

# For Lease

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Exposure onto North Queen Street

## 10 North Queen Street, Toronto

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±8,700 Sq. Ft. Available Immediately!

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**CBRE**

\*Sales Representative

# Property Details

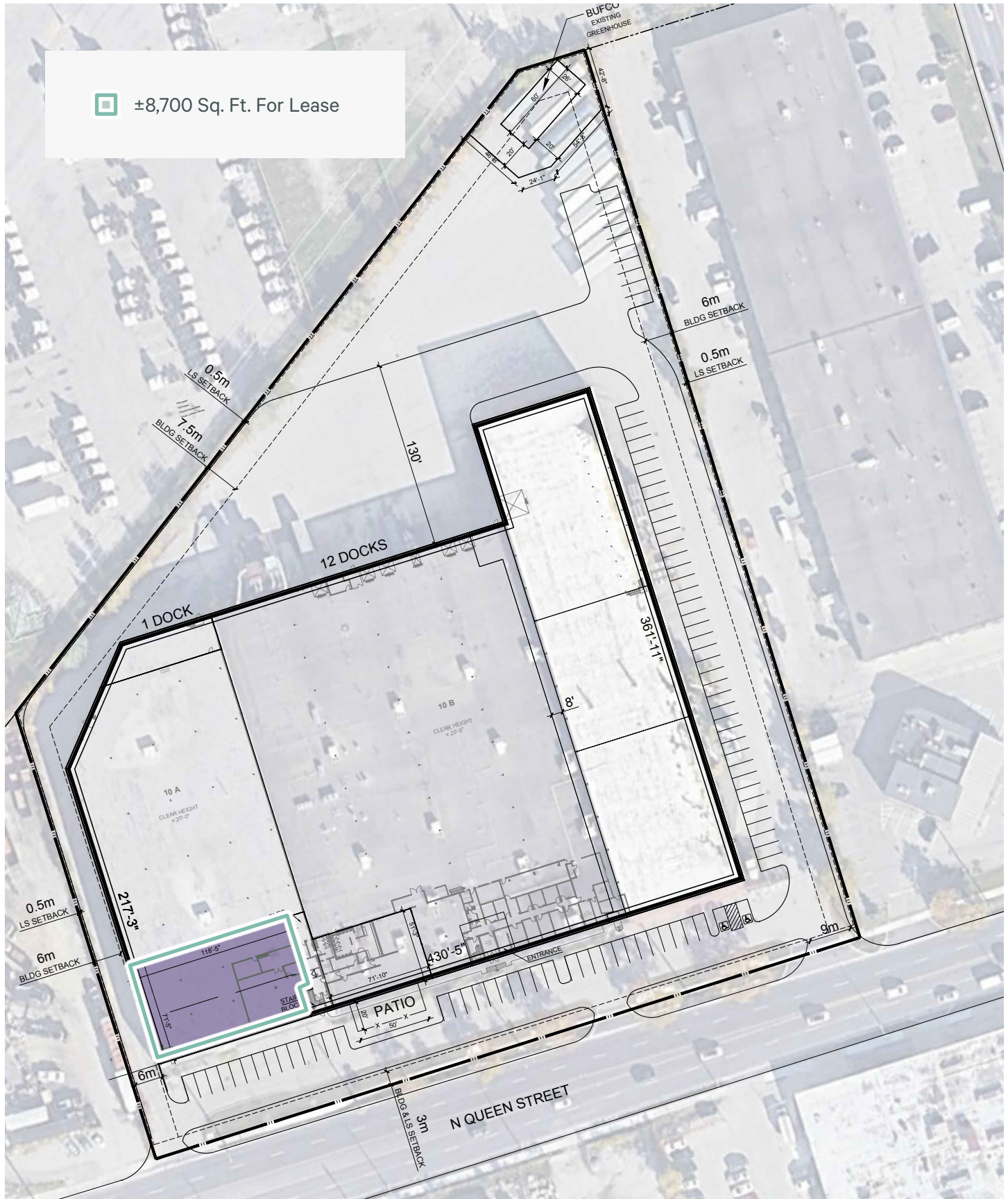
	OPTION A	OPTION B
LOCATION	North Queen Street & Kipling Avenue	
TOTAL SIZE	±8,700 Sq. Ft. <i>with bonus ±6,001 Sq. Ft. mezzanine</i>	±8,700 Sq. Ft.
ASKING RATE	\$20.00 Per Sq. Ft. Net	\$21.00 Per Sq. Ft. Net
T.M.I. (EST. 2024)	\$4.25 Per Sq. Ft.	
CLEAR HEIGHT	±9' - ±20'	±20'
SHIPPING	1 Drive-In Door	
POSSESSION	Immediate	
ZONING	E1 (Employment Industrial)	

## Comments

- Available Immediately!
- Exposure onto North Queen Street.
- Within 2KM from Kipling GO Station.
- Option to Lease either ±8,700 Sq. Ft. with bonus mezzanine of ±6,001 Sq. Ft. and ±9' - ±20' Clear Height or ±8,700 Sq. Ft. with ±20' Clear Height.
- Great Location in South Etobicoke in close proximity to various amenities, Highway 427, The Gardiner Expressway, and Q.E.W.



