



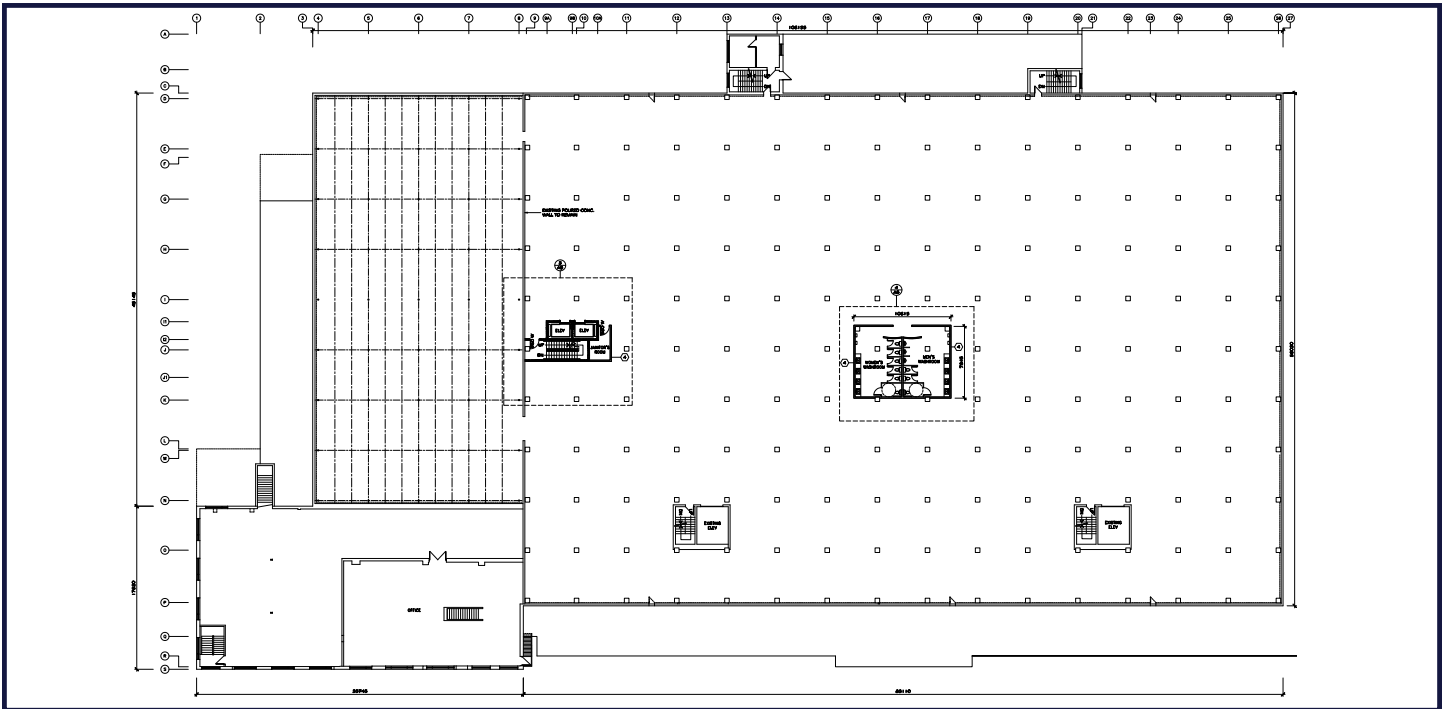
**FOR LEASE**

# 1377 THE QUEENSWAY

**South Etobicoke industrial space situated on the Gardiner Expressway 15 minutes from both Pearson Airport and Downtown Toronto. Ideal for last mile distribution, light industrial, creatives, storage and ancillary film industry uses.**

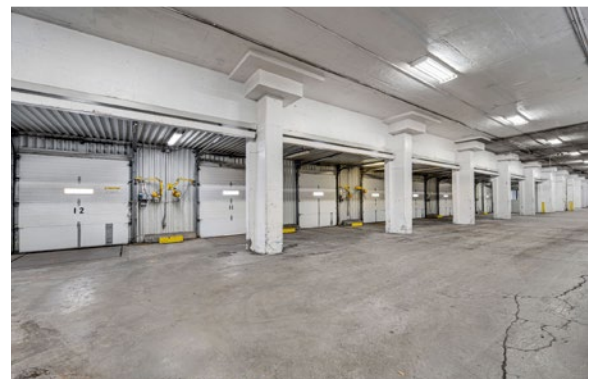
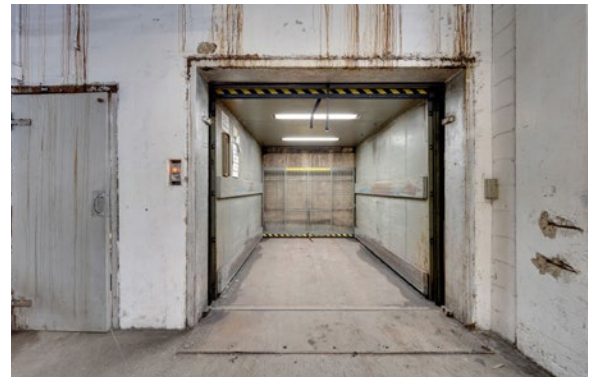
## **THE BUILDING**

