

W 220 WATER STREET WHITBY

COMPLETE & READY FOR OCCUPANCY

UP TO 389,374 SF FOR LEASE

220 WATER STREET | WHITBY, ONTARIO

dream 

**AVISON
YOUNG**

State-of-the-Art Industrial Facility

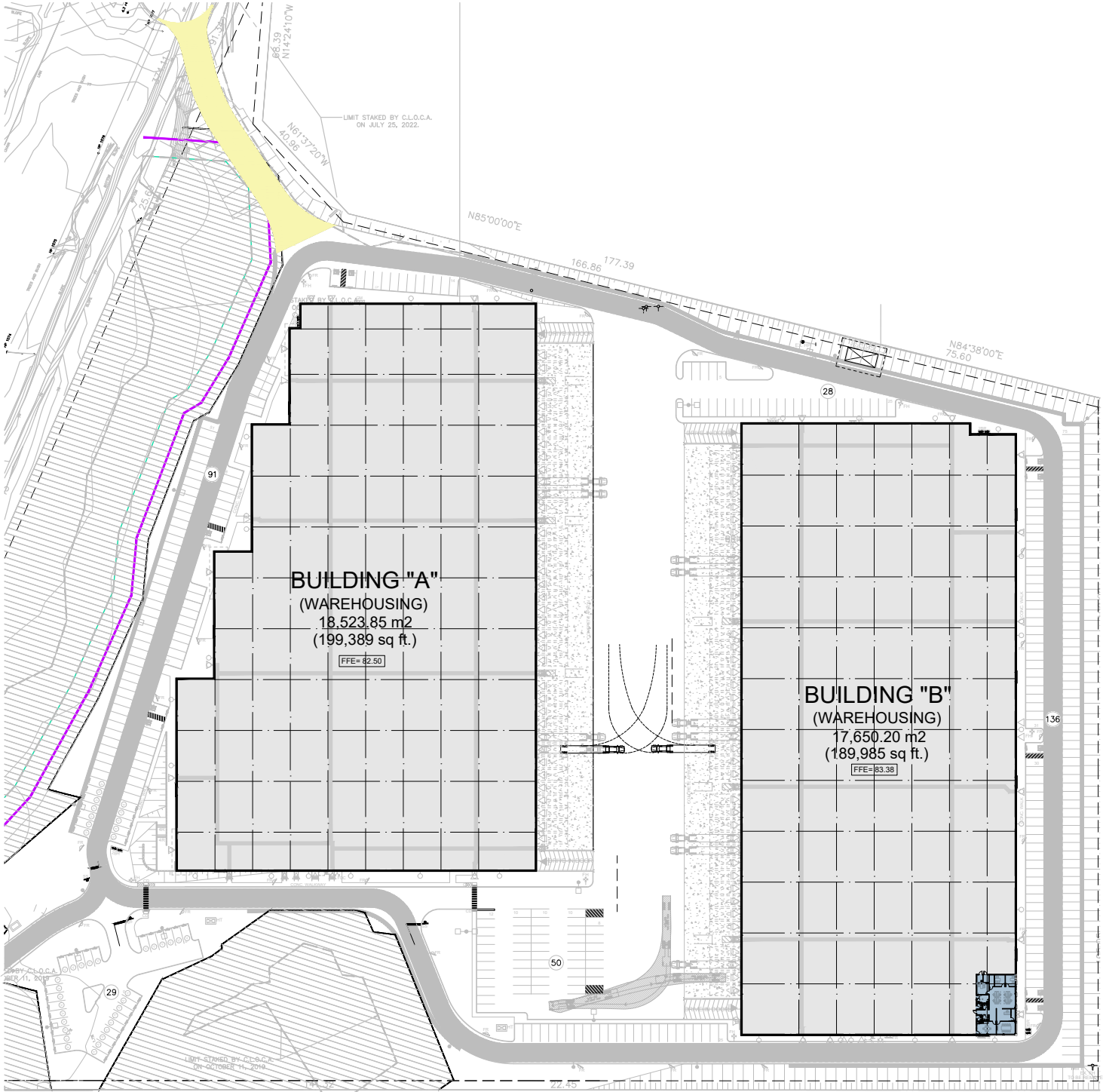
Dream Industrial REIT and Avison Young are excited to present 220 Water Street in Whitby. This industrial speculative development provides two buildings totaling 389,374 SF, located minutes from Highway 401, in desirable south Whitby. The buildings are situated in a strategic, central location that offers convenient access to major transportation routes, making it an ideal choice for businesses in the manufacturing, logistics, and warehousing industries.

