

# For Lease

FREESTANDING

## 70 Ronson Drive • Toronto, ON



**Newly Renovated!**

## ±24,969 Sq. Ft. on ±1.003 Acres

HIGHWAY 401 EXPOSURE | AVAILABLE IMMEDIATELY

PHILLIP CHEUNG\*  
Executive Vice President  
416 798 6243  
phillip.cheung@cbre.com

EVAN S. WHITE\*  
Executive Vice President  
416 798 6232  
evan.white@cbre.com

\*Sales Representative

**CBRE**



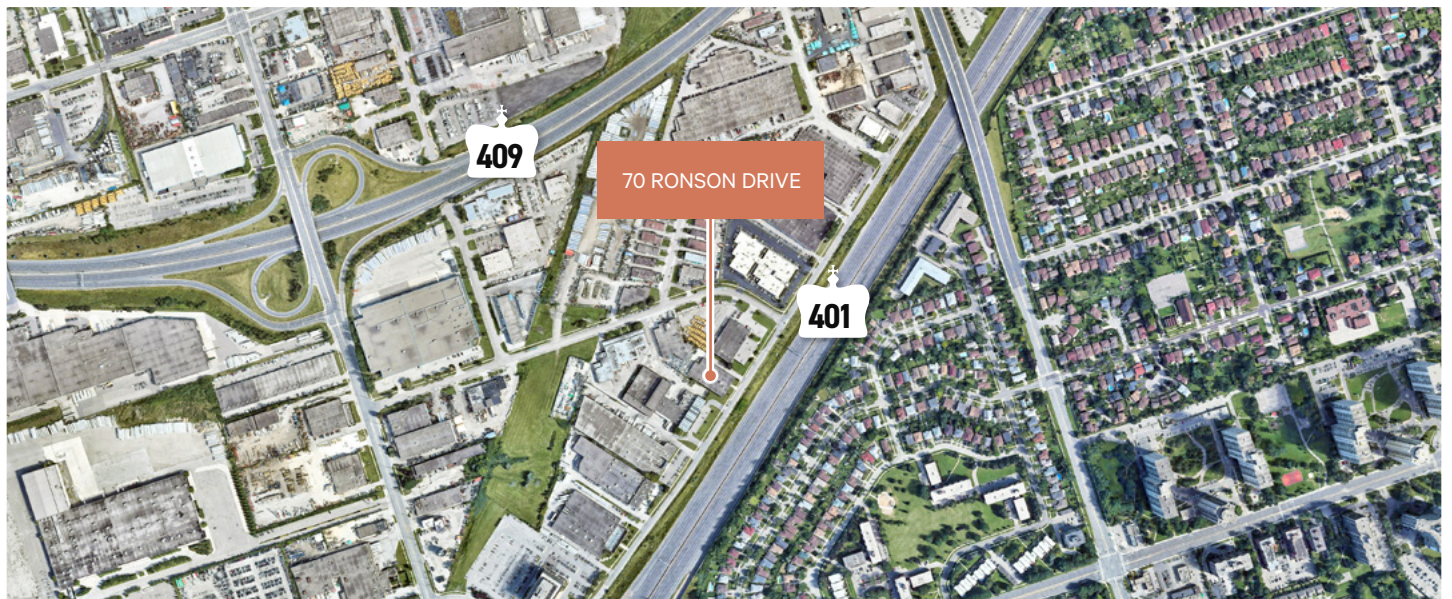
# Property Details



LOCATION	Highway 401 & Martin Grove Road
TOTAL SIZE	±24,969 Sq. Ft. (±10% Office)
LOT SIZE	±1.003 Acres
ASKING RATE	\$15.95 Per Sq. Ft. Net
T.M.I. (EST. 2023)	\$3.20 Per Sq. Ft.
SHIPPING	2 Drive-In Doors 1 Truck Level Door 1 Van Level Door
CLEAR HEIGHT	±14'
POSSESSION	Immediate
ZONING	E1

## COMMENTS

- Freestanding Industrial Building with Highway 401 Exposure.
- Newly Renovated & Numerous Exterior Building Upgrades in 2022.
- Landlord could install a Dock Door that accomodates 53' trailers.
- 1 Oversized Drive-In Door.
- Great location in close proximity to several amenities.





