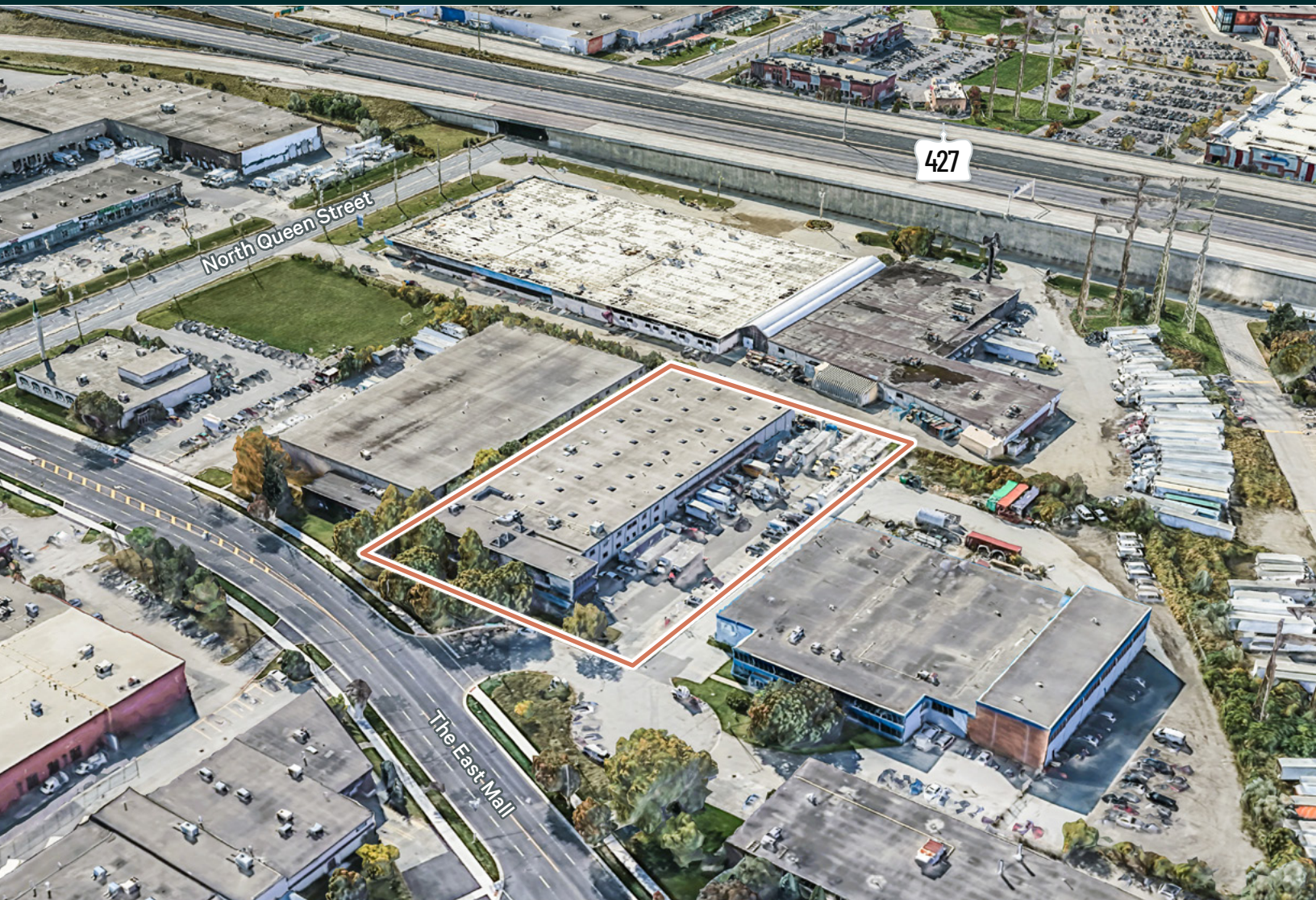


For Lease — FREESTANDING



124 The East Mall, Etobicoke

±47,884 Sq. Ft. on ±1.96 Acres

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Property Details

****Not included in the total square footage**



LOCATION	The East Mall & North Queen Street	
SIZE	1st Floor Office	±7,519 Sq. Ft.
	2nd Floor Office	±7,460 Sq. Ft.
	Warehouse	±32,905 Sq. Ft.
	Total Size	±47,884 Sq. Ft.
	Mezzanine	±4,000 Sq. Ft.**
LOT SIZE	±1.96 Acres	
ASKING RATE	\$17.50 Net Per Sq. Ft.	
PROPERTY TAXES (2023)	\$67,889.45 <i>Tenant to also be responsible for Building Insurance and Maintenance</i>	
SHIPPING	5 Truck Level Doors, 1 Drive-In Door 1 Van Door	
CLEAR HEIGHT	±16'	
POSSESSION	May 1, 2024	
ZONING	E1 - Employment Industrial	