- 3,000 - 200,000 SF
- 15' ceiling
- 17 truck level loading docks
- 18' x 18' bay
- 2 roll up grade doors
- 2 industrial freight elevators (7,500 lbs capacity)
- 2,000 plus amps
- New windows throughout
- Fully sprinklered
- New heating and cooling
- New LED lighting throughout
- Polished concrete floors
- Original concrete fluted columns throughout
- Gardiner expressway signage exposure
- Call Broker for rates

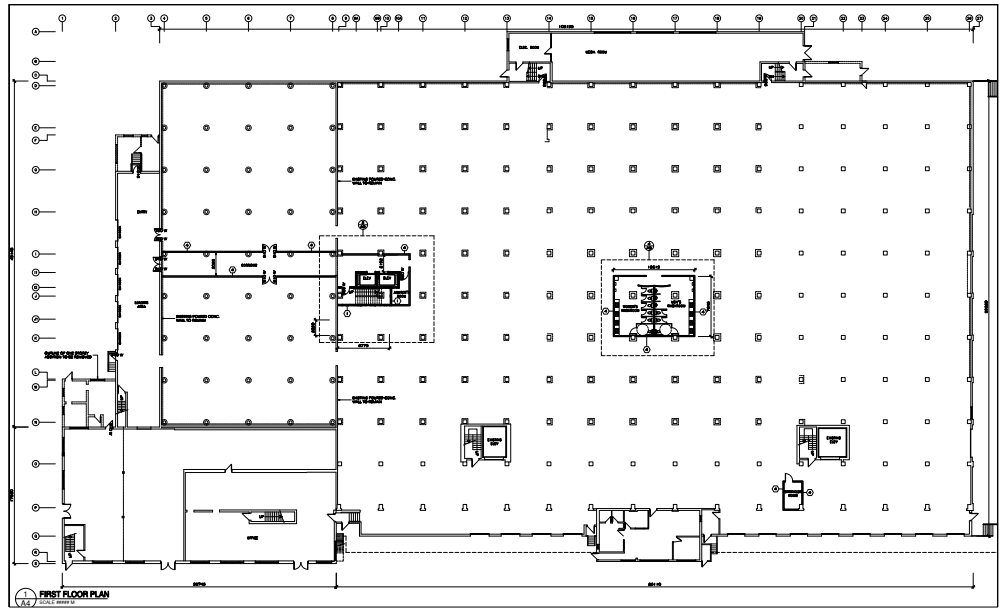


## 2<sup>ND</sup> FLOOR 65,000 SF DIVISIBLE

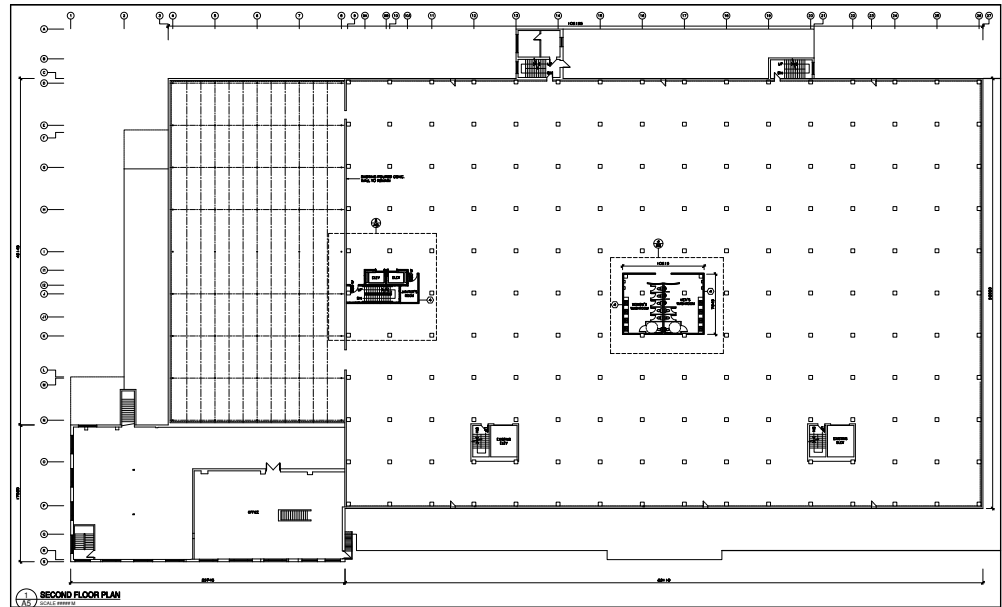
- Storage Opportunity
- Up to 65,000 SF
- 2 - 7,500 LBS exclusive freight elevators
- Term: 3 months to 5 years
- Existing steel pallet racking
- 15' ceiling
- Concrete floors
- 6 exclusive truck level loading bays
- Call broker for rate



