



TEMP CONTROLLED WAREHOUSE

FOR LEASE

5535

EGLINTON AVE W

UNIT 214 | TORONTO, ON

JEFF HORD*

Senior Vice President
416 798 6258
jeff.hord@cbre.com

KYLIE RAJIC

Sales Representative
416 798 6253
kylie.rajic@cbre.com

CBRE

PROPERTY SPECIFICATIONS



5535 EGLINTON AVE W, UNIT 214 | TORONTO, ON

SIZE	8,005 Sq. Ft.
OFFICE	35%
CLEAR HEIGHT	15'9"
SHIPPING	1 D/I (12' x 10')
POWER	600V / 200A
POSSESSION	60 Days
NET RENT	\$17.50 per sq. ft.
TMI (2023)	\$7.75 per sq. ft.

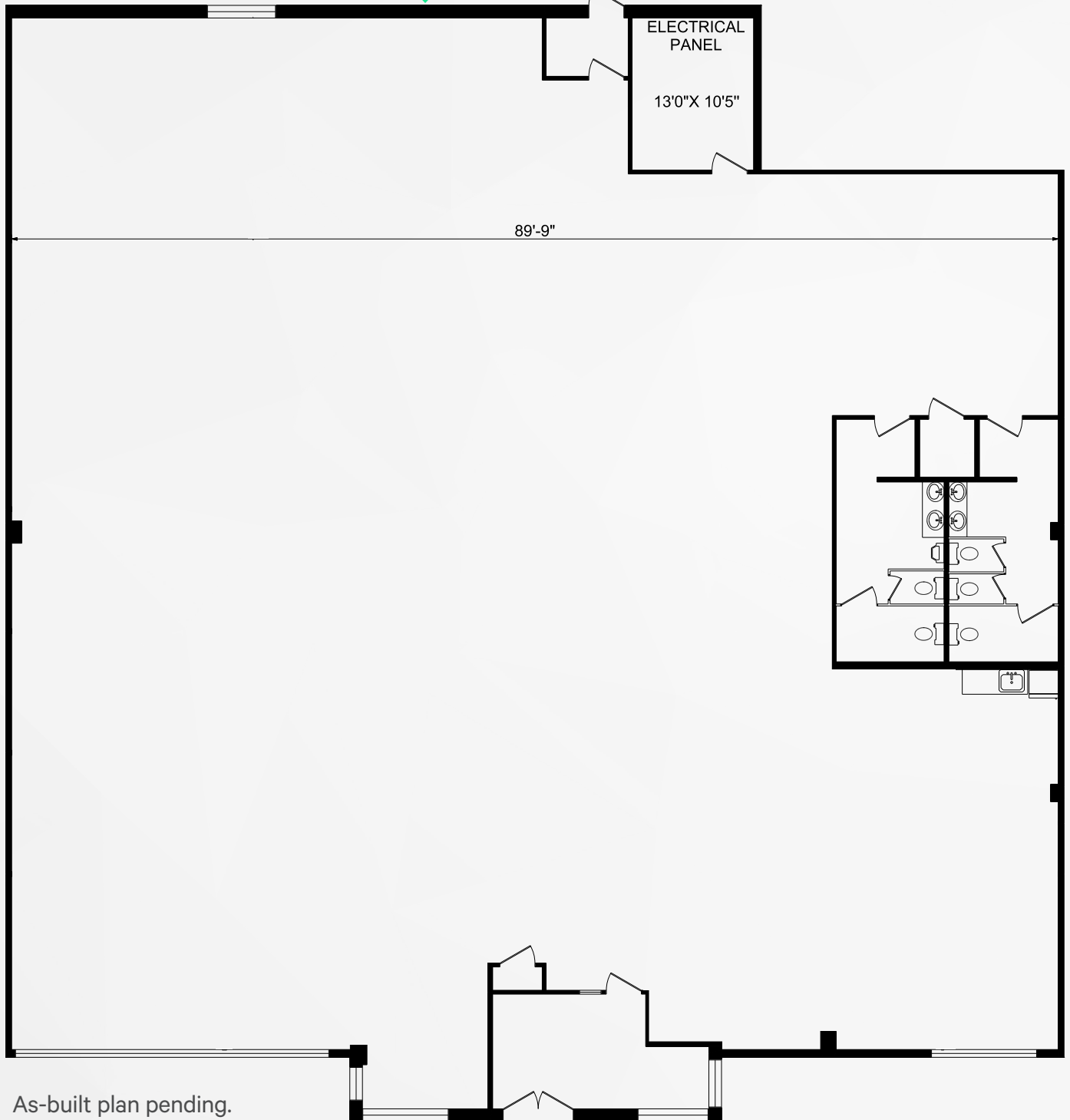
PROPERTY HIGHLIGHTS

- Space is fully temperature controlled.
- Various upgrades currently being made to the unit
- 200 amps of power
- New 12'x10' drive-in door to be installed
- Generous employee parking ratio
- Close access to major highways, transit and amenities
- No automotive, places of worship, recreational, or food uses permitted by the Landlord

All info to be verified

PROPERTY FLOOR PLAN

Drive-In-Door



ELECTRICAL
PANEL

13'0"X 10'5"

89'-9"

As-built plan pending.

FOR LEASE

PROPERTY

ZONING | CLASS 1 INDUSTRIAL



PERMITTED USES[†]

- Trade and convention centres abutting an arterial road
- Business, professional, or administrative offices
- Veterinary clinic
- Manufacturing operations (excluding those involving use of paint and/or varnish, fuel oil storage yards, asphalt operations or cement works)
- Medical office/clinic
- Retail sales of products manufactured or warehoused onsite (not exceeding 25% of gross floor area)

[†]Not All Uses Permitted By Landlord

5535 EGLINTON AVE W, UNIT 214 | TORONTO, ON

FOR LEASE

CBRE

5535 EGLINTON AVE W

UNIT 214 | TORONTO, ON



JEFF HORD*

Senior Vice President
416 798 6258
jeff.hord@cbre.com

KYLIE RAJIC

Sales Representative
416 798 6253
kylie.rajic@cbre.com

CBRE Limited Real Estate Brokerage Toronto West

5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

All Info To Be Verified

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"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. 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 Wountries. 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

*Sales Representative