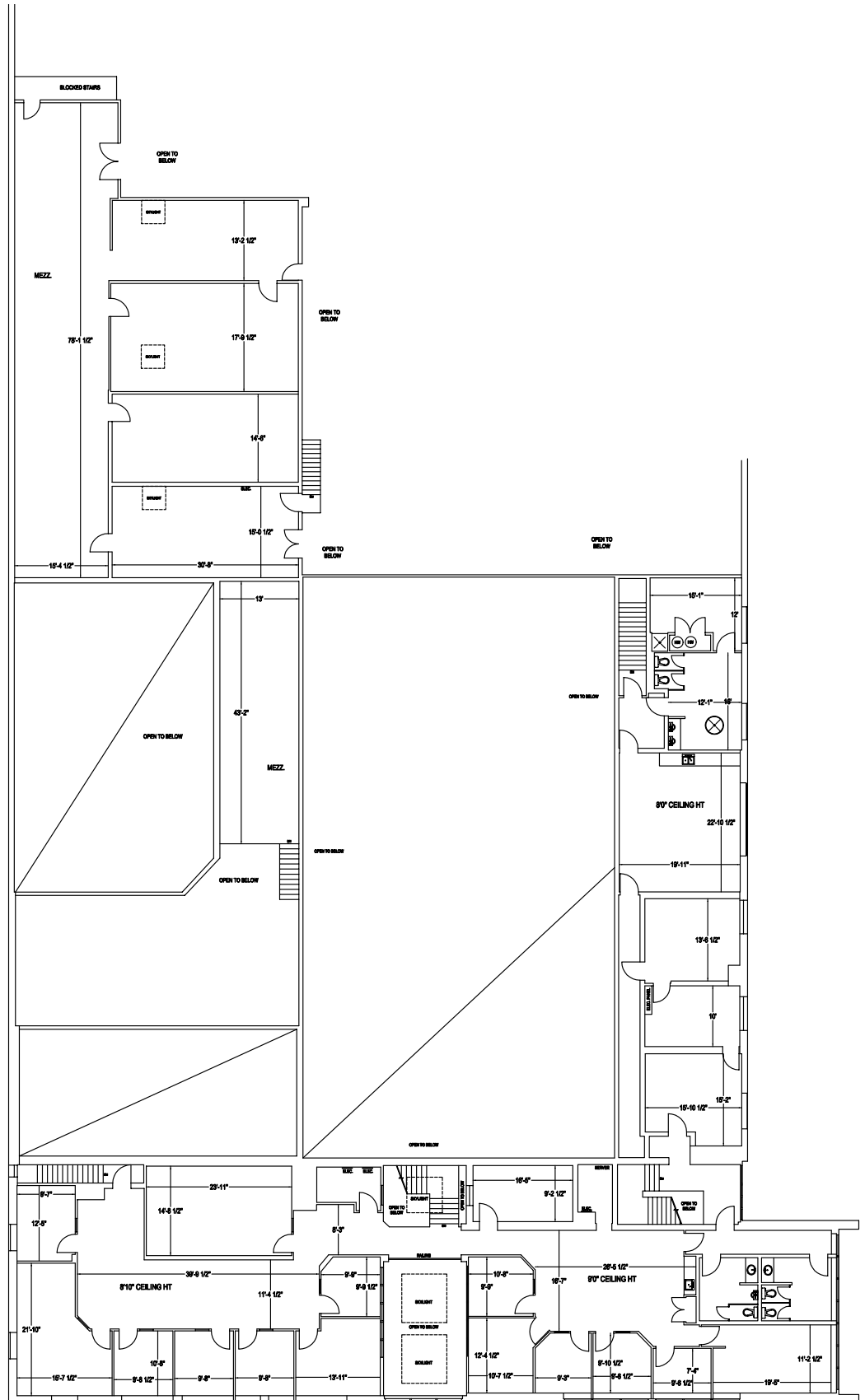
COMMENTS

- Great freestanding building with exposure on The East Mall
- Office space over two floors, with a mix of private offices, meeting rooms and open space
- Large, bright reception area
- Ample parking
- Excellent access to public transit, Highway 427, the Gardiner Expressway and Q.E.W.
- Great location in close proximity to various amenities



Floor Plan

Second Floor



Photos - Exterior



Photos - Interior



Property Zoning

E1 - Employment Industrial

PERMITTED USES

- ✓ 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
- ✓ 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

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 fibers;
15. Resin, Natural or Synthetic Rubber Manufacturing;
16. Tannery

