



1500 Hopkins Street,  
Whitby, ON

8,300 SF Industrial/Retail Space

# For lease

1500 Hopkins Street, Whitby, ON

# Property profile

Available space	8,300 sf
Lot area	1.93 acres
Office portion	10%
Shipping	1 truck level and 1 drive-in
Clear height	9'7"
Zoning	M1A
Asking price	\$14.95 psf net
TMI (2026)	\$5.00 psf
Possession	Flexible

## Key highlights:

- Excellent industrial/retail building
- Ample on-site parking
- Flexible zoning permits multiple business uses
- Immediate public transit access at building entrance
- Surrounded by established retail amenities providing strong traffic flow
- Seamless Highway 401 connectivity for efficient GTA access



# Zoning

## 1500 Hopkins Street, Whitby

As per the town of Whitby's current zoning by-laws, the subject property is zoned M1A

### Uses permitted

No person shall within the select industrial zone ('M1A') use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

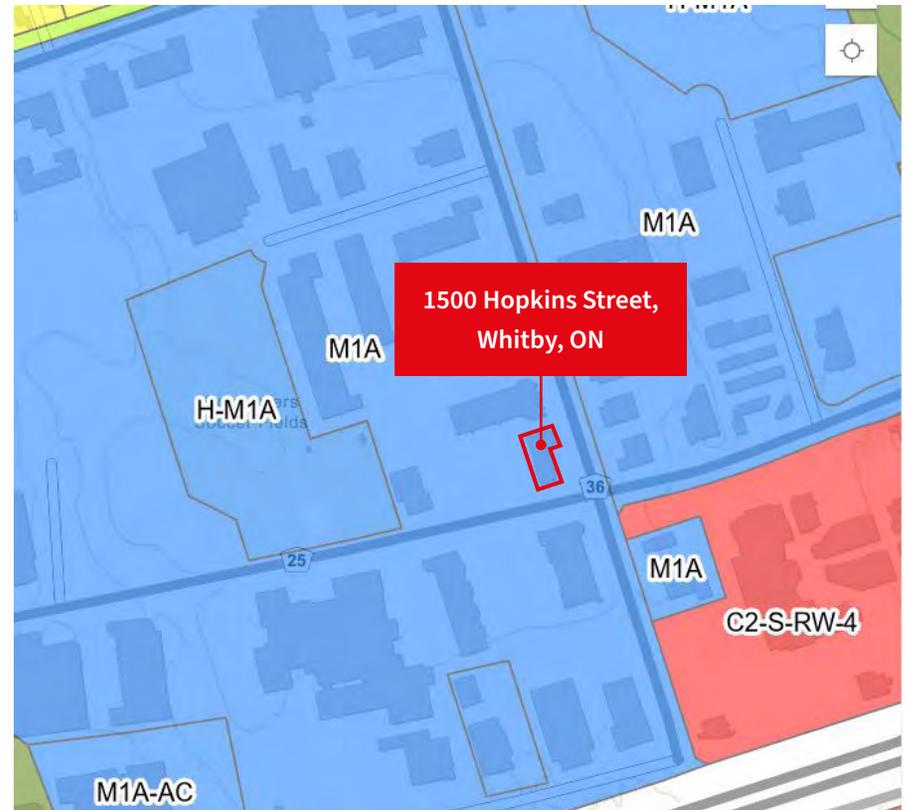
#### A) Residential uses

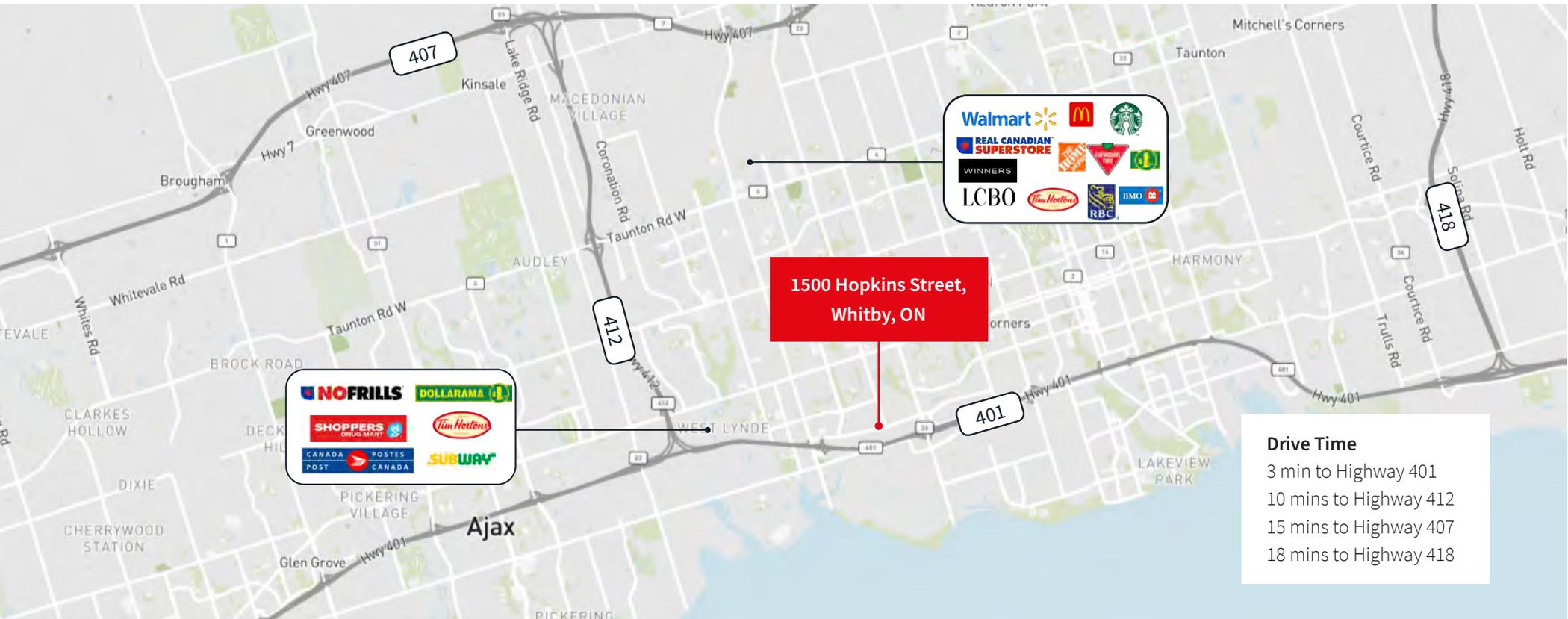
- Single detached dwelling if occupied by a caretaker, watchman or other similar person employed full time on the lot on which such dwelling house is located

#### B) Non-residential uses

- Auditorium, swimming pool or other recreational or educational use
- Bank
- Commercial or technical school
- Office
- Other manufacturing or industrial use carried out within a wholly enclosed building or structure, except a junk or salvage yard, an automobile wrecking yard or other obnoxious use
- Parking lot
- Place of entertainment
- Plant for the assembly and manufacture of products within a wholly enclosed structure as follows:
  - (a) Apparel and finished textile products plant
  - (b) Paper and allied products plant
  - (c) Furniture and finished lumber products plant
  - (d) Light metal products plant for the assembly and manufacture of instruments, household and other similar products
  - (e) Printing plant

- Public garage
- Public use in accordance with the provisions of section 6(16) hereof
- Radio or television transmission establishment
- Restaurant
- Retail store or service shop, if accessory and incidental to a use permitted in an industrial zone on the same lot
- Transport terminal for the loading and unloading of transport vehicles
- Warehouse for the storage of goods and materials within a wholly enclosed structure





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