

For Lease

FREESTANDING

70 Ronson Drive • Toronto, ON



Newly Renovated!

±24,969 Sq. Ft. on ±1.003 Acres

HIGHWAY 401 EXPOSURE | AVAILABLE IMMEDIATELY

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CBRE

Property Details



LOCATION	Highway 401 & Martin Grove Road
TOTAL SIZE	±24,969 Sq. Ft. (±10% Office)
LOT SIZE	±1.003 Acres
ASKING RATE	\$15.95 Per Sq. Ft. Net
T.M.I. (EST. 2023)	\$3.20 Per Sq. Ft.
SHIPPING	2 Drive-In Doors 1 Truck Level Door 1 Van Level Door
CLEAR HEIGHT	±14'
POSSESSION	Immediate
ZONING	E1

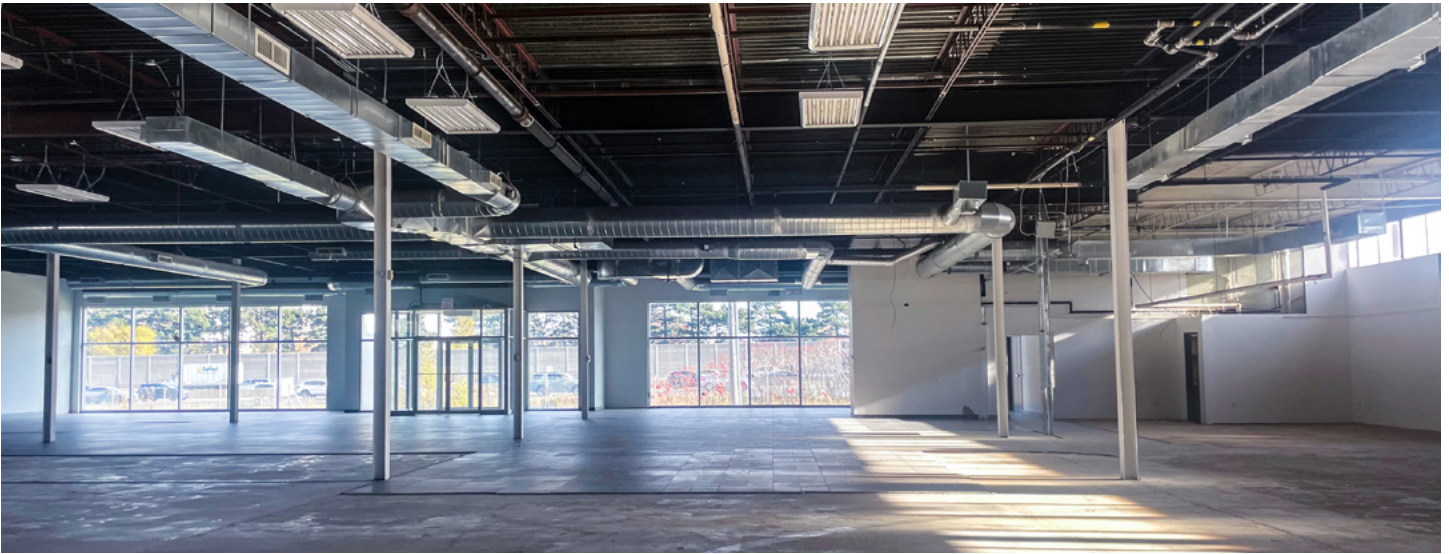
COMMENTS

- Freestanding Industrial Building with Highway 401 Exposure.
- Newly Renovated & Numerous Exterior Building Upgrades in 2022.
- Landlord could install a Dock Door that accomodates 53' trailers.
- 1 Oversized Drive-In Door.
- Great location in close proximity to several amenities.



