

FOR SUBLEASE

CFIA REGISTERED,  
COOLER/FREEZER  
SPACE WITH FULLY  
RACKED FACILITY

# 134 BETHRIDGE ROAD ETOBICOKE, ON



Bethridge Road

**TOTAL SIZE:** 141,387 sq. ft.

**ASKING LEASE RATE:** \$5.50 net per sq. ft.

**OFFICE SIZE:** 4,250 sq. ft.

**TMI:** \$1.40 per sq. ft.\*\* (taxes, management fee & insurance)

**COOLER SIZE:** 20,000 sq. ft.

**FREEZER SIZE:** 10,000 sq. ft.

**COMMENTS:**

- Various options available

**SHIPPING:** 13 truck level, 1 van door

- 2 Punch outs to add more truck doors

**CLEAR HEIGHT:** 22'

- Fully racked facility. Speak to listing agent on price with or without racking

**ZONING:** E 1

**POSSESSION:** November 1<sup>st</sup>, 2014

- CFIA & SQF Registered building

**POWER:** 600 volts, 1,200 amps

- Parking available for staff and visitors

**SPRINKLERS:** Yes

- Excellent labour pool

- Less than 1km to Highways 409, 401 and 27

- \*\*\$20,000 annually over and above the TMI which includes maintenance, snowplow, landscaping & minor roof repair

**FOR MORE  
INFORMATION  
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CONTACT**

**John LaFontaine\***

Vice Chairman

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\*Sales Representative

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COMMENTS  
CONTINUED:

- #1: Mechanical room
- #2: Truck level doors are 8' x 10'
- #3: In this area there is a lab, upstairs office, lunchroom for employees, washrooms and change rooms/locker rooms
- #4: Van door
- #5: Rail door
- #6: In this area there are 3 washrooms, a lunchroom and office
- #7: 5 Truck level doors are 8' x 10' and a roll up truck level door
- #8: In this area there is an upstairs office, lunchroom and conference room. Downstairs is a lobby
- #9: 4 Truck level doors
- #10: 1 Truck level door
- #11: 8' x 14' Truck level door

- Tenant to pay for own snowplow and landscaping
- 1 Garbage compactor
- All doors have electric levelers
- 7,770 Pallet locations in total
- Cooler space has floor drains
- All racking is 4 pallets high, with the exception of two rows of racking where they are 3 or 4 high



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## Aerial Map



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Exterior  
Images



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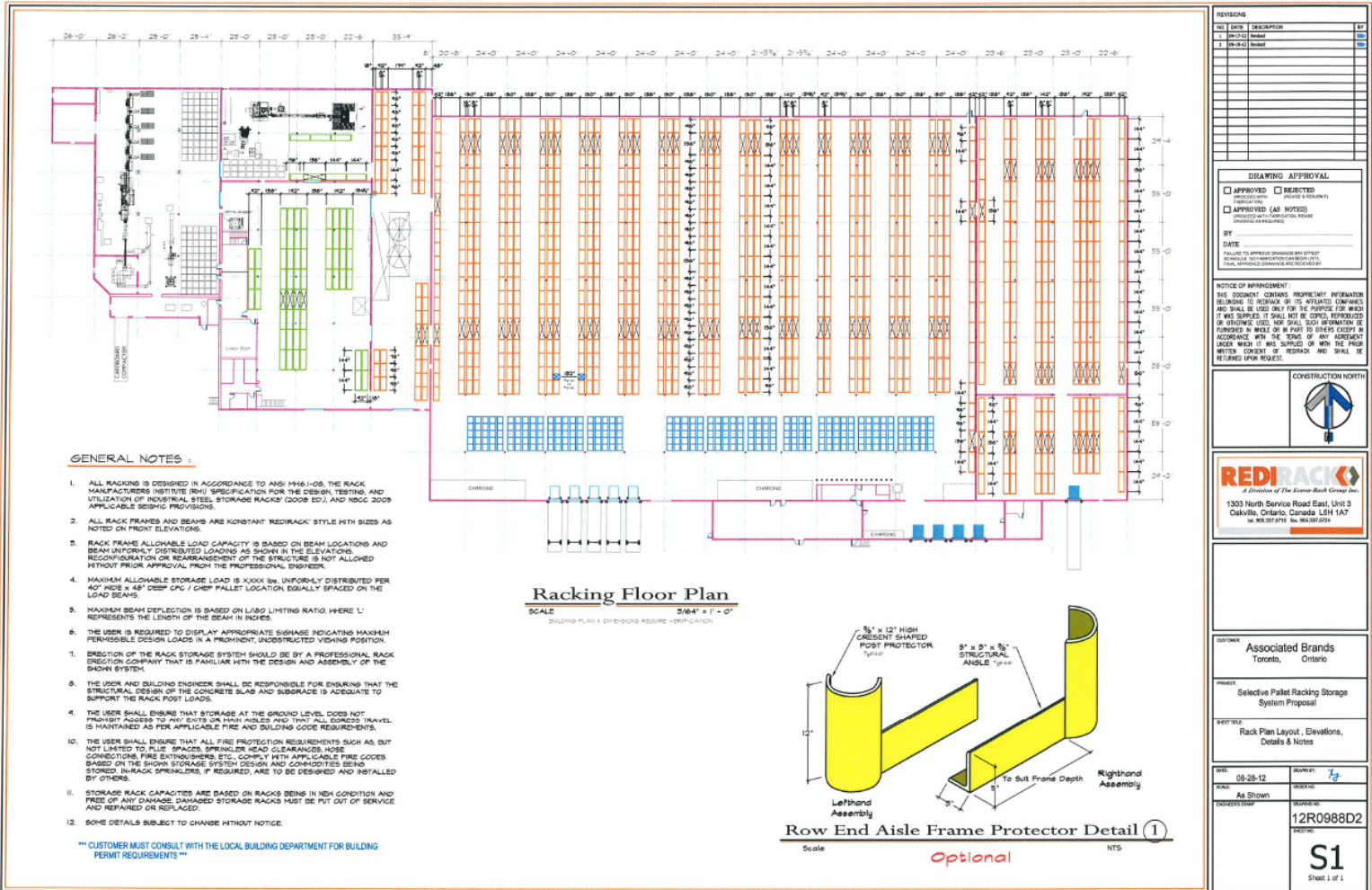
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## Floor Plan



