

**Industrial** | For Lease

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# 105 Queens Plate Drive Unit 2

Etobicoke, ON

**PRISTINE PRECAST INDUSTRIAL FACILITY WITH RARE 32' CLEAR HEIGHT**



**For more information, please contact:**

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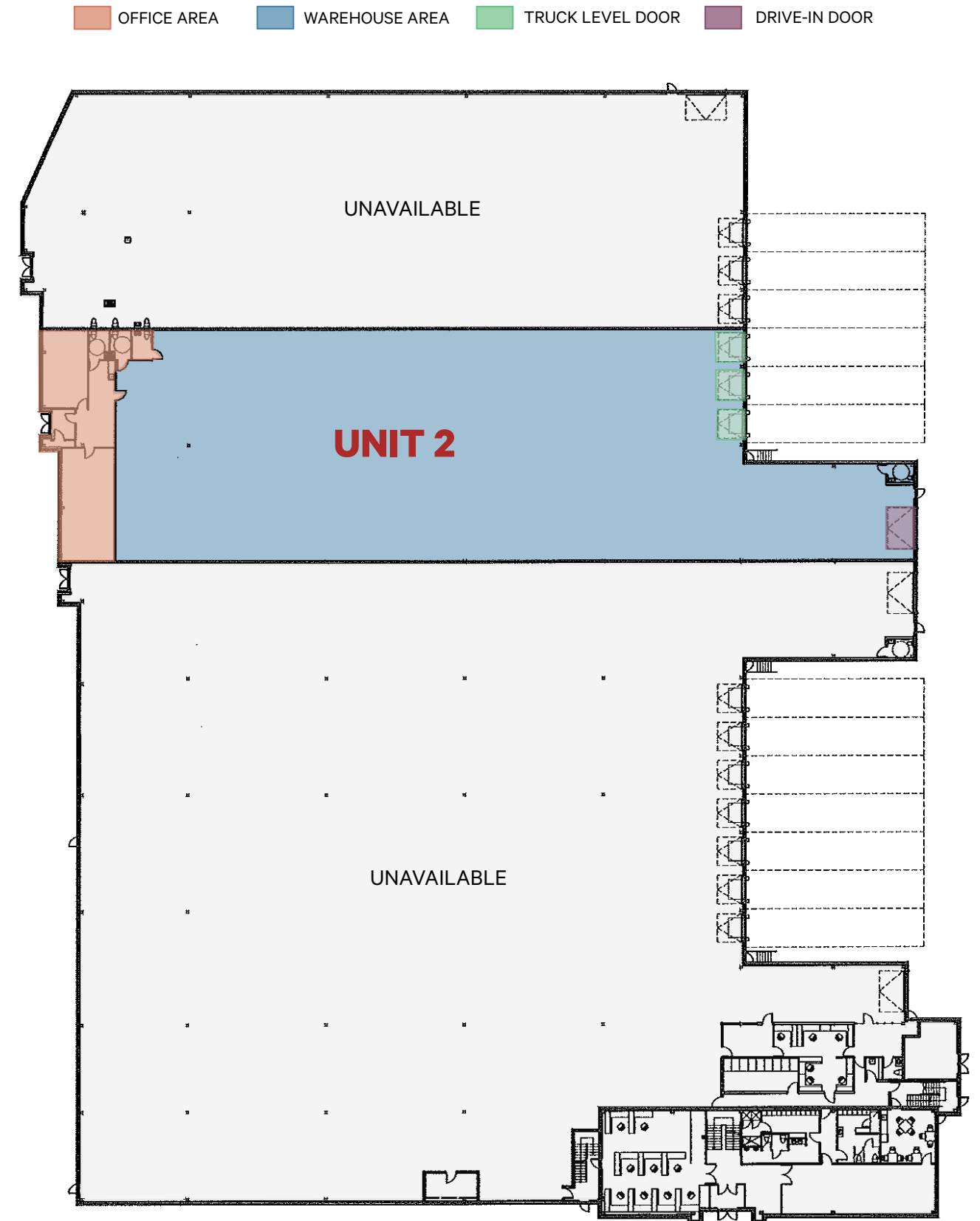
\*Sales Representative

