



TEMP CONTROLLED WAREHOUSE

FOR LEASE

5535

EGLINTON AVE W

UNIT 214 | TORONTO, ON

JEFF HORD*

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KYLIE RAJIC

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CBRE

PROPERTY SPECIFICATIONS



5535 EGLINTON AVE W, UNIT 214 | TORONTO, ON

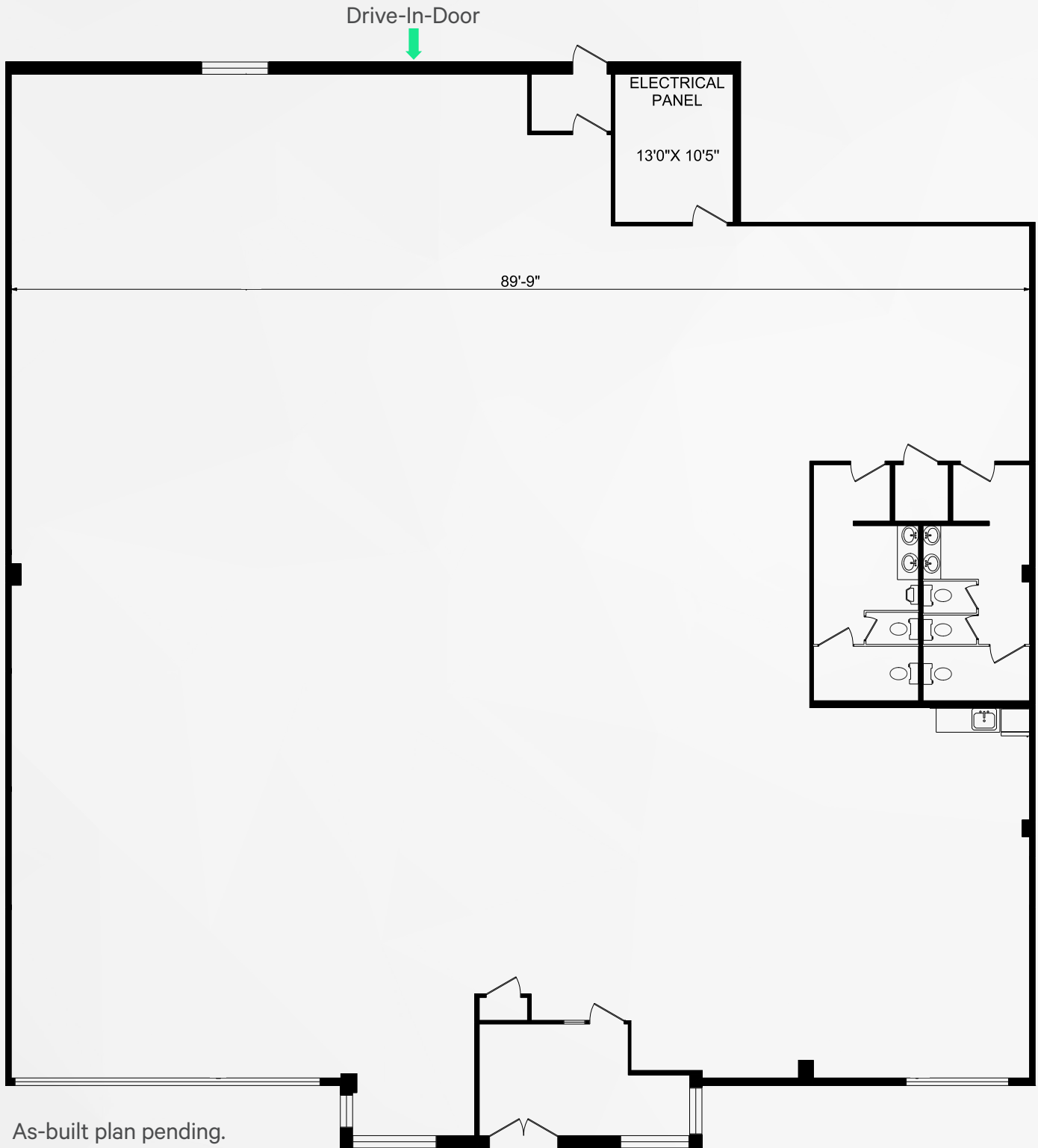
SIZE	8,005 Sq. Ft.
OFFICE	35%
CLEAR HEIGHT	15'9"
SHIPPING	1 D/I (12' x 10')
POWER	600V / 200A
POSSESSION	60 Days
NET RENT	\$17.50 per sq. ft.
TMI (2023)	\$7.75 per sq. ft.

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



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

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All Info To Be Verified

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