# Site Plan



±8,700 Sq. Ft. For Lease

# 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

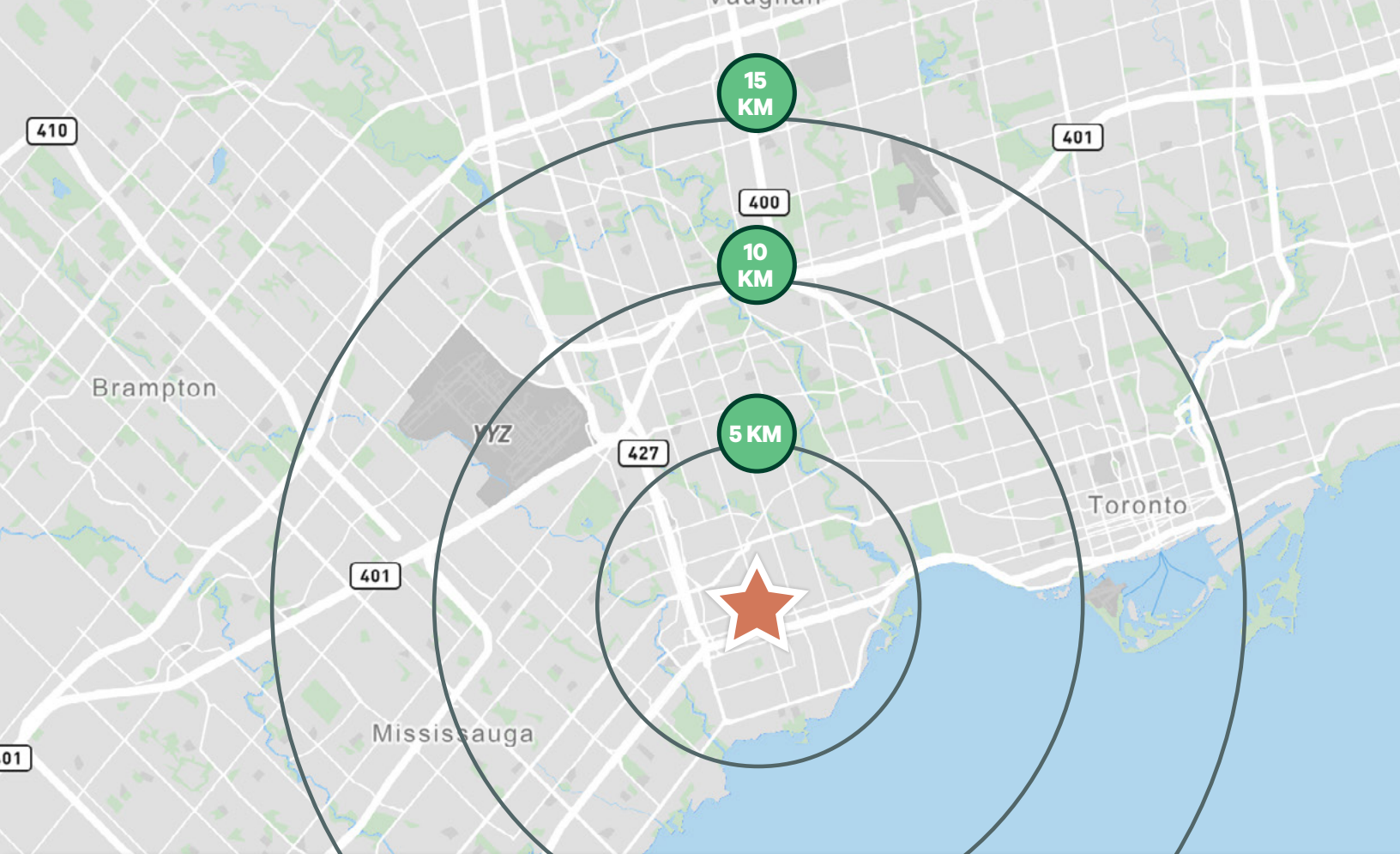
## USE WITH CONDITIONS

- ◆ 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



 PROPERTY LOCATION



## DRIVE TIMES

### GARDINER EXPRESSWAY

3 Min / 1.5 km

### KIPLING STATION

5 Min / 2.3 km

### Q.E.W.

5 Min / 5 km

### ISLINGTON STATION

3 Min / 2 km

### HIGHWAY 427

5 Min / 4 km

### PEARSON I'NTL AIRPORT

10 Min / 11.2 km

### HIGHWAY 401

9 Min / 10 km

### DOWNTOWN TORONTO

18 Min / 16 km

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