

For Lease



115 City View Drive, Toronto

±7,000 Sq. Ft. Available Immediately!

PHILLIP CHEUNG*

Executive Vice President

416 798 6243

phillip.cheung@cbre.com

EVAN S. WHITE*

Executive Vice President

416 798 6232

evan.white@cbre.com

CBRE

*Sales Representative

Property Details

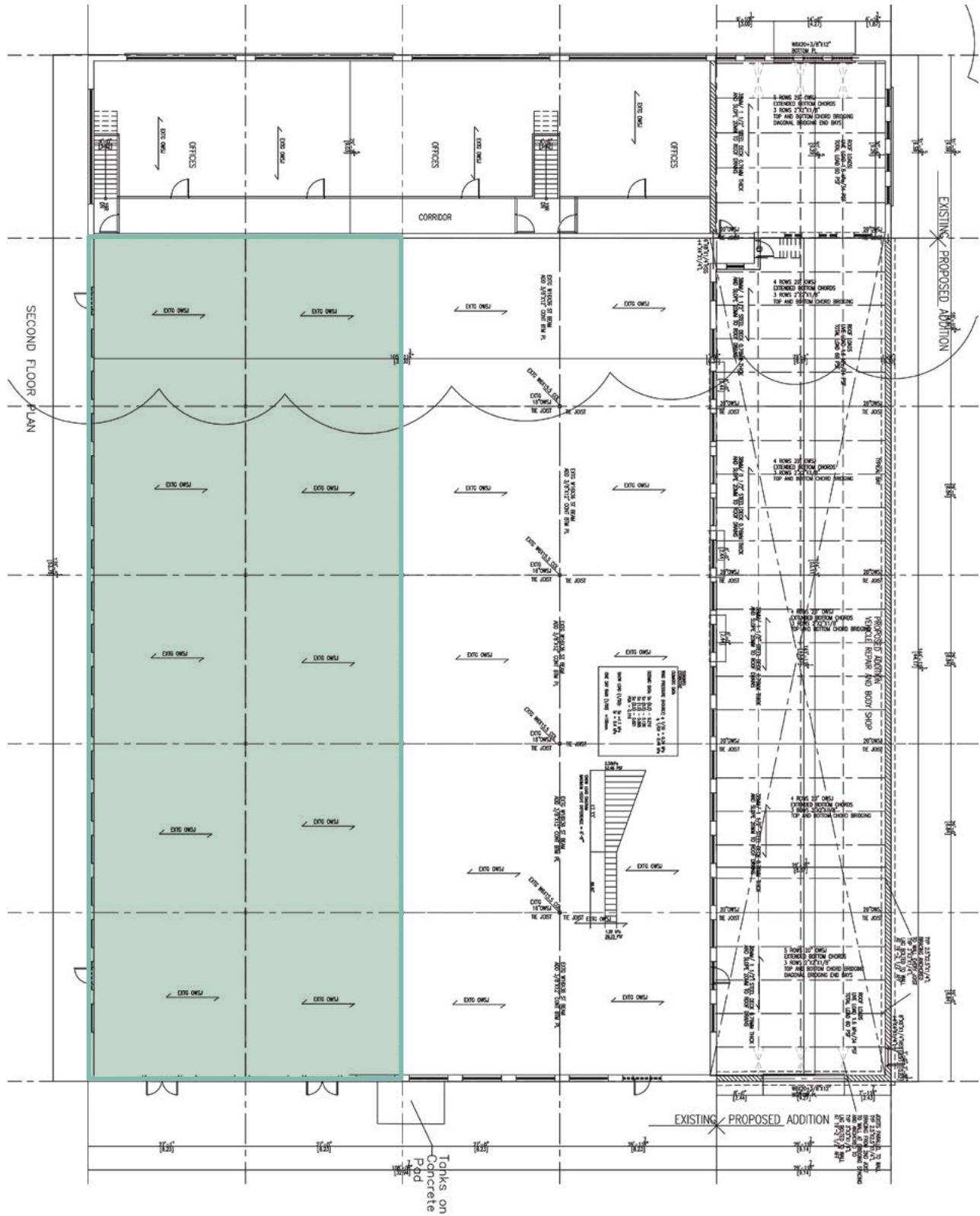
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|--------------|--|
| LOCATION | City View Drive & Belfield Road |
| TOTAL SIZE | ±7,000 Sq. Ft. (±500 Sq. Ft. Office Space) |
| ASKING RATE | \$22.00 Gross Lease |
| CLEAR HEIGHT | ±12' |
| SHIPPING | 1 Drive-in Door |
| POSSESSION | Immediate |
| ZONING | EH1 - Employment Heavy Industrial Zone |

