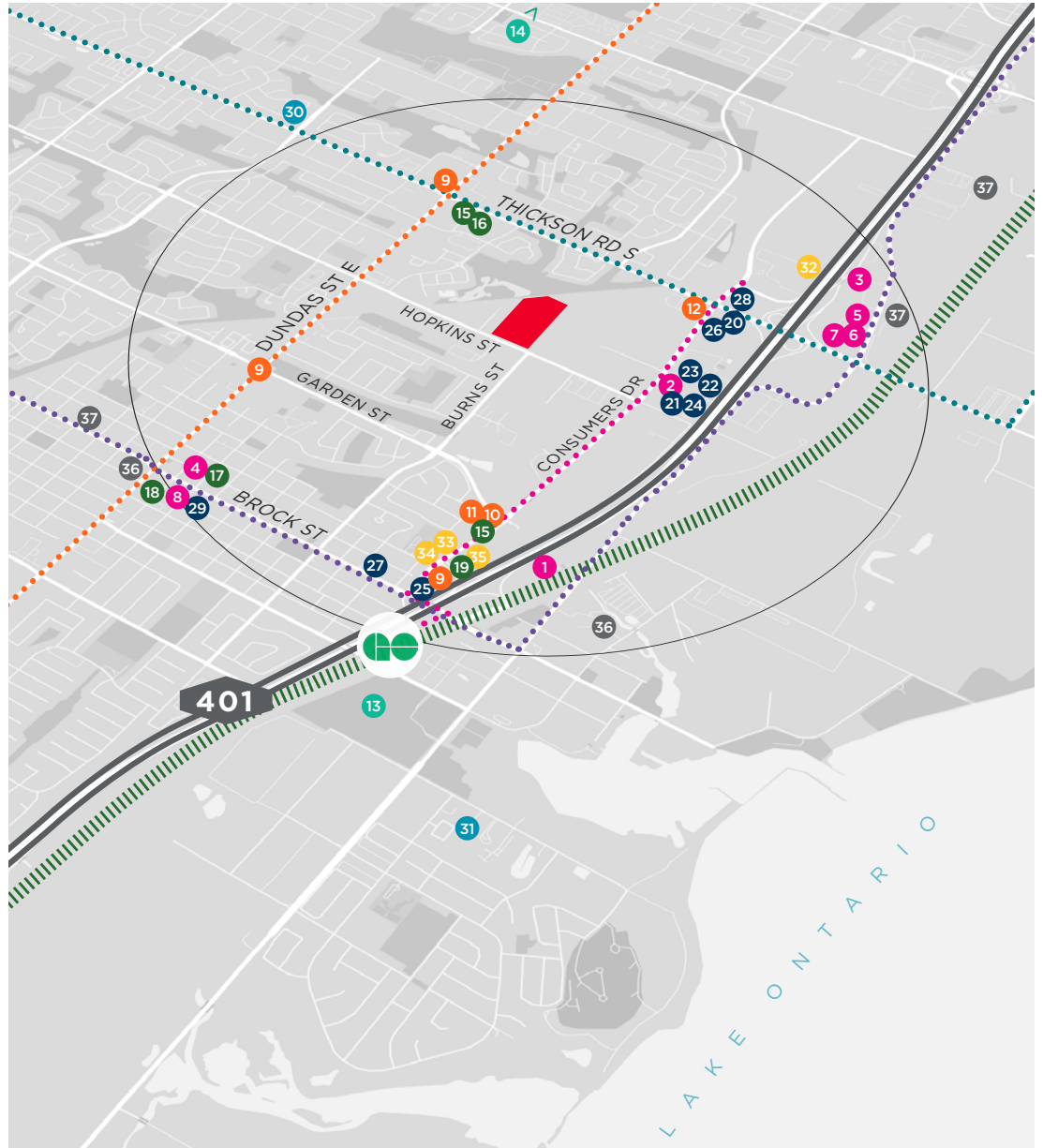
36. FedEx
37. Purolator

DURHAM REGION TRANSIT

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



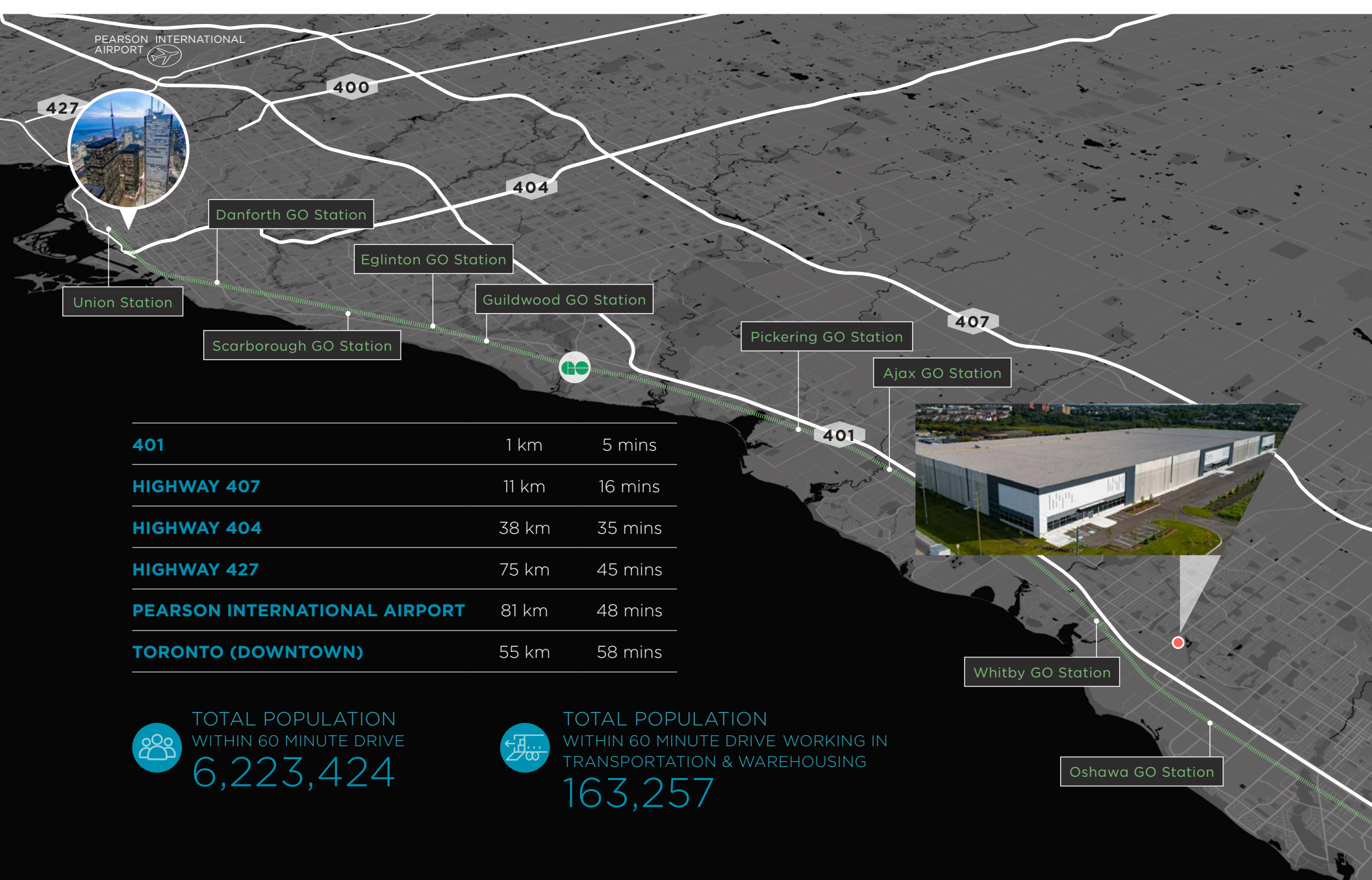
DAYTIME POPULATION
WITHIN 20KM
423,301





HOPKINS ST Whitby

CONNECTIVITY



PEARSON INTERNATIONAL AIRPORT	81 km	48 mins
427	75 km	45 mins
400	38 km	35 mins
404	11 km	16 mins
401	1 km	5 mins

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HIGHWAY 407	11 km	16 mins
HIGHWAY 404	38 km	35 mins
HIGHWAY 427	75 km	45 mins
PEARSON INTERNATIONAL AIRPORT	81 km	48 mins
TORONTO (DOWNTOWN)	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

Ajax GO Station

Pickering GO Station

Guildwood GO Station

Eglinton GO Station

Danforth GO Station

Union Station

Scarborough GO Station

CONTACT

FIRST GULF

POWERED BY
NICOLA
WEALTH
REAL ESTATE



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*Sales Representative