All racking is four pallets high except for two rows of racking where they are bulk stack 3 or 4 high

The freezer and warehouse are 40 locations long and 4 high minus the tunnels. The cooler is 14 locations long and 4 high minus the tunnels.

Warehouse has 5,520 pallet locations  
 Cooler has 250 pallet locations  
 Freezer has 1588 pallet locations  
 Production area has 412 pallet locations

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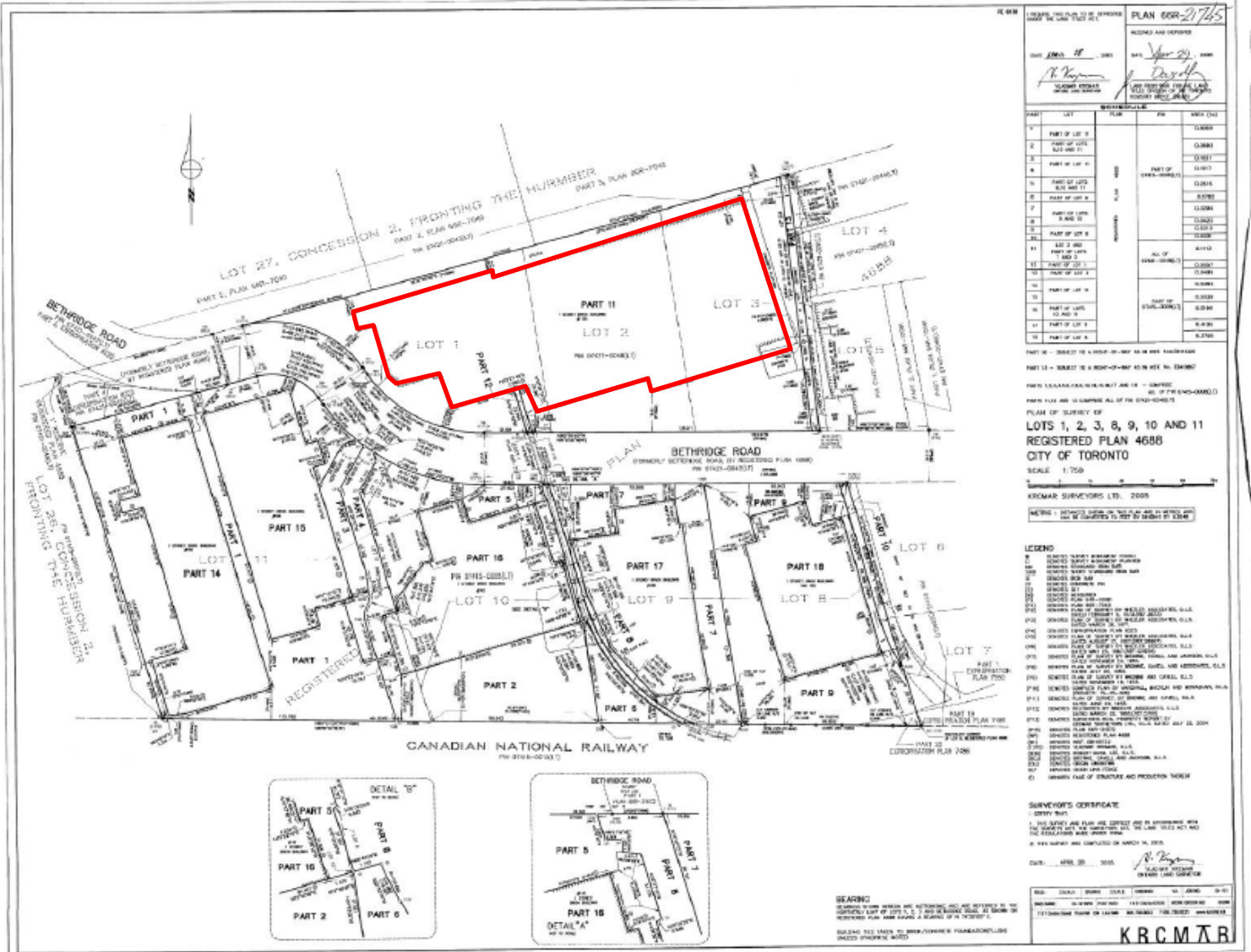