Comments

- Short-Term Lease Opportunity!
- The Warehouse will be divided with a tarp.
- Total of 7,000 Sq. Ft. available immediately with 1 Drive-In Door.
- Great Exposure onto Highway 27.
- New roof in 2016.
- Great location in Etobicoke in close proximity to various amenities, Highway 409 & Highway 27.



Floor Plan



±7,000 SQ. FT.
AVAILABLE FOR LEASE

Zoning · EH1

PERMITTED USES

Use - EH Zone

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
 - 1) Ammunition, Firearms or Fireworks Factory;
 - 2) Crude Petroleum Oil or Coal Refinery;
 - 3) Explosives Factory;
 - 4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station
[By-law: OMB PL130592]

General

(1) Existing Place of Worship

In the EH zone, a lawfully existing place of worship is permitted if it is on a lot with a front lot line or side lot line abutting a major street on the Policy Area Overlay Map; and

(A) any expansion or addition to the place of worship building must comply with Section 150.50 and the requirements for the EH zone; and

(B) it may be replaced with a new place of worship building if it complies with Section 150.50 and the requirements for the EH zone.

Use with Conditions

(1) In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

- Cogeneration Energy (10)
- Crematorium (14)
- Marijuana production facility (3)
- Open Storage (1)
- Outside Operations (2)
- Propane Transfer, Handling and Storage Facility (9)
- Renewable Energy (10)
- Transportation Use (12)
- Vehicle Service Shop (5,13)
- [By-law: 0403-2014]
[By-law: 1124-2018]

60.30.20.100 CONDITIONS

(1) Open Storage

In the EH zone:

(A) open storage must:

(i) not encroach into a required minimum building setback; and

(ii) be enclosed by a fence; and

(B) open storage may be for recyclable material or waste.

(2) Outside Operations

In the EH zone, outside operations:

(A) must be combined with a permitted manufacturing use;

(B) may not encroach into a required minimum building setback; and

(C) must be enclosed by a fence.

(3) Marijuana Production Facility

In the EH zone, a marijuana production facility must comply with the specific use regulations in Section 150.60. [By-law: 607-2015] [By-law: 1124-2018]

(5) Vehicle Service Shop

In the EH zone, a vehicle service shop must comply with the specific use regulations in Section 150.94.

(10) Renewable Energy Production or Cogeneration Energy Production

In a EH zone, renewable energy production or cogeneration energy production must be in combination with another permitted use on the lot, and comply with all Municipal, Provincial and Federal by-laws, statutes and regulations.

