10,585 SF REMAINING

1450 VICTORIA STREET E

WHITBY, ON



REDUCED SALE PRICE! NOW ASKING $390 PSF!!

UNIT 5 AVAILABLE FOR SALE

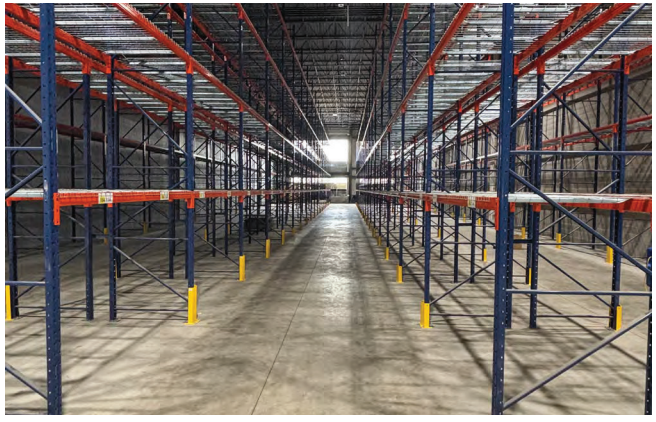
CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

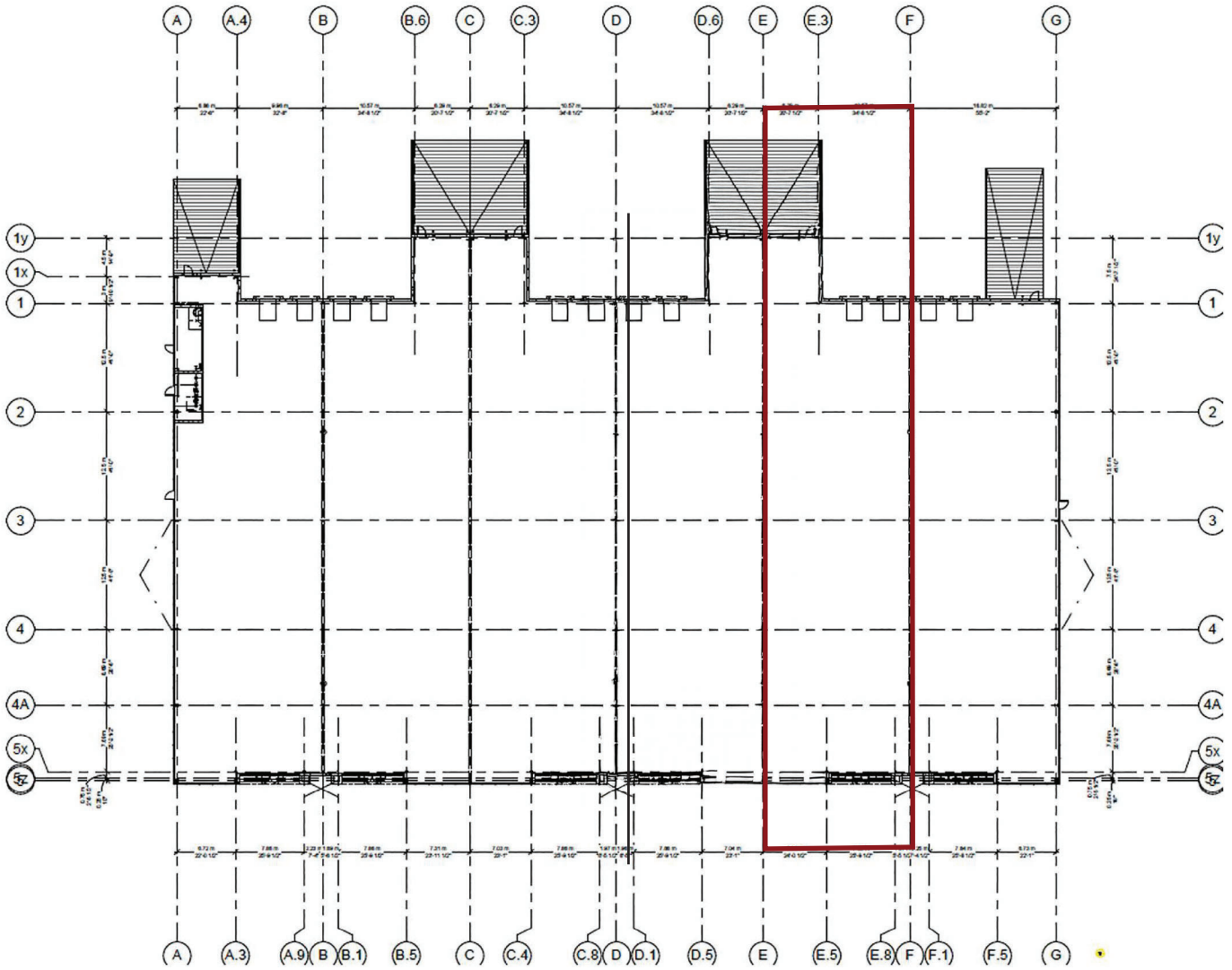
Total Area:	10,585 sf (100% industrial)
Clear Height:	28’
Shipping:	2 TL, 1 DI
Sale Price:	$4,128,150 **($390 psf)**
Taxes (2026):	$27,290.70
Condo Maintenance Fee	$2,187.14 (monthly)
Possession:	Immediate
Zoning:	C2-S-RW-7
Comments:	• One brand new industrial unit remaining in Victoria Crossing, Whitby • Modern precast construction with glazed frontage • Situated in a prime industrial area with access to transit, labour and surrounding high quality developments • Excellent location with quick access to Hwy 401 & 412 • Racking can be made available







