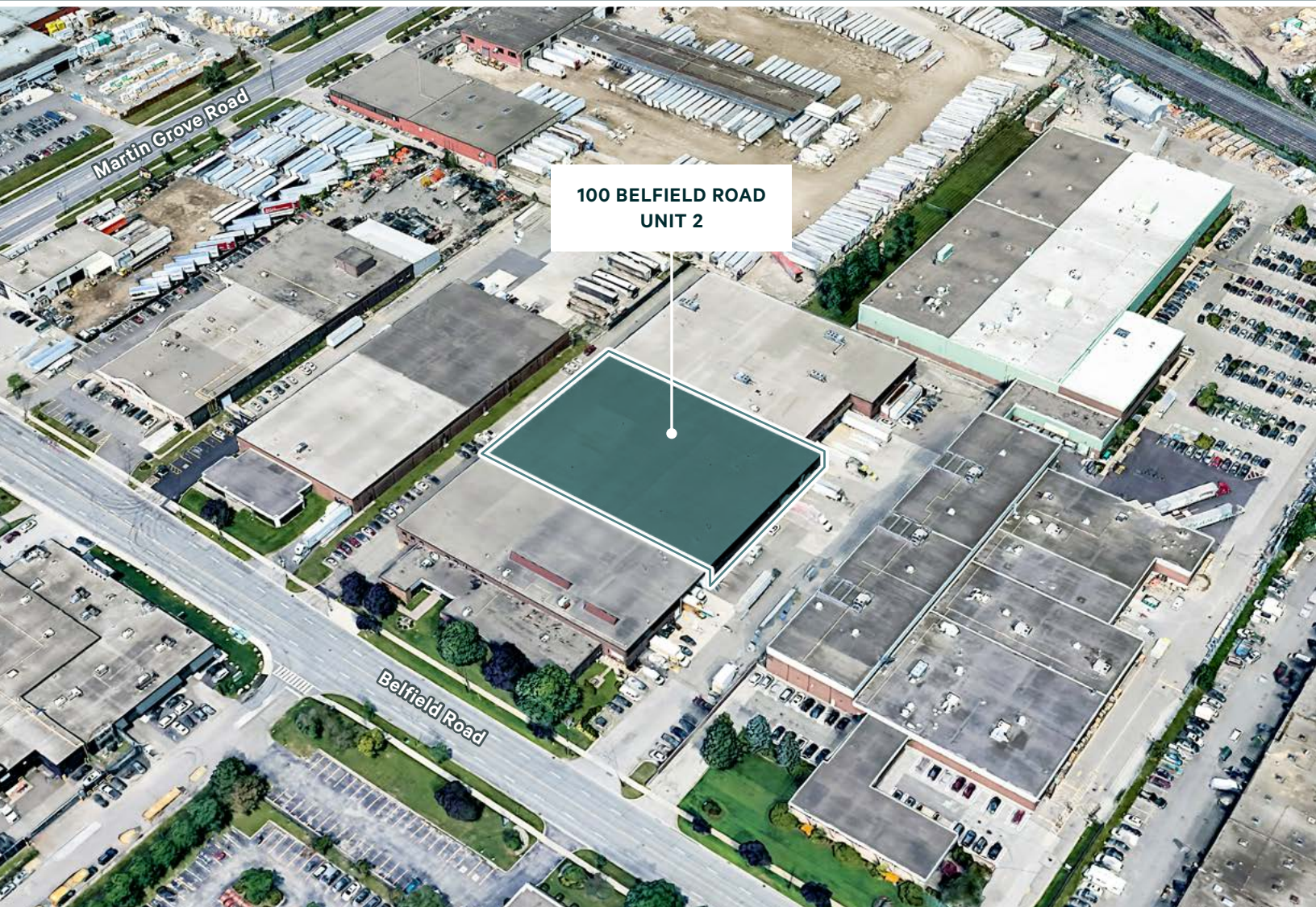


For Lease



100 Belfield Road Unit 2, Toronto

±45,763 Sq. Ft. | 18' Clear Height | 6 Truck Level Doors | 1 Drive-In Door

PHILLIP CHEUNG*
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CBRE

*Sales Representative

Property Details


LOCATION	Belfield Road & Martin Grove Road
TOTAL SIZE	±45,763 Sq. Ft. (±1,000 Sq. Ft. Office)
ASKING RATE	\$14.50 Per Sq. Ft. Net
T & O (EST.2023)	\$4.27 Per Sq. Ft.
CLEAR HEIGHT	18'
SHIPPING	6 Truck Level Doors, 1 Drive-In Door
POSSESSION	February 1, 2024
ZONING	E1