Offering features such as 40' clear ceiling height, ESFR sprinklers, LED lighting, a loading dock ratio of 1/7,000 SF and targeting LEED certification. With its prime location and being brand new, highly functional space, it offers a strategic advantage for companies looking to expand their operations and take advantage of the opportunities available in the Whitby area.

www.220waterstreet.com



Site Plan



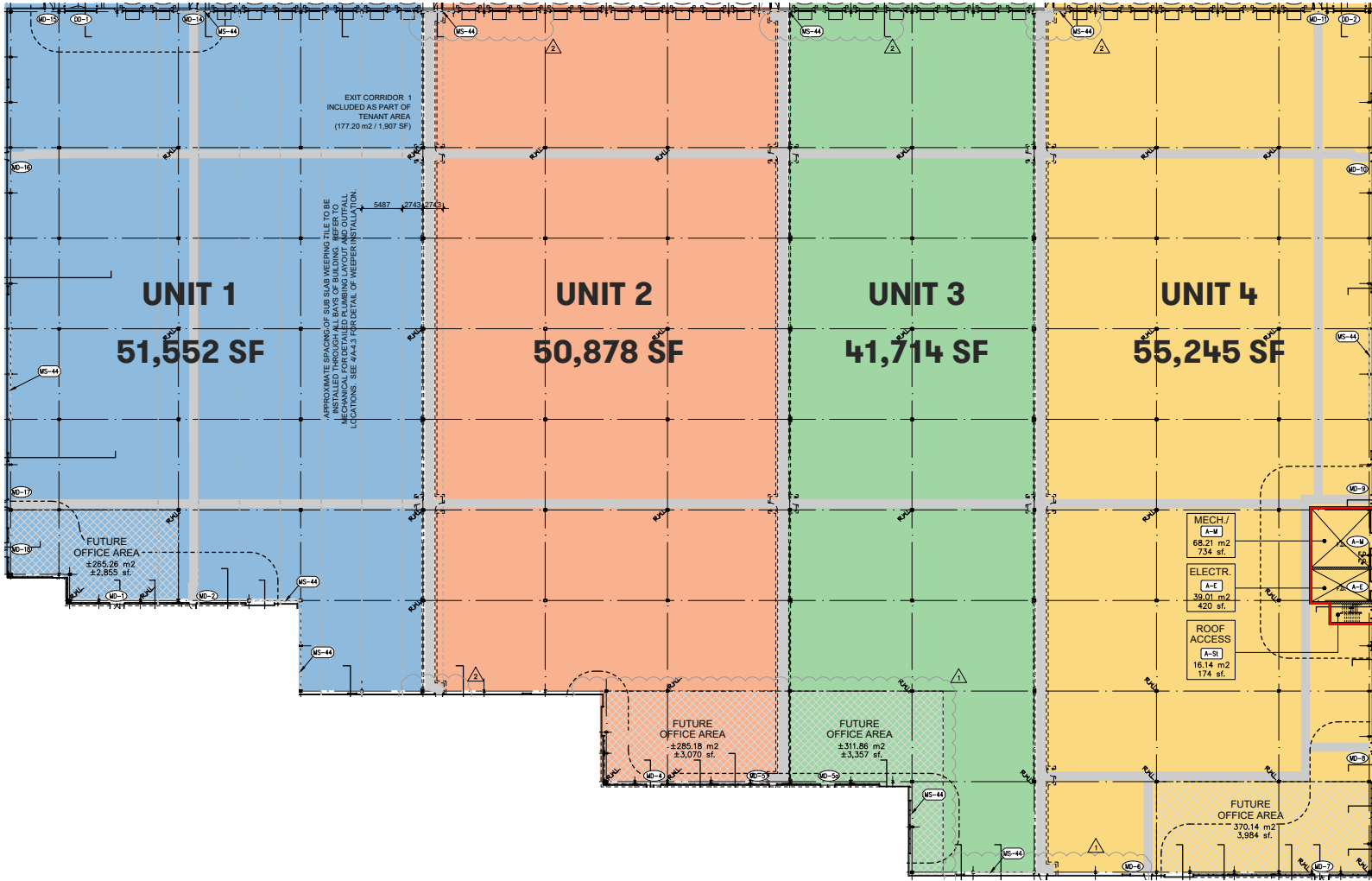
Property Details

Gross Leasable Area

Building A: 199,389 SF		Building B: 189,985 SF	
Unit 1	51,552 SF	Units 1-2	93,812 SF
Units 1-2	102,430 SF	Units 1-3	141,560 SF
Units 2-4	147,837 SF	Unit 4	48,425 SF
Units 3-4	96,959 SF		

