

Industrial Freestand for Lease

130 Claireville Drive, Etobicoke

±54,940 Sq. Ft. • 22' Clear Height • August 2024 Possession

EVAN S. WHITE*

Vice Chairman 416 798 6232 evan.white@cbre.com **EVAN T. WHITE***

Associate Vice President 905 234 0377 evan.white2@cbre.com



*Sales Representative

Property Details

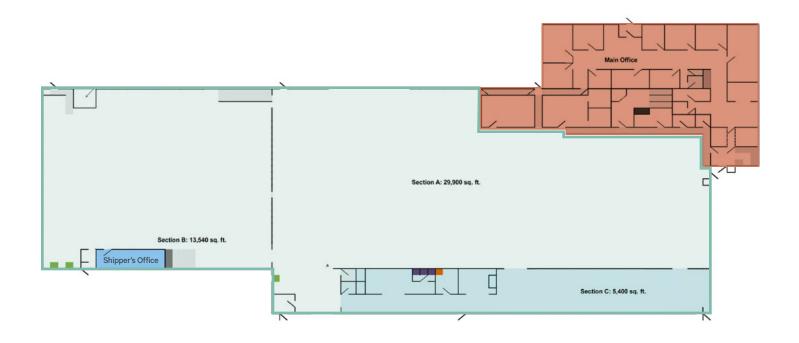
LOCATION	Highway 427 & Albion Road	
	Office Size:	±6,043 Sq. Ft.
SIZE	Warehouse Size:	±48,897 Sq. Ft.
	Total Building Size	e: ±54,940 Sq. Ft.
ASKING RATE	\$19.00 Per Sq. Ft. Net	
T.M.I. (EST.2024)	\$3.54 Per Sq. Ft.	
SHIPPING	3 Truck Level Doors, 1 Drive-In Door	
CLEAR HEIGHT	22'	
POWER	400 Amps 600 Volts**	
BAY SIZES	30' x 40'	
POSSESSION	August 1 st , 2024	
ZONING	E1 – Employment Industrial	

COMMENTS

- · Great Industrial Freestand in Etobicoke!
- · Potential for earlier possession, please speak with listing agents for details.
- Ability to accommodate 53' trailers.
- Several offices built out in excellent condition.
- Conveniently located within minutes to major highways & Toronto Pearson International Airport.



Floor Plan



□ Office Size: ±6,043 Sq. Ft.
□ Warehouse Size: ±48,897 Sq. Ft.
Total Building Size: ±54,940 Sq. Ft.

Photos











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:

- Abattoir, Slaughterhouse or Rendering of Animals Factory;
- Ammunition, Firearms or Fireworks Factory;
- 3. Asphalt Plant;
- 4. Cement Plant, or Concrete Batching Plant;
- Crude Petroleum Oil or Coal Refinery;
- 6. Explosives Factory;

- Industrial Gas Manufacturing;
- Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- Pesticide or Fertilizer Manufacturing;
- 10. Petrochemical Manufacturing;
- 11. Primary Processing of Gypsum;
- 12. Primary Processing of Limestone;

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

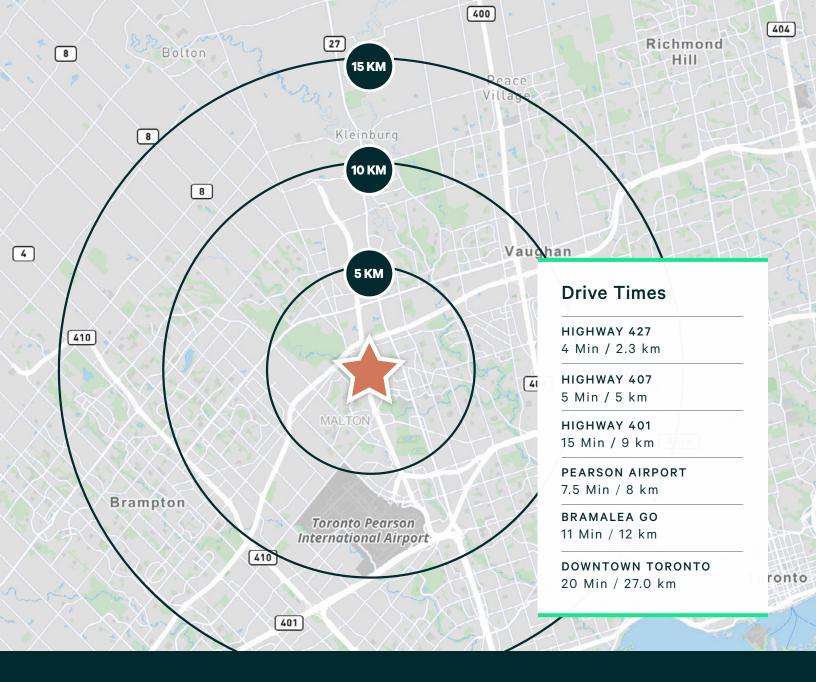
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (3,30)

- 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







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CBRE Limited, Real Estate Brokerage | Toronto West | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

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