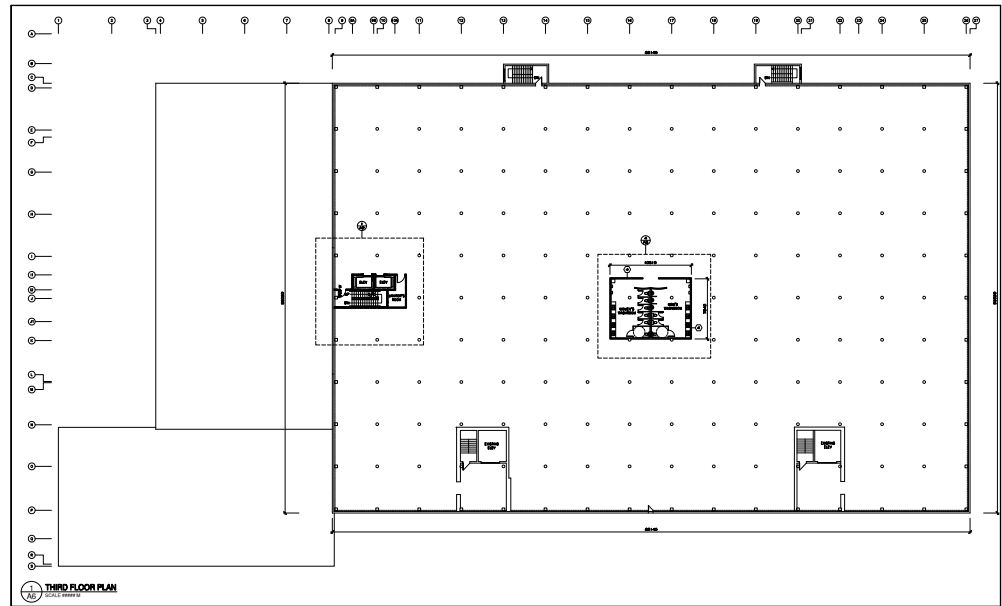
# 1<sup>st</sup> FLOOR



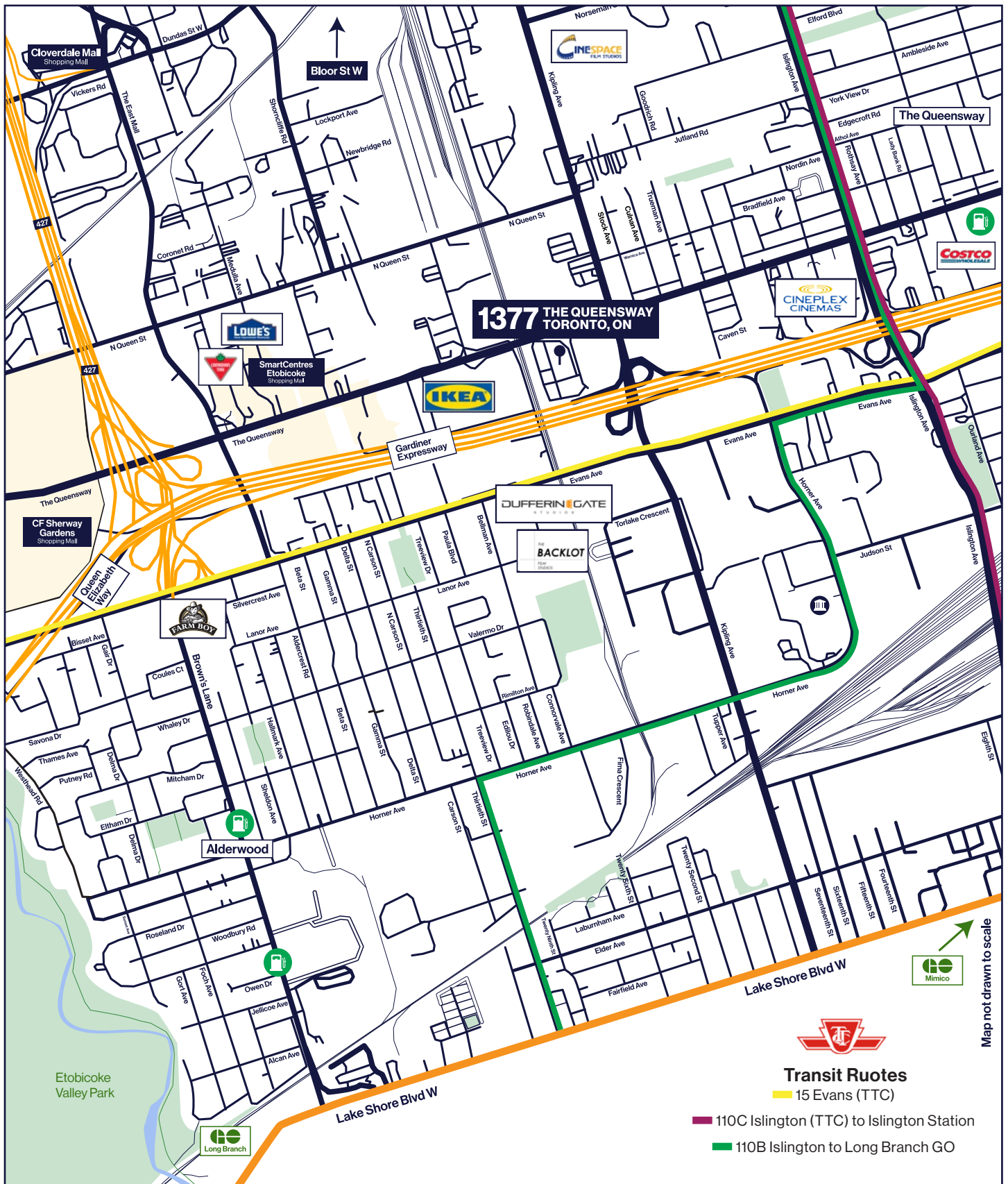
# 2<sup>nd</sup> FLOOR



# 3<sup>rd</sup> FLOOR







Map not drawn to scale



**Transit Ruotes**

- █ 15 Evans (TTC)
- █ 110C Islington (TTC) to Islington Station
- █ 110B Islington to Long Branch GO