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Survey



66R21745

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## Zoning

Use - E Zone

In the E zone, the following uses are permitted:

Ambulance Depot

Animal Shelter

Artist Studio

Automated Banking Machine

Bindery

Building Supply Yards

Carpenter's Shop

Cold Storage

Contractor's Establishment

Custom Workshop

Dry Cleaning or Laundry Plant

Financial Institution

Fire Hall

Industrial Sales and Service Use

Kennel

Laboratory

Manufacturing Use if it is not one of the following:

1) Abattoir, Slaughterhouse or Rendering of Animals Factory;

2) Ammunition, Firearms or Fireworks Factory;

3) Asphalt Plant;

4) Cement Plant, or Concrete Batching Plant;

5) Crude Petroleum Oil or Coal Refinery;

6) Explosives Factory;

7) **Industrial Gas Manufacturing;**

8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;

9) **Pesticide or Fertilizer Manufacturing;**

10) **Petrochemical Manufacturing;**

11) Primary Processing of Gypsum;

12) Primary Processing of Limestone;

13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;

14) Pulp Mill, using pulpwood or other vegetable fibres;

15) **Resin, Natural or Synthetic Rubber Manufacturing;**

16) Tannery

Office

Park

Performing Arts Studio

Pet Services

Police Station

Printing Establishment

Production Studio

Public Works Yard

Service Shop

Software Development and Processing

Warehouse

Wholesaling Use

(1) Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

**Body Rub Service** (32)

**Cogeneration Energy** (26)

**Crematorium** (33)

**Drive Through Facility** (5,21)

**Eating Establishment** (3,19,30)

Metal Factory involving Forging and Stamping (25)

**Open Storage** (10)

**Public Utility** (27,29)

**Recovery Facility** (8)

**Recreation Use** (7)

**Renewable Energy** (26)

**Retail Service** (3)

**Retail Store** (4,30)

**Shipping Terminal** (11)

**Take-out Eating Establishment** (3,30)

**Transportation Use** (28)

**Vehicle Depot** (6)

**Vehicle Fuel Station** (16,30)

**Vehicle Repair Shop** (23)

**Vehicle Service Shop** (17,31)

**Vehicle Washing Establishment** (18)

(10) Open Storage

In the E zone:

(A) **open storage:**

(i) must be associated with a permitted use other than a **recovery facility**;

(ii) may not be located in a yard that abuts a **lot** in the Residential Zone

category or the Residential

Apartment Zone category;

(iii) may not be in the **front yard**;

(iv) must be a minimum of 7.5 metres from any **lot line**;

(v) must be less than 30% of the **lot area**;

(vi) may be no higher than the permitted maximum height of a **building** on the **lot**; and

(vii) must be enclosed by a fence; and

(B) **open storage** may be for **recyclable material** and waste.

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