FLOOR PLAN

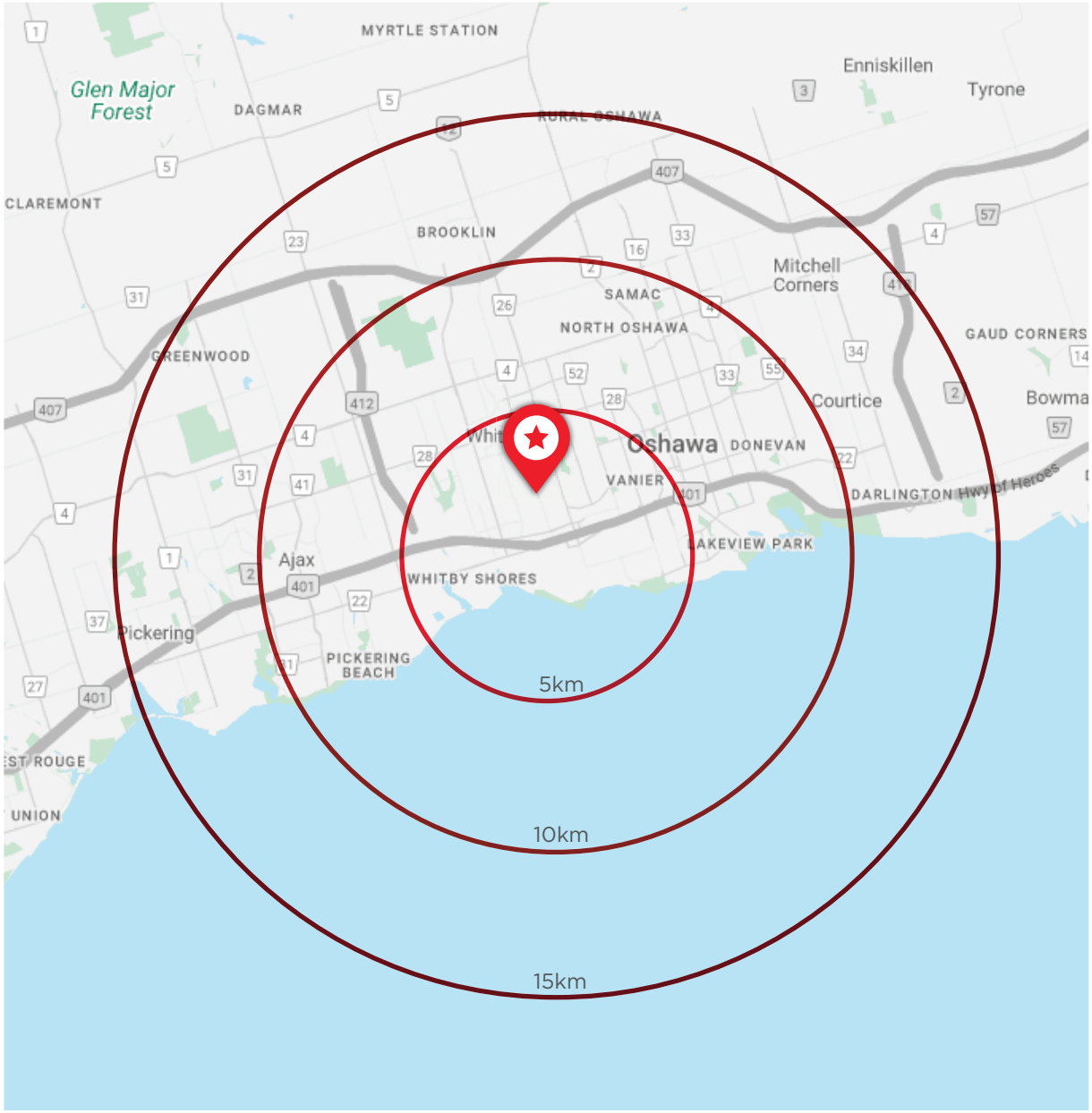

A
A.4
B
B.6
C
C.3
D
D.6
E
E.3
F
G
1y
1x
1
2
3
4
4A
5x
5z
A
A.3
A.9
B
B.1
B.5
C
C.4
C.8
D
D.1
D.5
E
E.5
E.8
F
F.1
F.5
G

STRATEGIC LOCATION



Corporate Tenants | Subject Property | Oshawa GO | Durham Region Transit #403 @ Wentworth St | #917 @ Stellar Dr