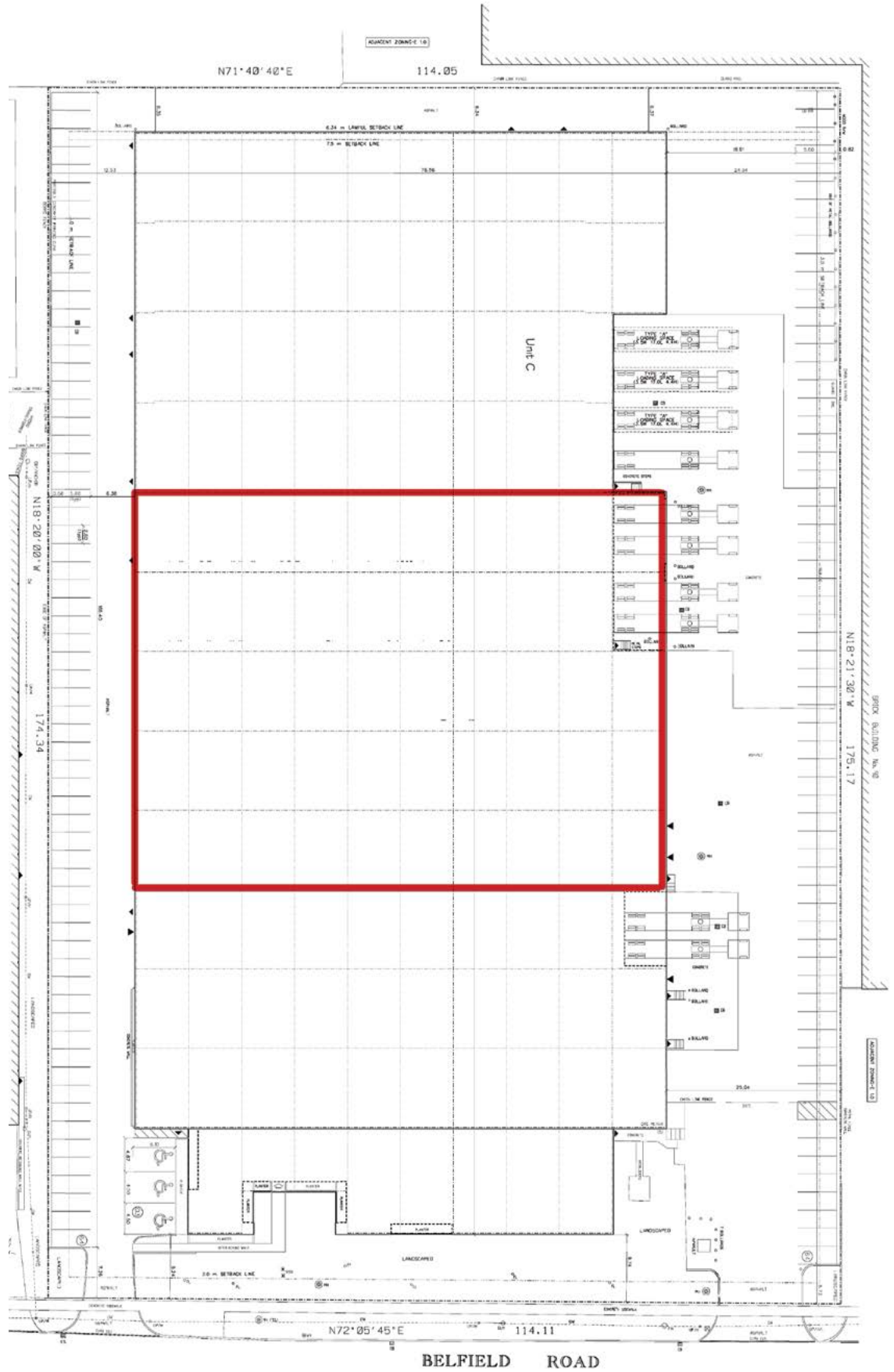
Comments

- Functional & Well Maintained Warehouse Space!
- High Bay High Efficiency Motion Sensor LED Lights.
- New Roof Completed in 2018.
- Great Location in Etobicoke in Close Proximity to Various Amenities and Highways 401, 409 & 427.