FOR LEASE • 70 RONSON DRIVE, TORONTO

Property Photos



Property 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:

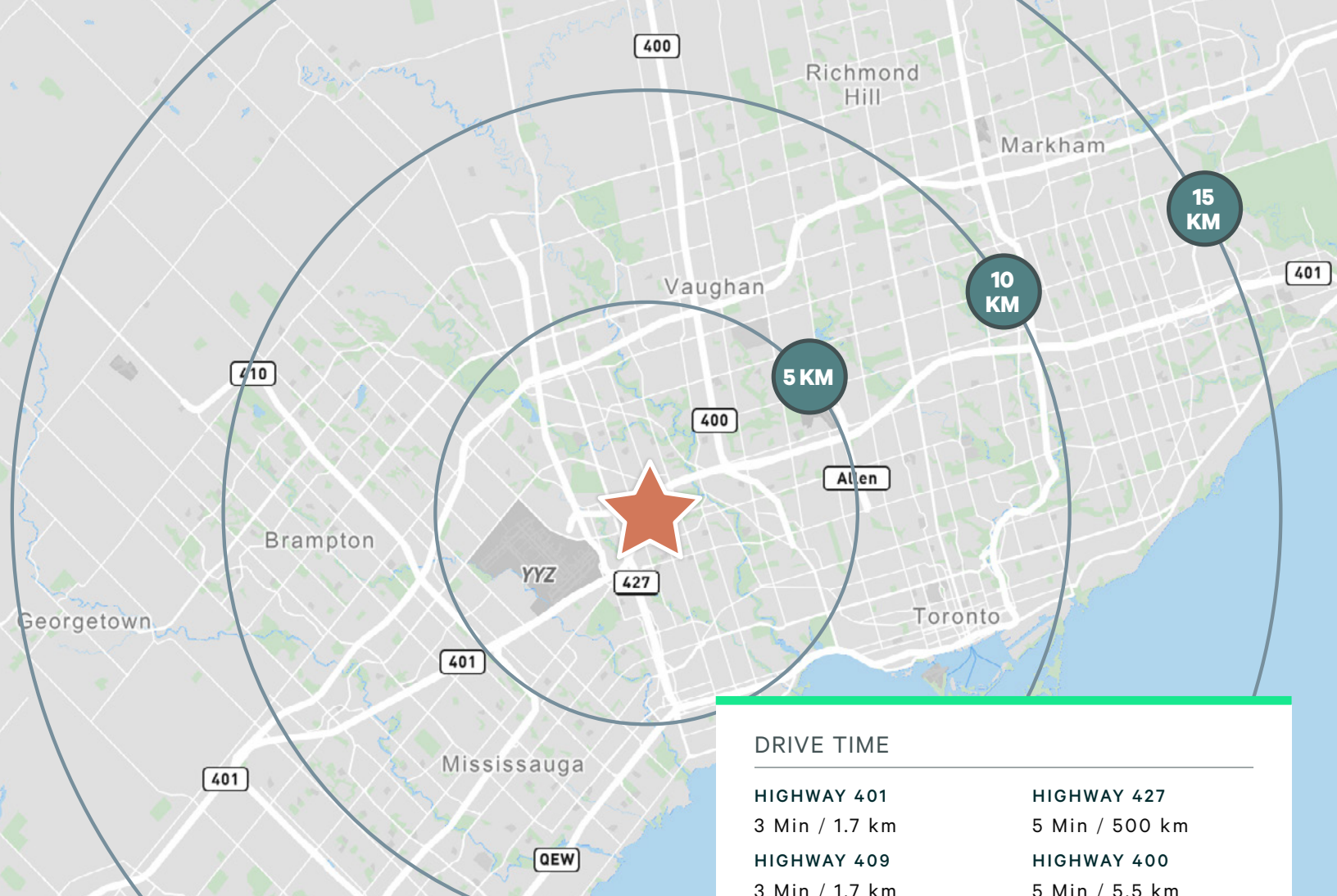
1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
2. Ammunition, Firearms or Fireworks Factory;
3. Asphalt Plant;
4. Cement Plant, or Concrete Batching Plant;
5. Crude Petroleum Oil or Coal Refinery;
6. Explosives Factory;
7. Industrial Gas Manufacturing;
8. Large Scale Smelting or Foundry 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)

Property Amenities





DRIVE TIME	
HIGHWAY 401 3 Min / 1.7 km	HIGHWAY 427 5 Min / 500 km
HIGHWAY 409 3 Min / 1.7 km	HIGHWAY 400 5 Min / 5.5 km
PEARSON AIRPORT 4 Min / 4 km	DOWNTOWN TORONTO 20 Min / 26.4 km

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Contact Us

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