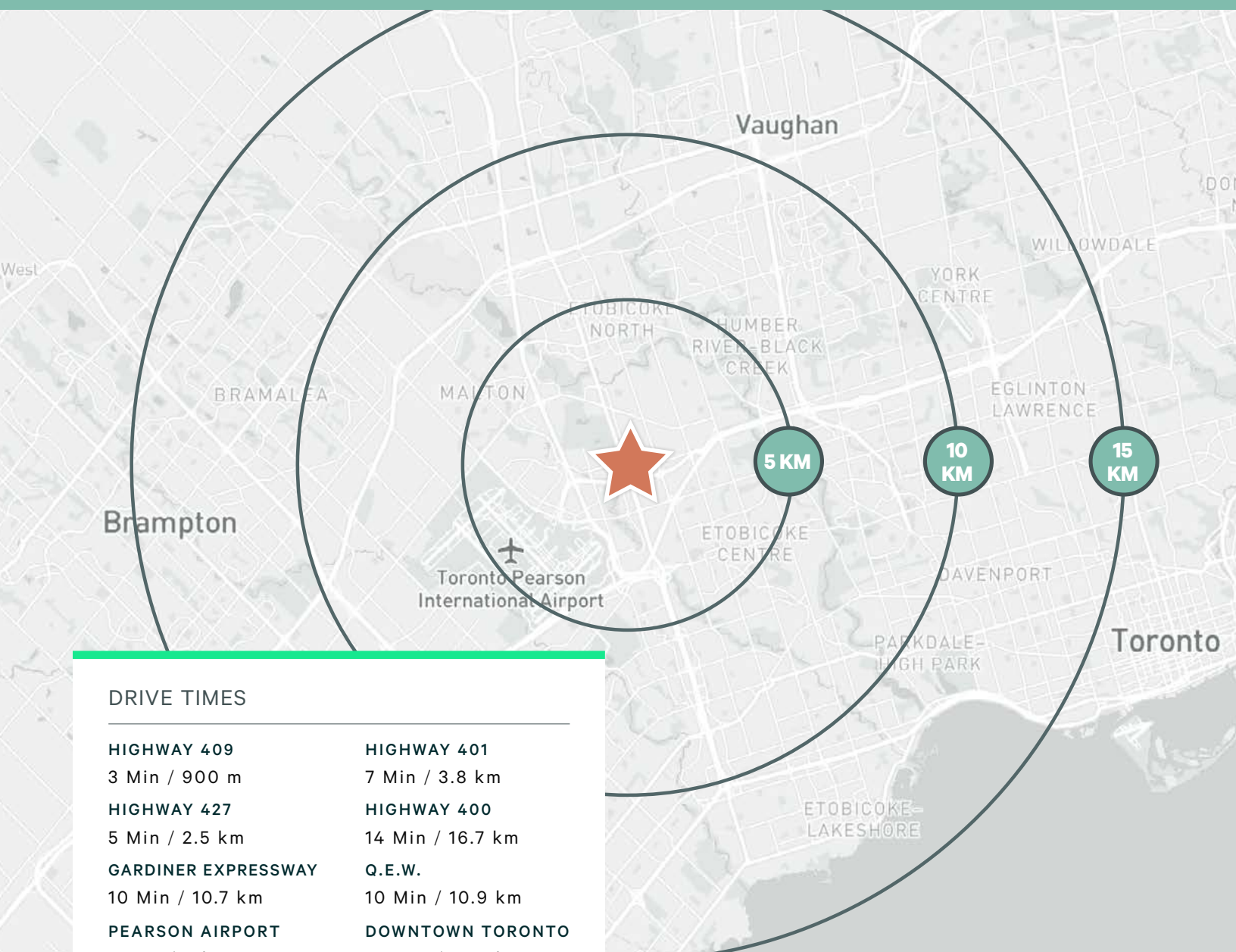
(12) Transportation Use

A building or structure on a lot in the EH zone and used as a transportation use must comply with all requirements for a building on that lot.

Amenities



★ PROPERTY LOCATION



DRIVE TIMES

| | |
|--|---|
| HIGHWAY 409 3 Min / 900 m | HIGHWAY 401 7 Min / 3.8 km |
| HIGHWAY 427 5 Min / 2.5 km | HIGHWAY 400 14 Min / 16.7 km |
| GARDINER EXPRESSWAY 10 Min / 10.7 km | Q.E.W. 10 Min / 10.9 km |
| PEARSON AIRPORT 4 Min / 4 km | DOWNTOWN TORONTO 22 Min / 27.3 km |

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