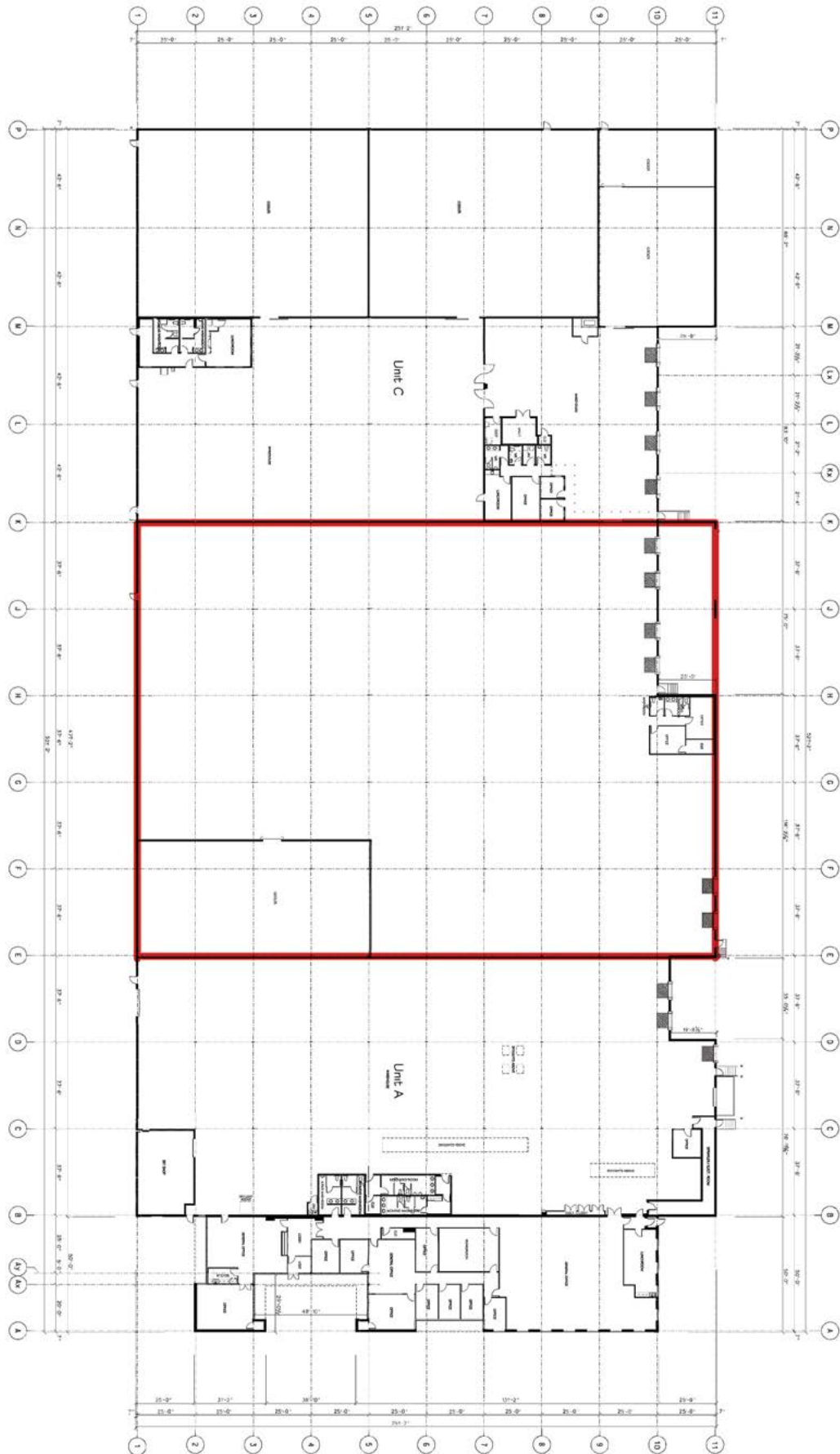
Site Plan

 UNIT 2
±45,763 SQ. FT.



Floor Plan

 UNIT 2
±45,763 SQ. FT.



