

# DESIGN BUILD OPTIONS, FOR SALE OR LEASE

## AVAILABLE 2025

### 5360 THICKSON RD N WHITBY

UP TO 1.6M SQUARE FEET  
FLEXIBLE SIZED OPTIONS FOR LEASE

For more information, please contact:

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HIGHWAY 407

THICKSON ROAD

CONLIN ROAD

DIRECT HIGHWAY 407 ACCESS | STATE-OF-THE-ART INDUSTRIAL FACILITY





## INTERCONNECTED HIGHWAYS

**Highway 407**  
3 km/2 min

**Highway 401**  
9 km/12 min

**Highway 418**  
21 km/12 min

**Highway 412**  
8 km/10 min

**CN Intermodal**  
71 km/42 min

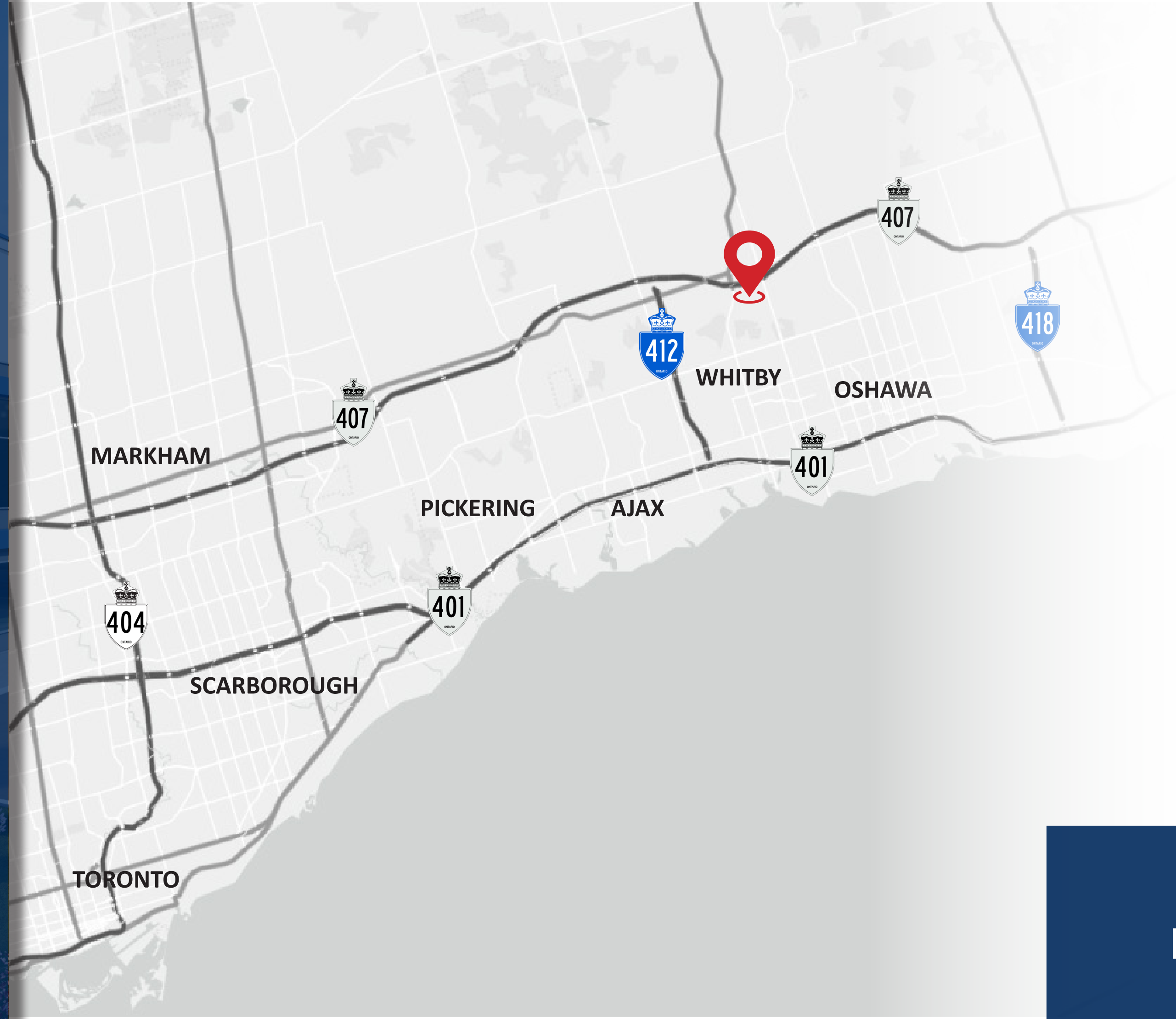
**CP Intermodal**  
75 km/51 min

**Downtown Toronto**  
64 km/50 min

**Pearson International Airport**  
71 km/42 min

**Rainbow Peace Bridge**  
198 km/1h 59 min

**Ambassador Bridge**  
422 km/4h 6m



Total  
Population  
**95,264**

Average  
Household Income  
**\$113,475**

Median  
Age  
**39.8**

- Located in the heart of Durham Region, Whitby delivers exceptional market access with over 13 million customers within an hour's drive.
- Whitby offers outstanding access to three 400-series highways (401, 407, and 412), full GO Train service in and out of Toronto and other major markets, and is only 45-minutes from Pearson International Airport.
- Growing at an impressive rate, Whitby's labour force is forecasted to increase 40% by 2031 reaching over 112,000.
- Whitby is home to a broad range of sectors including Logistics & Distribution, Advanced Manufacturing, Clean Technology, Information & Communications Technology, and Professional & Technical Services.

5 KM  
Population  
**95,264**

10 KM  
Population  
**316,504**

20 KM  
Population  
**603,620**

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