**CBRE**

# Property Specifications

TOTAL AREA	±17,254 SQ. FT.
INDUSTRIAL AREA	95%
OFFICE AREA	5%
ASKING RATE	\$19.95 NET PER SQ. FT.
TMI (2024)	\$3.66 PER SQ. FT.
CLEAR HEIGHT	32'
SHIPPING DOORS	3 TRUCK LEVEL   1 DRIVE-IN
LIGHTING	MOTION SENSORED LED
HEATING	RADIANT
SPRINKLERS	ESFR
ZONING	E 1.0
POSSESSION	IMMEDIATE
COMMENTS	<ul style="list-style-type: none"> <li>•SECURITY SYSTEM AND RACKING ARE NEGOTIABLE - SPEAK TO L.A.</li> <li>•CLEAN USES ONLY</li> </ul>

# Floor Plan



PRECAST  
INDUSTRIAL  
FACILITY



RARE 32'  
CLEAR  
HEIGHT



MOTION SENSORED  
LED  
LIGHTING



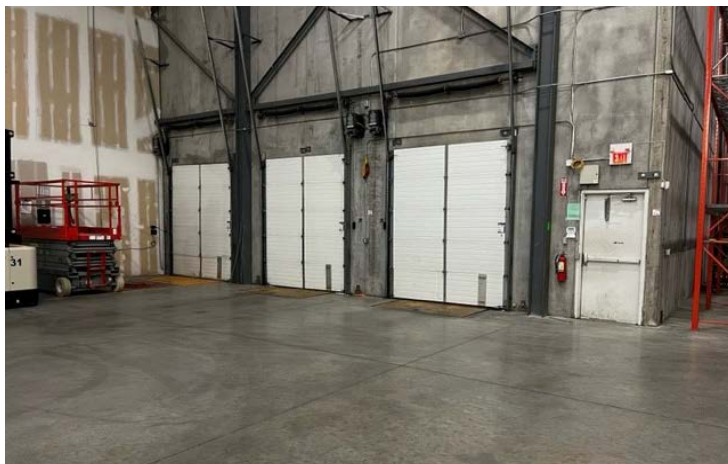
GENEROUS  
SHIPPING  
YARD



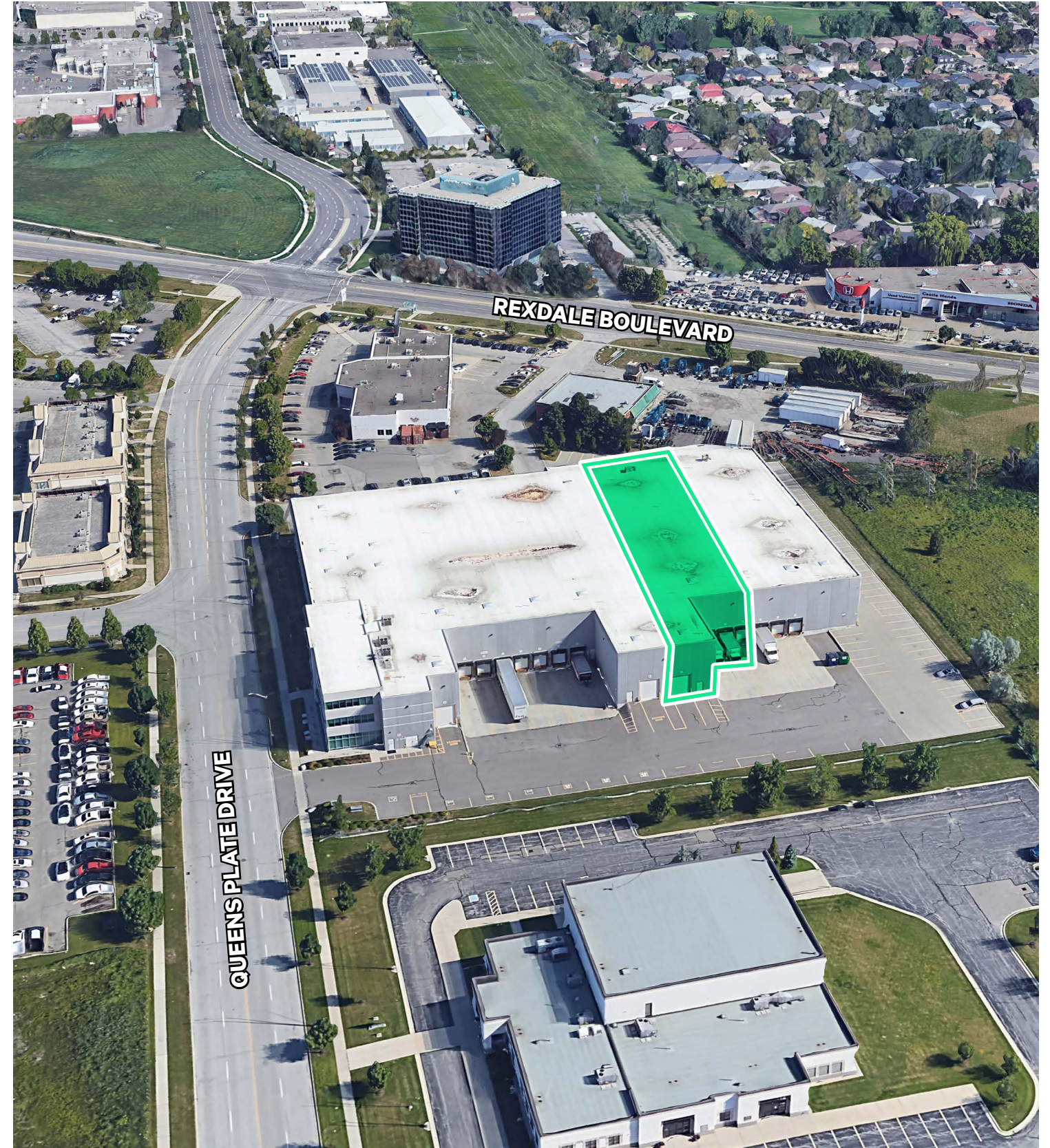
EXCELLENT  
HIGHWAY  
ACCESS



# Property Photos



# Property Aerial





# Zoning

# E1.0

# Amenities & Transportation Map

## 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
- All Manufacturing Uses except:
  - 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;