**DISTANCE FROM 1377 THE QUEENSWAY**

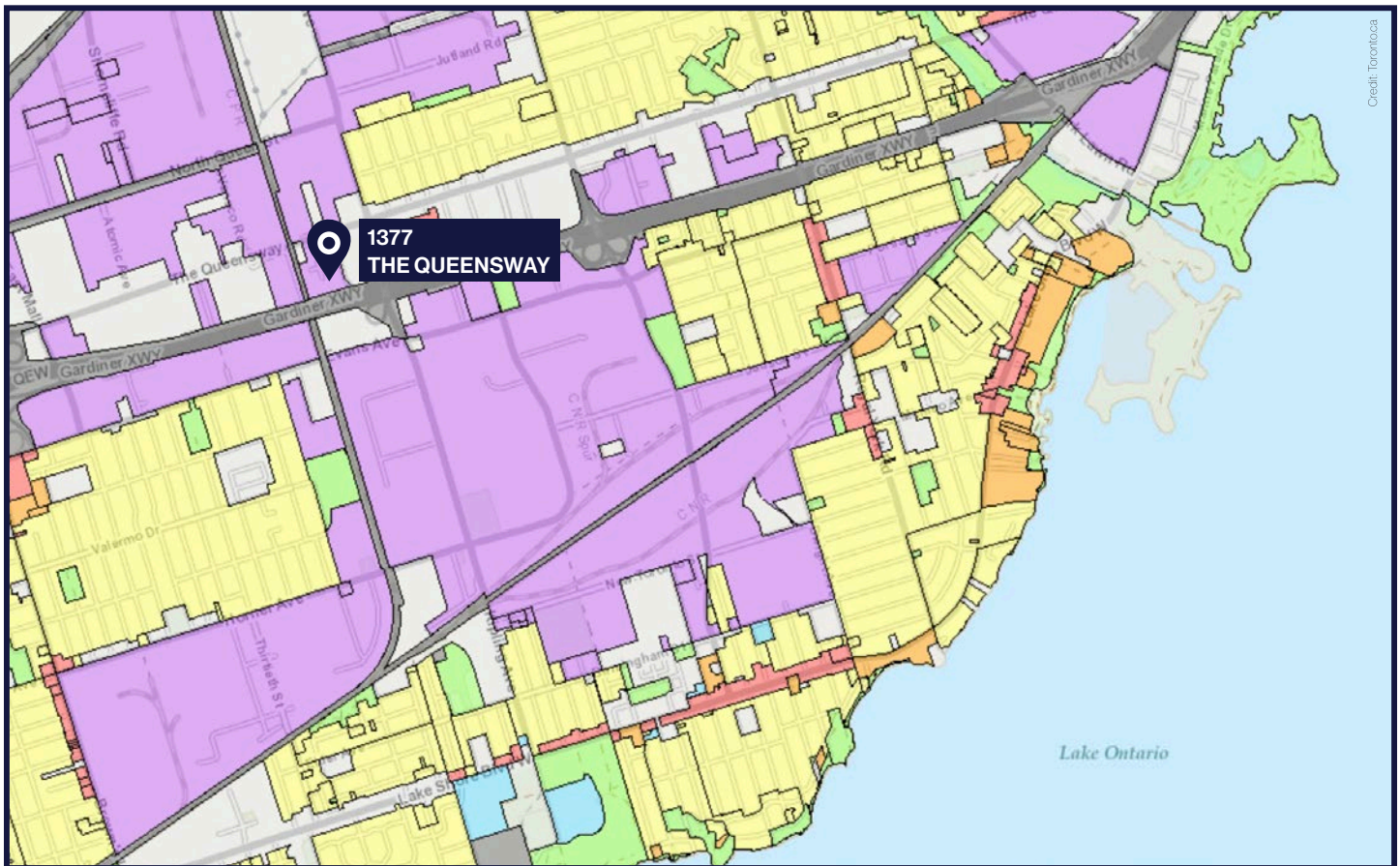
**19 min**  
8.5km to Downtown Toronto

**3 min**  
1.2km to Hwy 427 / Q.E.W / Gardiner Expressway

**10 min**  
11.8km to Pearson International Airport

**9 min**  
4.1km to Ontario Food Terminal

**14 min**  
18.6km to Highway 403



# ZONING

## E 1.0 | EMPLOYMENT INDUSTRIAL ZONE

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• Lawfully Existing Place of Worship</li> <li>• Sorting Activities (Recyclable Materials)</li> <li>• Animal Shelter / Kennel / Pet Services</li> <li>• Ambulance Depot / Police Station / Fire Hall</li> <li>• Artist Studio / Performing Arts Studio</li> <li>• Automated Banking Machine</li> <li>• Bindery</li> <li>• Carpenter's Shop</li> <li>• Contractor's Establishment</li> <li>• Custom Workshop</li> </ul> | <ul style="list-style-type: none"> <li>• Dry Cleaning or Laundry Plant</li> <li>• Financial Institution</li> <li>• Industrial Sales and Service</li> <li>• Laboratory</li> <li>• Light Manufacturing Uses</li> <li>• Office</li> <li>• Park</li> <li>• Printing Establishment</li> <li>• Production Studio</li> <li>• Public Works Yard</li> <li>• Service Shop</li> <li>• Software Development and Processing</li> <li>• Warehouse</li> <li>• Wholesaling Use</li> </ul> | <p><b>Uses permitted with specific conditions</b></p> <ul style="list-style-type: none"> <li>• Body Rub Service</li> <li>• Co-generation Energy</li> <li>• Crematorium</li> <li>• Drive Through Facility</li> <li>• Eating Establishment</li> <li>• Medical Marijuana Production Facility</li> <li>• Metal Factory involving Forging &amp; Stamping</li> <li>• Open Storage</li> <li>• Public Utility</li> <li>• Recovery Facility</li> <li>• Recreation Use</li> <li>• Renewable Energy</li> </ul> |
|--|---|---|



**THE QUEENSWAY**

**KIPLING AVE**

**GARDINER EXPRESSWAY**

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commercial properties

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