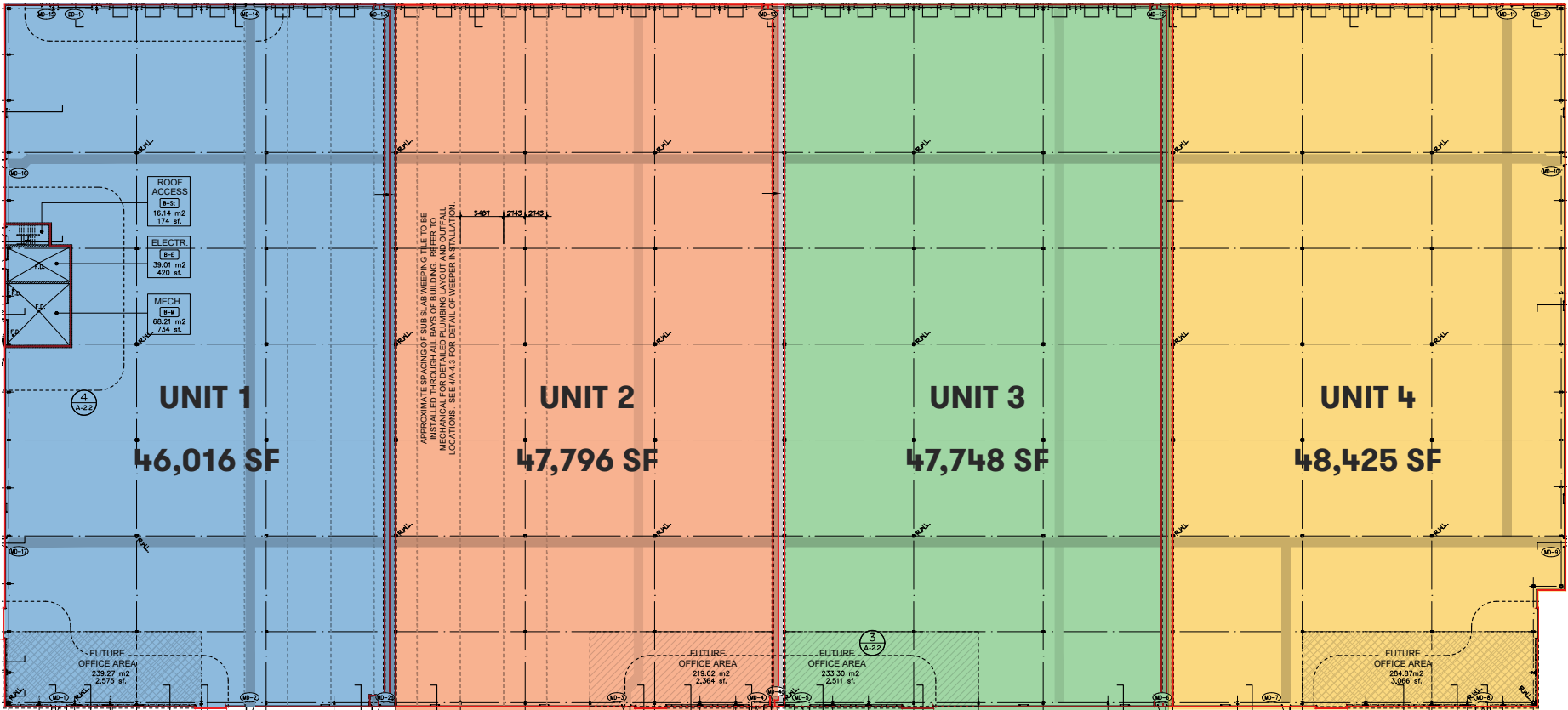
Office Area		Building B: 2,676 sf – turnkey	Lighting	High-efficiency LED with motion sensors
Ceiling Height		40’	Sprinkler System	ESFR fire protection
Loading Docks	Building A:	35 (Ratio - 1 /7,000 SF)	Sprinkler Layout	Based on an open plan layout
	Building B:	39 (Ratio - 1 /7,000 SF)	Heating	Gas / Electric heat pump
Drive-in Doors		Building A: 2 Building B: 2	Zoning	Preferred Industrial - M1 Zone
Power Supply		1,600 Amps	Marshalling Bay Length	60’
Parking	Building A:	213	Structural Bay	Building A: 54’ x 45’ Building B: 54’ x 40’
	Building B:	205	Certifications	Targeting LEED certification
			Landlord	dream 
			Availability	Building A: Substantially complete Building B: Substantially complete