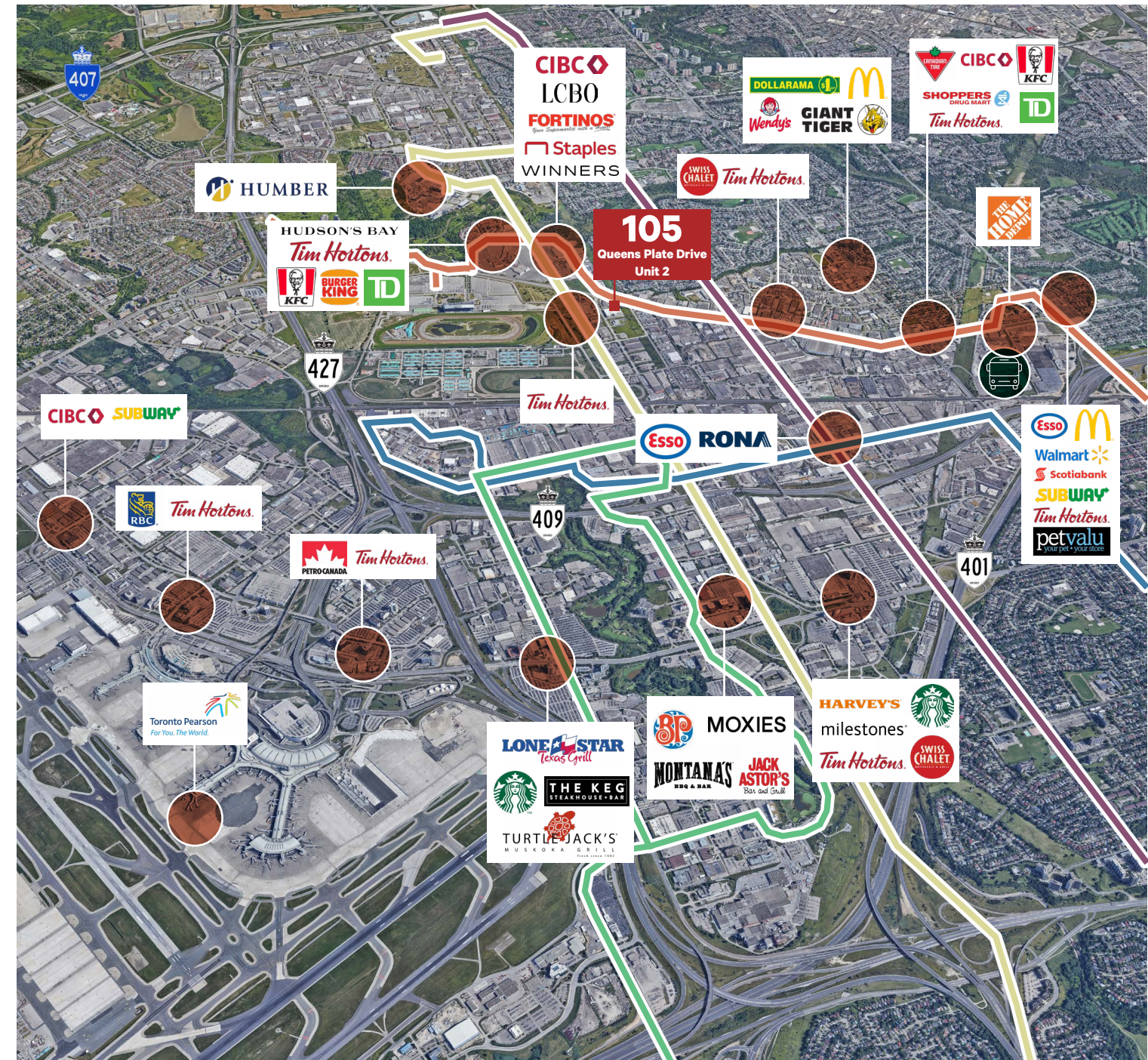
- 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
  - 9) Pesticide or Fertilizer Manufacturing;
  - 10) Petrochemical Manufacturing;
  - 11) Primary Processing of Gypsum;
  - 12) Primary Processing of Limestone;
  - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
  - 14) Pulp Mill, using pulpwood or other vegetable fibres;
  - 15) Resin, Natural or Synthetic Rubber Manufacturing;
  - 16) Tannery
- Office
  - Park
  - Performing Arts Studio
  - Pet Services
  - Police Station
  - Printing Establishment
  - Production Studio
  - Public Works Yard
  - Service Shop
  - Software Development and Processing
  - Warehouse

## PERMITTED USES WITH CONDITIONS

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- 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 (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18)