USE WITH CONDITIONS

- ◆ Body Rub Service (32)
- ◆ Cogeneration Energy (26)
- ◆ Crematorium (33)
- ◆ Drive Through Facility (5,21)
- ◆ Eating Establishment (3,19,30)
- ◆ Medical marijuana production facility (2)
- ◆ 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)

Amenities



Property Location

--- Route 123B - Kipling Station/Long Branch

--- Route 123D - Kipling Station/Sherway Gardens

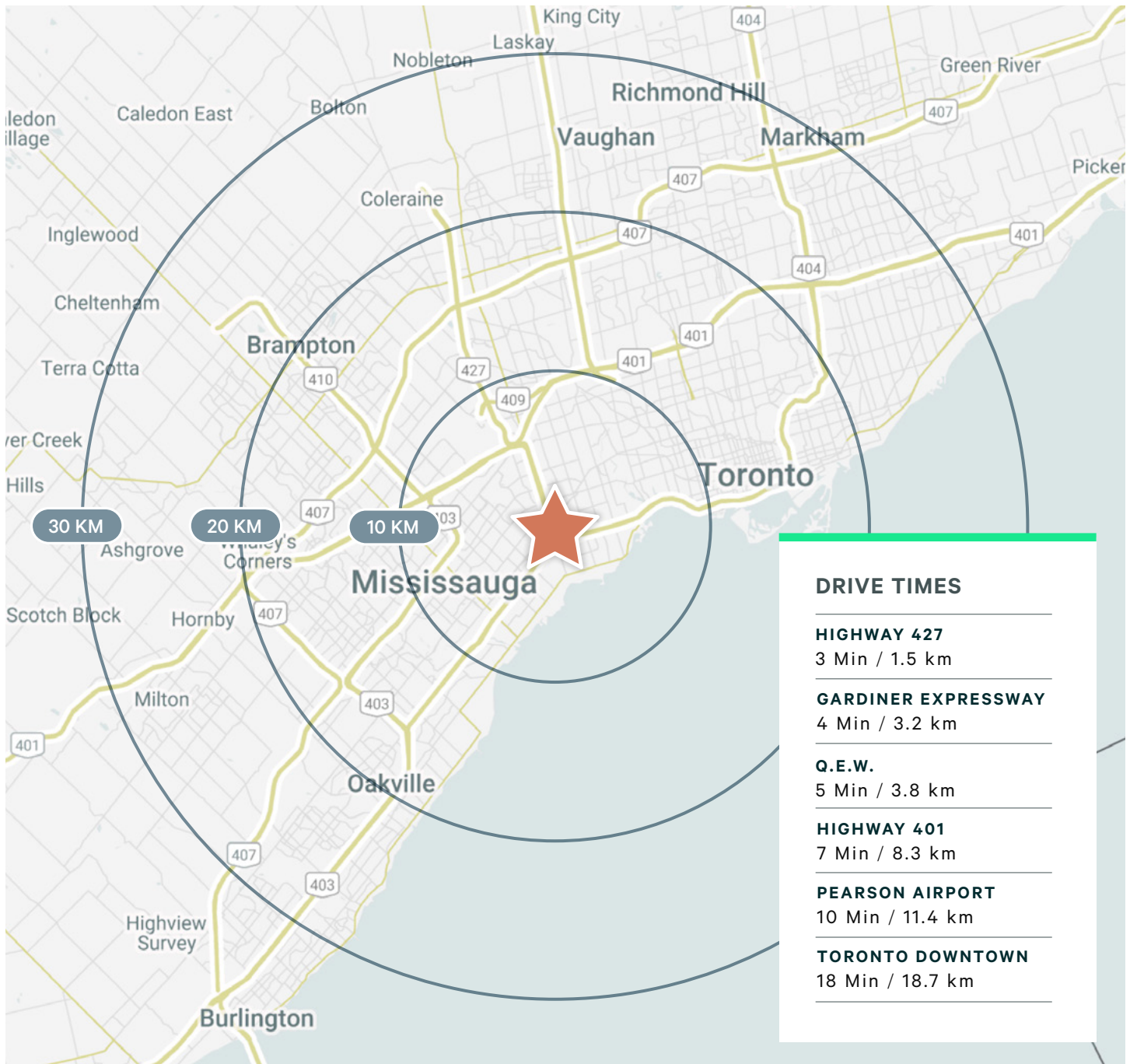
--- Route 123C - Kipling Station/Long Branch

--- Route 123F - Kipling Station/Sherway Gardens

Location & Demographics†

	10 KM	20 KM	30 KM
POPULATION	856,488	3,120,747	5,203,470
LABOUR FORCE	66.2%	67.5%	67%
MEDIAN AGE	40.7	38.9	39

†Estimates for 2023





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Contact Us

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