Building A – Demising Plan



Building A	Unit 1	Units 1-2	Units 2-4	Units 3-4
199,389 sf	51,552 sf	102,430 sf	147,837 sf	96,959 sf

Building B – Demising Plan



Building B	Units 1-2	Units 1-3	Unit 4
189,985 sf	93,812 sf	141,560 sf	48,425 sf

Strategically Located in the Heart of Whitby

220 Water Street is located in a thriving industrial area of Whitby, Ontario. The surrounding area is home to a diverse range of businesses and industries, including automotive manufacturing, food processing, and construction materials production. Companies operating out of 220 Water Street can benefit from easy access to suppliers, customers, and partners in related industries.

Being situated within Durham Region, the site offers prime access to Canada's largest consumer market of more than six million people, and 135 million more American and Canadian consumers. Durham's land, location, people, infrastructure, and balanced living offer a highly skilled labour force, diverse economic base, superior quality of life and competitive business costs. Employers benefit from access to a world class talent pool and competitive wages. The overall labour costs in Canada are also among the lowest in the G7.



1,331,294

Total Population within 30 KM



39.6

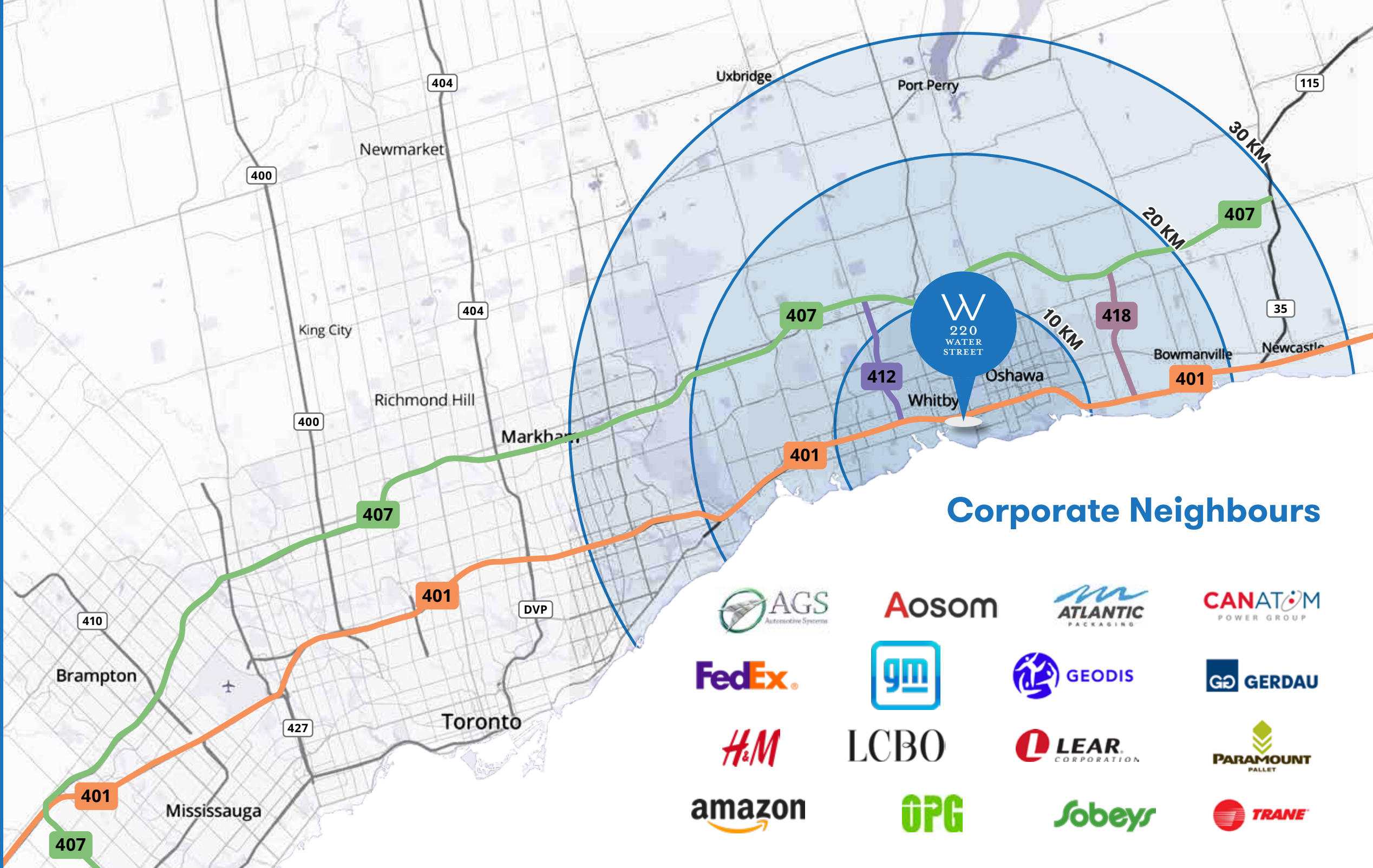
Median Age within 30 KM



713,931

Labour Force within 30 KM

Source: Environics Analytics
Stats are for 2022





Surrounded by Amenities



124

Restaurants



139

Retail



10

Hotels & Motels



- 4 Minutes to Highway 401 (1.8 km)
- 6 Minutes to Highway 412 (5.3 km)
- 11 Minutes to Highway 407 (14.5 km)
- 13 Minutes to Highway 418 (17.5 km)
- 43 Minutes to Pearson Airport (62.9 km)
- 45 Minutes to Downtown Toronto (55.3 km)



12

Fitness Centres



10

Banks



15

Gas Stations



The Landlord will provide complimentary shuttle bus service to and from the Whitby GO Station.



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Source: Esri

220 Water Street

Zero Carbon Design Provisions

Why choose 220 Water Street over code compliant average warehouse?

220 Water Street incorporates several zero carbon design upgrades to future proof the building and allow for a clear path to achieve Net Zero Carbon operations without costly renovations and tenant disruptions.



As of June 2024, 220 Water Street has achieved the Zero Carbon Building Design Certification from the Canada Green Building Council (CaGBC).



