



Colliers

Accelerating success.

For Lease

Asking Price:

\$15.50
(Per Square Foot)

Contact us:

Brennan Eastmure*

Vice President
+1 416 620 2858
Brennan.Eastmure@colliers.com

Jasper Arnoldi*

Sales Representative
+1 416 620 2824
Jasper.Arnoldi@colliers.com

401 The West Mall,
Suite 800
Toronto, M9C 5J5, ON
+1 416 777 2200
collierscanada.com

Belfield Road

Brockport Drive

HWY
27

170 Brockport Drive, Etobicoke

**Prime Office/Showroom Opportunity with
Frontage on Highway 27**



Office Space with
Showroom Included



Well suited to various
industrial uses



Minutes from Pearson
International Airport



Immediate access to
Highways 27, 409, 427
and 401

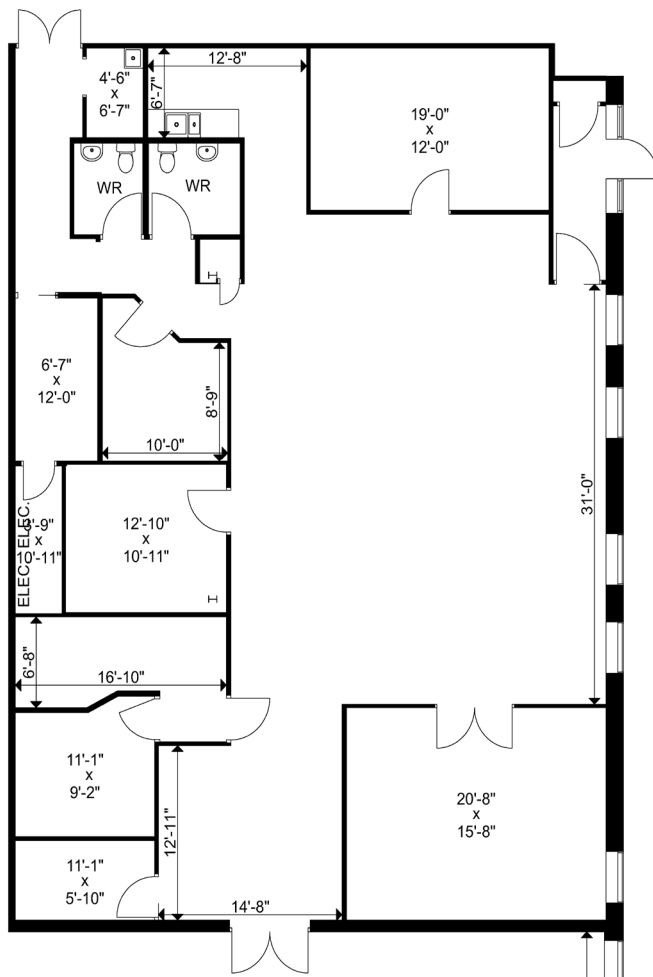
This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

For Lease

Property Overview

Civic Address	170 Brockport Drive, Unit 101
Location	Etobicoke
Zoning	IC-2
Use	Professional Office
Office Area	3,449 SF (Approx)
Sprinklers	Yes
TMI (2023)	\$5.13
Occupancy	November 1, 2022

Site Plan



Accelerating success.

401 The West Mall,
Suite 800
Toronto, M9C 5J5, ON
+1 416 777 2200
collierscanada.com

IC-2 Zoning

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

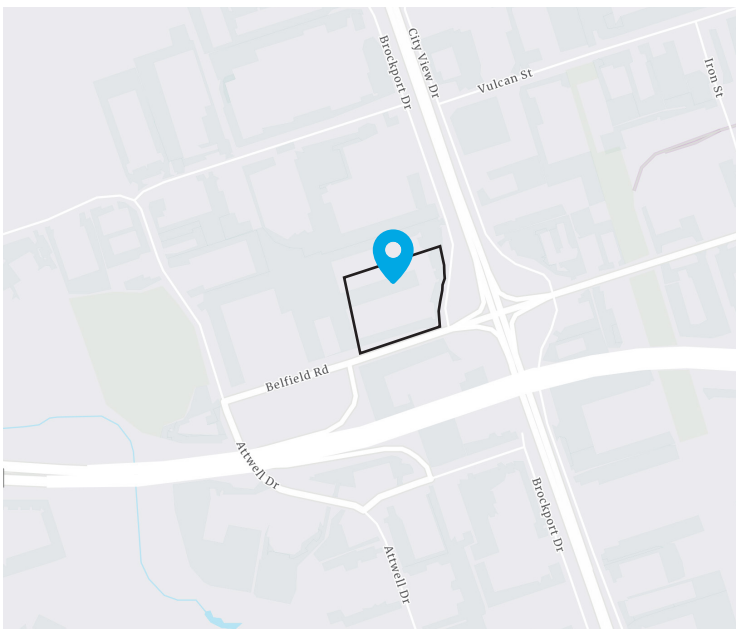
Additional Permitted Uses:

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

Uses with Conditions:

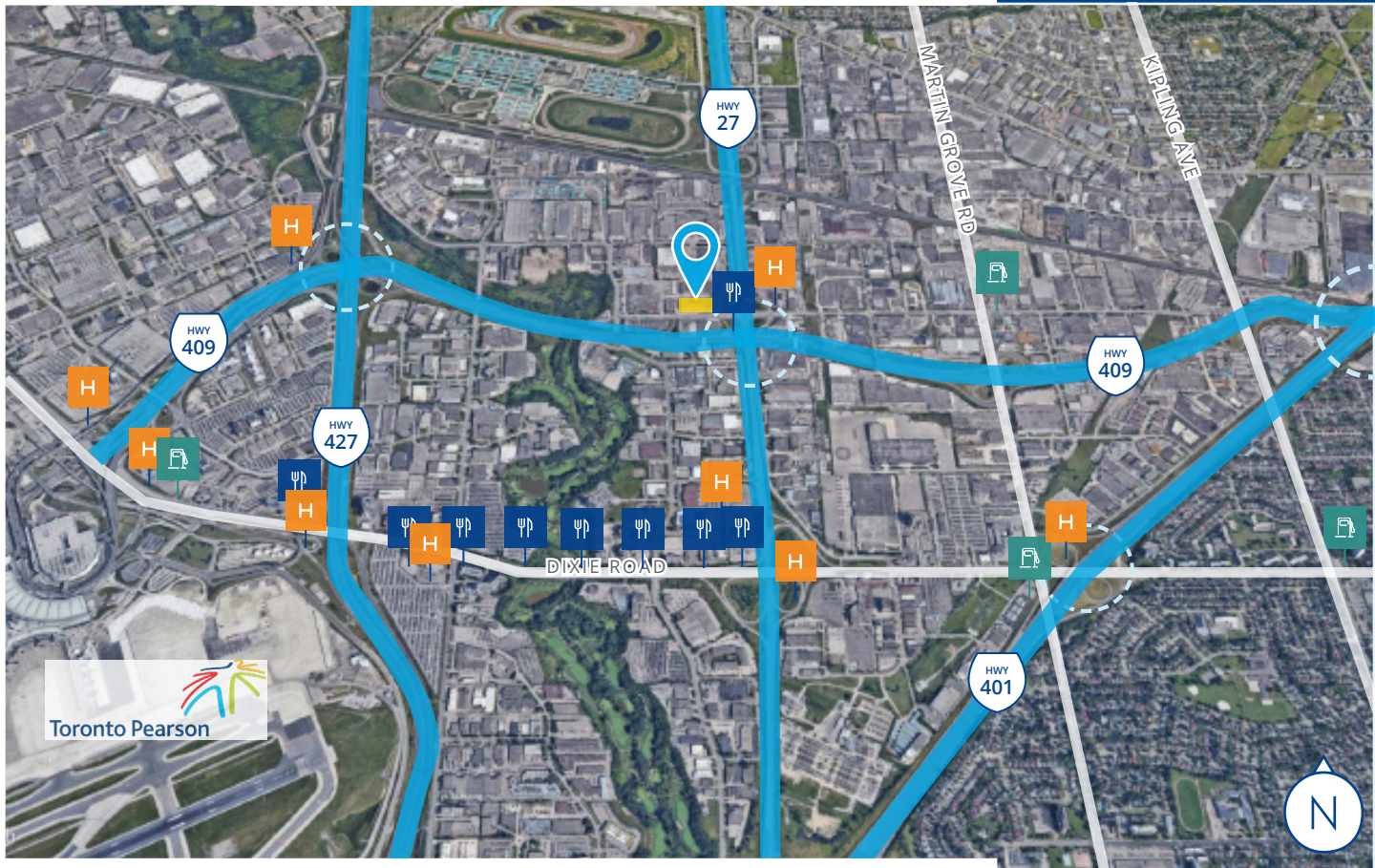
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (3,19,30)
- Marijuana production facility (2)
- Open Storage (10)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- 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)
- Metal Factory involving Forging and Stamping (25)



For more details on zoning, please visit link below:

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm





Easy access to local amenities



Drive Times

Highway 409	1 minute (110 m)
Highway 27	1 minute (180 m)
Highway 427	3 minutes (2.3 km)
Highway 401	4 minutes (2.6 km)
Toronto Pearson	5 minutes (4.4 km)
Etobicoke GO Station	6 minutes (3.2 km)

Local Amenities Nearby

-  Restaurants, cafes and bars
-  Hotels
-  Gas Stations
-  Highway Interchange

Contact Us:

Brennan Eastmure*
Vice President
+1 416 620 2858
Brennan.Eastmure@colliers.com

Jasper Arnoldi*
Sales Representative
+1 416 620 2824
Jasper.Arnoldi@colliers.com