



# INDUSTRIAL LAND FOR SALE

5.4 ACRES (+/-2.36 ACRES DEVELOPABLE)  
OPEN STORAGE PERMITTED



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Located on the east side of South Blair Street and north of Gerdau Court, Whitby, ON

The total lot area of approximately 2.18 hectares (5.4 acres) it is located on the east side of South Blair Street, north of Gerda Court.

\$3,500,000.00

\$23,756.02

Part lot 24, broken front concession township of whitby, part 1, plan dr1120098, except parts 1 & 3, plan 40r28078 together with an easement over part 15, plan 40r20176 as in lt1002387 together with an easement over part 4, plan 40r24507 until the lands are dedicated as a public highway as in dr543897 Town of Whitby

The subject property is located within the CLOCA regulated area. Development concept assumes +/- 2.36 acres of the site is developable, the concept below proposes development of a 46,085 sf building.







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#### OFFICIAL PLAN

Region of Durham Official Plan  
Town of Whitby Official Plan

Employment Area  
General Industrial

#### CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY REGULATIONS

The subject property is located within the CLOCA regulated area, due to the presence of proximity to a Provincially Significant Wetland and drainage

#### ZONING

The Town of Whitby Zoning By-law 2585, zones the subject property as General Industrial – M3. The M3 zone permits residential uses, and a range of non-residential uses, including:

- Assembly plant
- Cartage express or truck transport terminal or yard
- 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
- Wholesale outlet or an office accessory to a permitted use
- Service shop
- Storage area for boats and trailers
- Warehouse
- Concrete batching or mixing plant
- Contractor's yard
- Feed mill
- Flour mill
- Fuel storage supply yard
- Fuel storage tank
- Grain elevator
- Lumber yard
- Open storage
- Planning mill