Zero Carbon Upgrades



Extra insulation in roof (R40), walls (R28.8), OH doors (R18) for efficient and airtight envelope.



“Solar Ready” roof for 70% area capable of accepting optional future solar PV panels.



Electrical service and infrastructure upsized to accommodate future transition to fully electrified heating systems.



50% of heating & ventilation system is already electrified

Tenant Benefits



Reduces tenant heating bills and improves thermal comfort for occupants.



Avoids lengthy tenant disruption and expensive costs to reinforce roof structural steel since roof is “Solar Ready”.



Simple swap from gas heaters at end of life to electric heaters with no tenant disruptions vs. code-built warehouse that needs to run new electrical infrastructure through building.



Minimal impact on tenant to transition remaining gas heaters without impacting roof openings, steel, and power.

Zoning & Permitted Uses

M1 - Preferred Industrial Zone

Permitted Uses

- Assembly plant
- Contractor’s or tradesman’s shop
- Dry-cleaning establishment
- Fabricating plant
- Laundry shop
- Manufacturing plant
- Parking lot
- Processing plant
- Public use in accordance with the provisions of Section 6(16) hereof
- Retail outlet, a wholesale outlet or an office accessory to a permitted use
- Service shop
- Warehouse

For full zoning by-law description scan the QR code below:



Meet the Team

220 Water Street



Development

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



Leasing & Marketing

Avison Young creates economic, social and environmental value as a global real estate advisor, powered by people.

At Avison Young, we believe in creating positive impact wherever we go.

There is a vital role for commercial real estate to create healthy, productive workplaces for employees, cities that are centres of prosperity for its citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Our nimble, agile team has global insight, local market expertise and access to some of the smartest technology in the commercial real estate industry – all at the ready to work on creating your competitive advantage. As a private company, you will collaborate with an empowered partner who is invested in your success as much as you are.



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