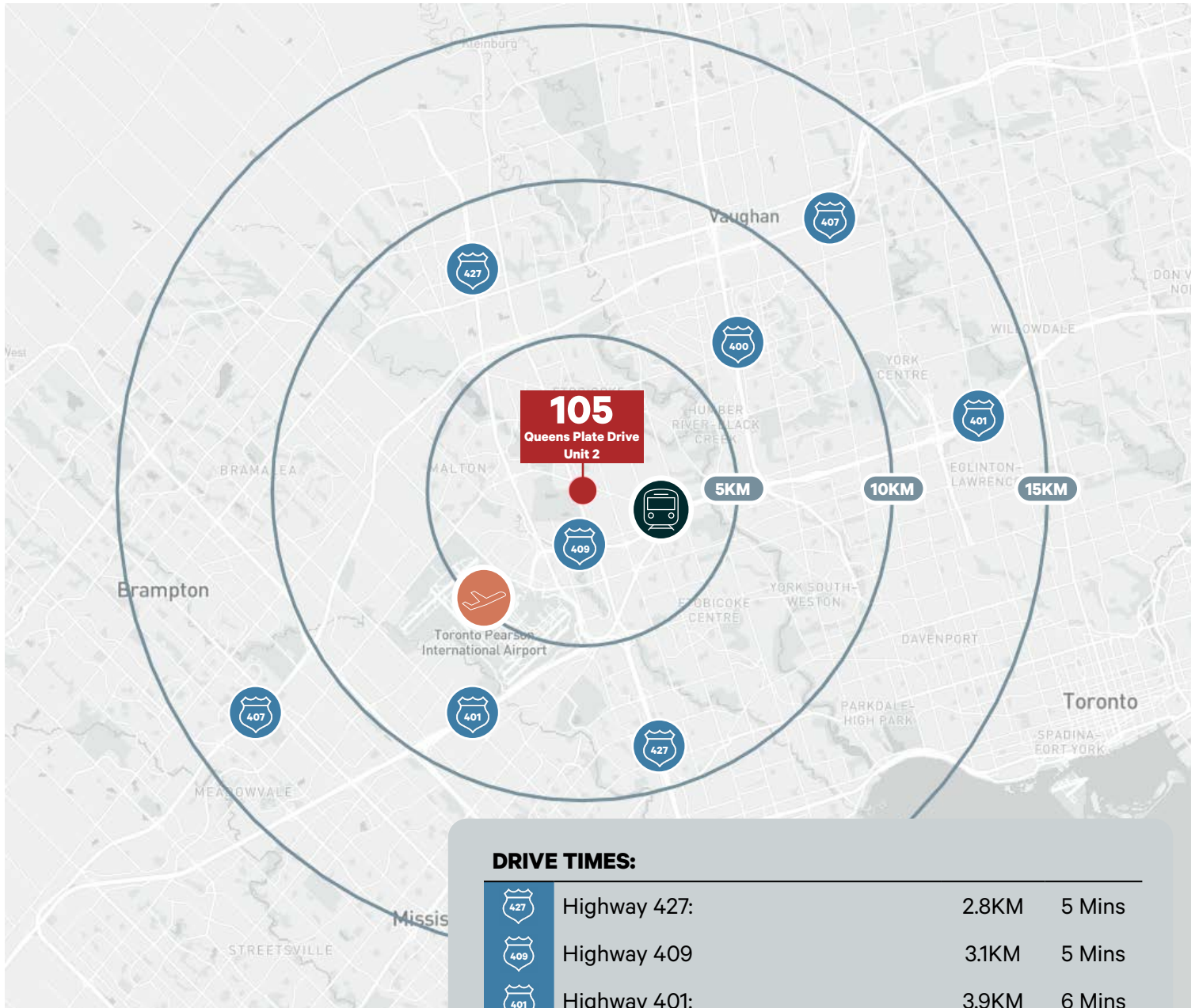
[CLICK HERE FOR FULL ZONING DETAILS](#)



TTC  
TRANSIT  
ROUTES

- 112 WEST MALL
- 46 MARTIN GROVE
- 37 ISLINGTON
- 45 KIPLING
- 927 HIGHWAY 27 EXPRESS
- ETOBICOKE NORTH GO STATION





**DRIVE TIMES:**

	Highway 427:	2.8KM	5 Mins
	Highway 409:	3.1KM	5 Mins
	Highway 401:	3.9KM	6 Mins
	Highway 407:	5.7 KM	10 Mins
	Highway 400:	7.5 KM	14 Mins
	Etobicoke North GO Station:	3.7 KM	7 Mins
	Toronto Pearson International Airport:	5.2 KM	7 Mins

**Contact Us**

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