FOR LEASE • 70 RONSON DRIVE, TORONTO

# Property Photos



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

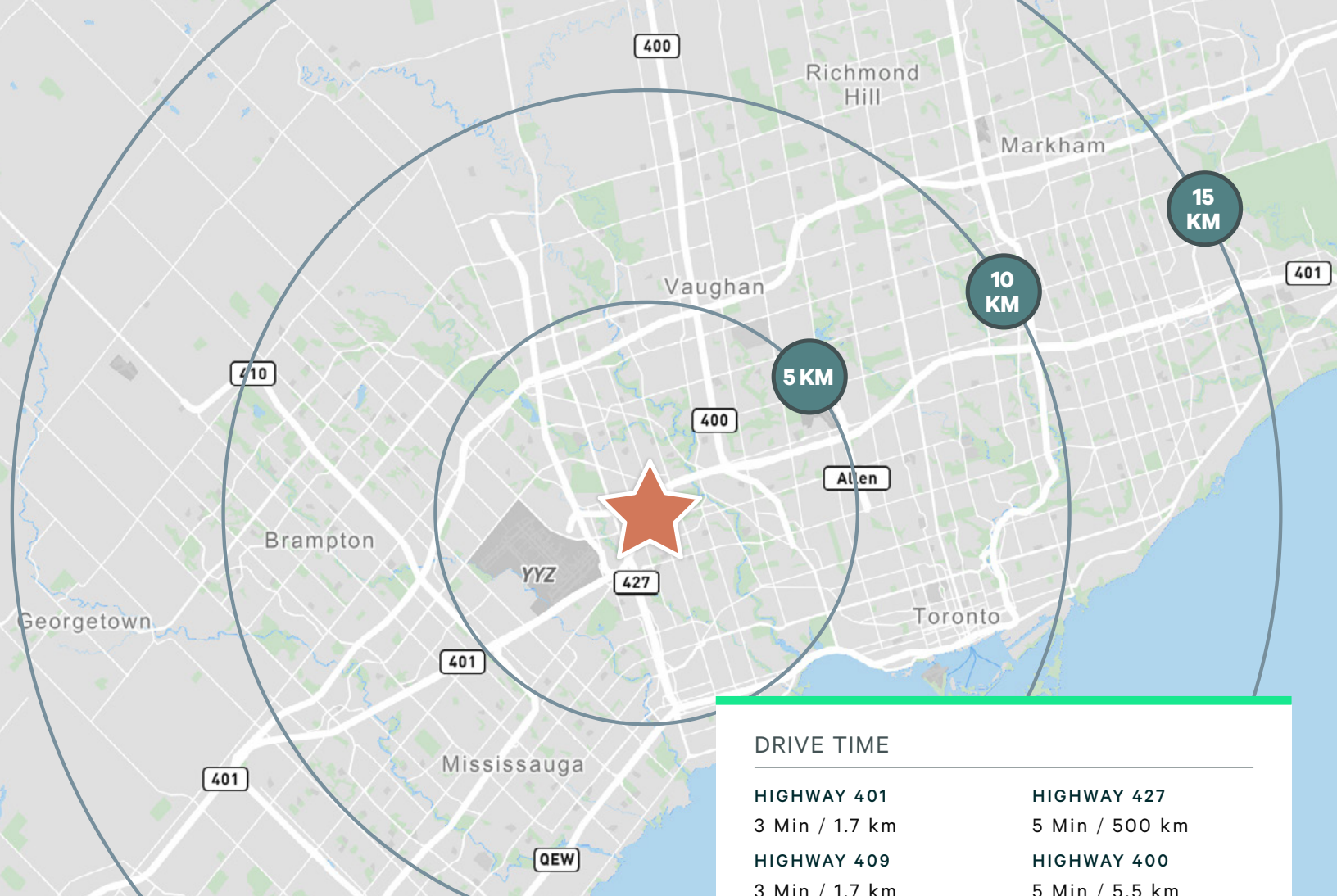
### USE WITH CONDITIONS

- ◆ 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)



# Property Amenities





DRIVE TIME	
<b>HIGHWAY 401</b> 3 Min / 1.7 km	<b>HIGHWAY 427</b> 5 Min / 500 km
<b>HIGHWAY 409</b> 3 Min / 1.7 km	<b>HIGHWAY 400</b> 5 Min / 5.5 km
<b>PEARSON AIRPORT</b> 4 Min / 4 km	<b>DOWNTOWN TORONTO</b> 20 Min / 26.4 km

# For Lease

## 70 Ronson Drive, Toronto

### Contact Us

**Phillip Cheung\***  
Executive Vice President  
416 798 6243  
phillip.cheung@cbre.com

**Evan S. White\***  
Executive Vice President  
416 798 6232  
evan.white@cbre.com

\*Sales Representative

**CBRE Limited, Real Estate Brokerage | Toronto West | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5**  
This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.