DEMOGRAPHICS



97,725
343,548
502,660

POPULATION

42
40
40

AVERAGE AGE

$91,694
$101,474
$107,794

MEDIAN HOUSEHOLD INCOME

53%
55%
56%

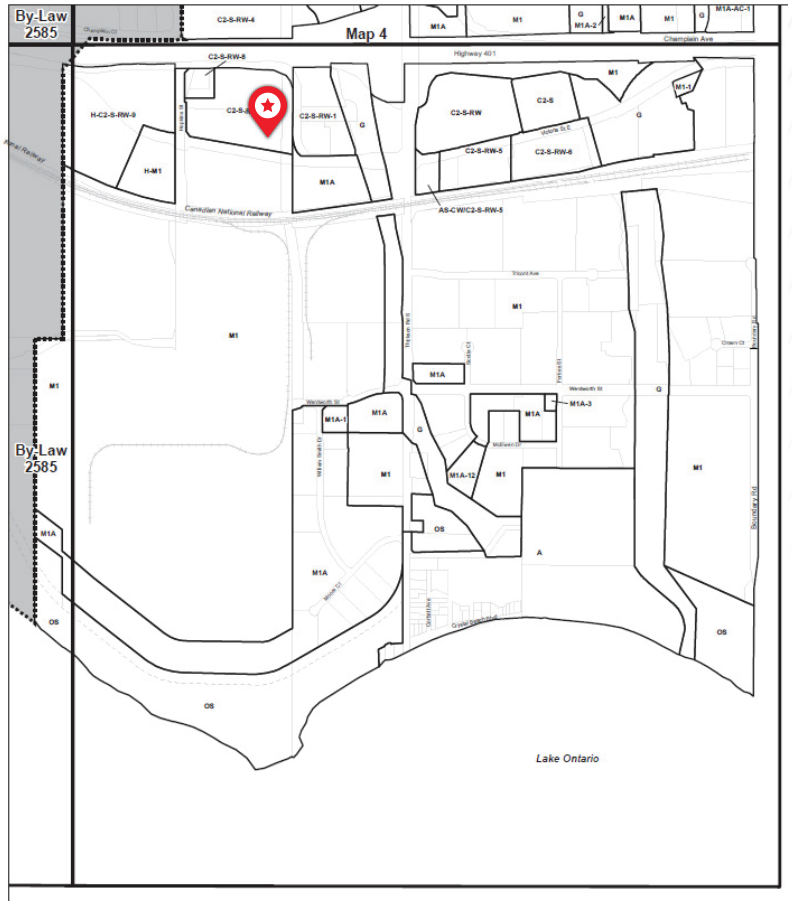
EMPLOYMENT RATE

ZONING: C2-S-RW-7

No person shall, within any C2-S-RW Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

NON RESIDENTIAL USES:

- Restaurant/eating establishment
- Bank/financial institution
- Retail warehouse



Notwithstanding the non-residential uses permitted within a "C2-S-RW" Zone Section 7F (i)(a), the following uses shall be permitted on the lands identified as the "Subject Property" on Schedule "A-1" attached to By-law # 5498-04, namely:

(i) retail warehouse facility', subject to the zone provisions of Section 7F, Subsection (ii) of By-law 1784, as amended, provided that the total gross leasable area devoted to retail warehouse facilities does not exceed 23,700 m^2;

(ii) outdoor display of goods provided that any outdoor display of goods is ancillary to the permitted retail warehouse and is not located more than 6.0m from the main wall of the building in which the retail warehouse use is located; and,

(iii) any uses permitted in the "M1A" Prestige Industrial Zone, subject to the zone provisions of Section 8A, Subsection (ii) of By-law 1784, as amended.

For more information on zoning, www.whitby.ca

FOR MORE INFORMATION, PLEASE CONTACT:

MITCHELL PLANT*
Senior Associate
+1 416 756 5413
mitchell.plant@cushwake.com

FRASER PLANT*
Executive Vice President
+1 416 505 1194
fraser.plant@cushwake.com

CUSHMAN & WAKEFIELD ULC.
1 Prologis Blvd, Suite 300, Mississauga, ON

cushmanwakefield.com



©2026 Cushman & Wakefield ULC., Brokerage. All Rights Reserved. This Information Has Been Obtained From Sources Believed To Be Reliable But Has Not Been Verified. No Warranty Or Representation, Express Or Implied, Is Made As To The Condition Of The Property (Or Properties) Referenced Herein Or As To The Accuracy Or Completeness 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 Special Listing Conditions Imposed By The Property Owner(S). Any Projections, Opinions Or Estimates Are Subject To Uncertainty And Do Not Signify Current Or Future Property Performance. *Sales Representative

CUSHMAN & WAKEFIELD