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:

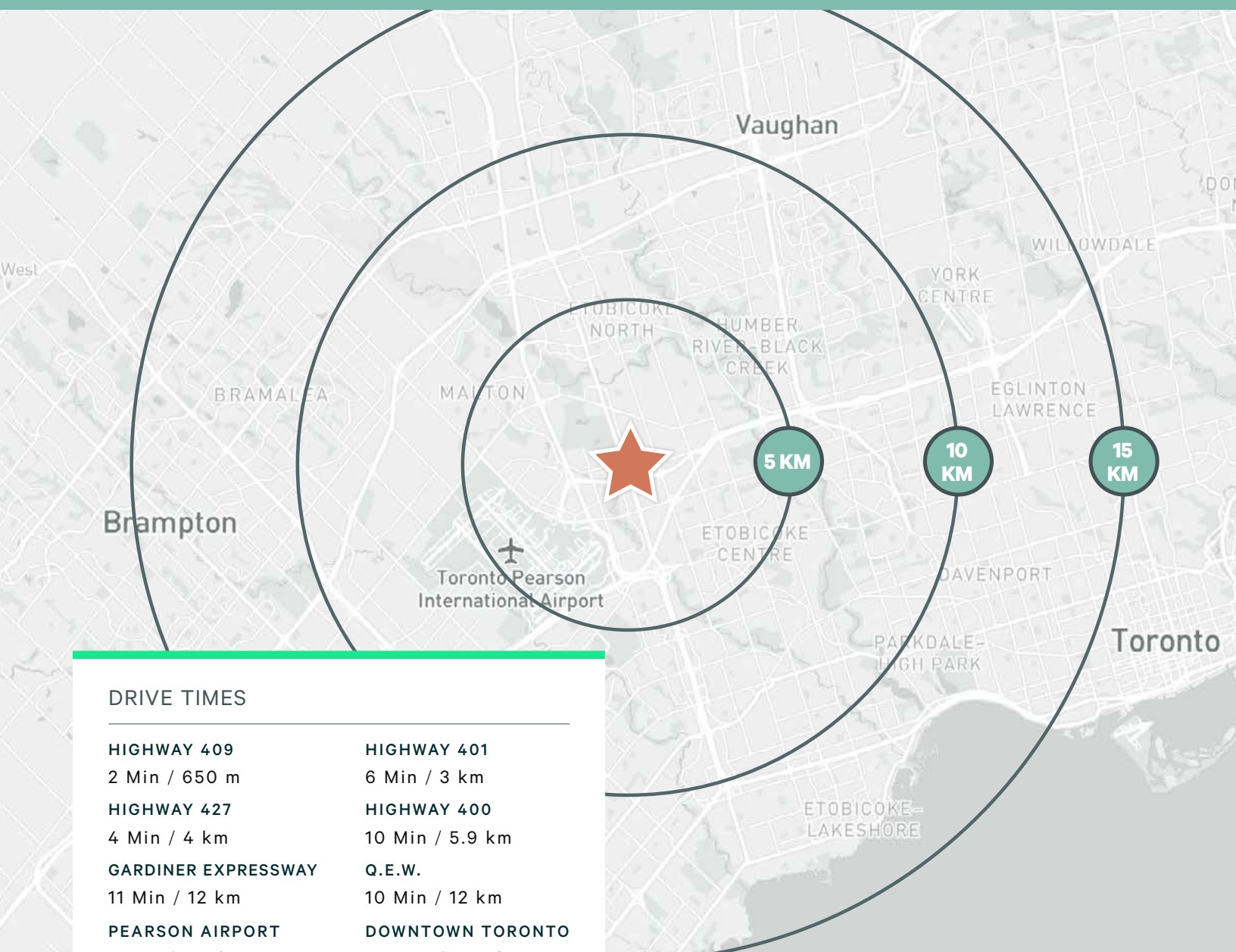
1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
2. Ammunition, Firearms or Fireworks Factory;
3. Asphalt Plant;
4. Cement Plant, or Concrete Batching Plant;
5. Crude Petroleum Oil or Coal Refinery;
6. Explosives Factory;
7. Industrial Gas Manufacturing;
8. Large Scale Smelting or Foundry 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)

Amenities





DRIVE TIMES

HIGHWAY 409 2 Min / 650 m	HIGHWAY 401 6 Min / 3 km
HIGHWAY 427 4 Min / 4 km	HIGHWAY 400 10 Min / 5.9 km
GARDINER EXPRESSWAY 11 Min / 12 km	Q.E.W. 10 Min / 12 km
PEARSON AIRPORT 5 Min / 4.5 km	DOWNTOWN TORONTO 30 Min / 27.5 km

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