

High Power – 2000 Amps



FOR LEASE

# 65 SKYWAY AVENUE

ETOBICOKE, ON

**High Quality Industrial Building  
Near Pearson Airport**



## LEASE OPPORTUNITY

- Rare opportunity to lease quality industrial building in central GTA location
- Ample employee parking
- Heavy power supply of 2000 Amps
- Quick, easy access to Hwy 401, 409 & 427
- Walking distance to public transportation and nearby amenities
- Well built office space, renovated lobby and 7,989 SF auditorium
- Warehouse has A/C, automatic levelers, humidifiers & a potential cooler room

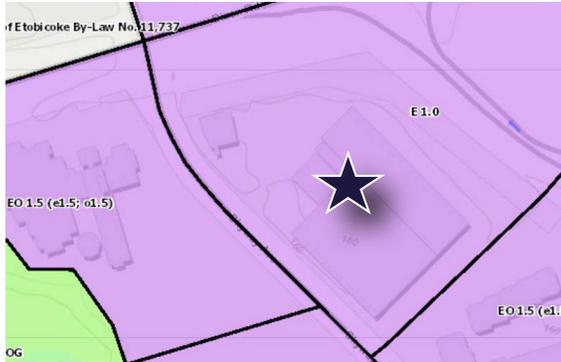
## LEASE DETAILS

<b>AVAILABLE AREA</b>	119,401 SF Warehouse 7,989 SF Auditorium 13,570 SF Office <hr/> <b>140,960 SF Total Area</b>
<b>CLEAR HEIGHT</b>	15'6" - 20'6"
<b>SHIPPING</b>	1 Drive In   4 Truck Level
<b>AVAILABILITY</b>	30 Days
<b>ZONING</b>	E1.0
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	600 Volts   2,000 Amps
<b>TMI</b>	\$4.50
<b>NET RENTAL RATE</b>	<b>\$16.50</b>





# ZONING



**Permitted Uses - Sample permitted used in an E1.0 - Employment zone include, but are not limited to:**

- 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
- Laboratory
- Manufacturing
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development
- Processing Warehouse
- Wholesaling Use

# PROPERTY PHOTOS



**WAREHOUSE SPACE**



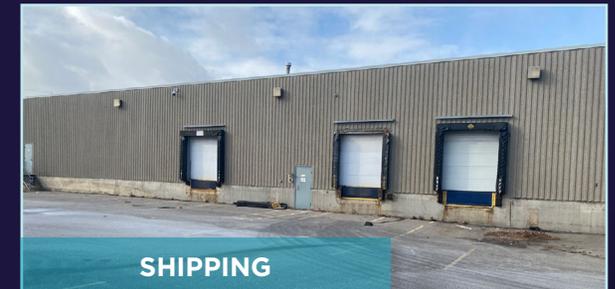
**OPEN CONCEPT**



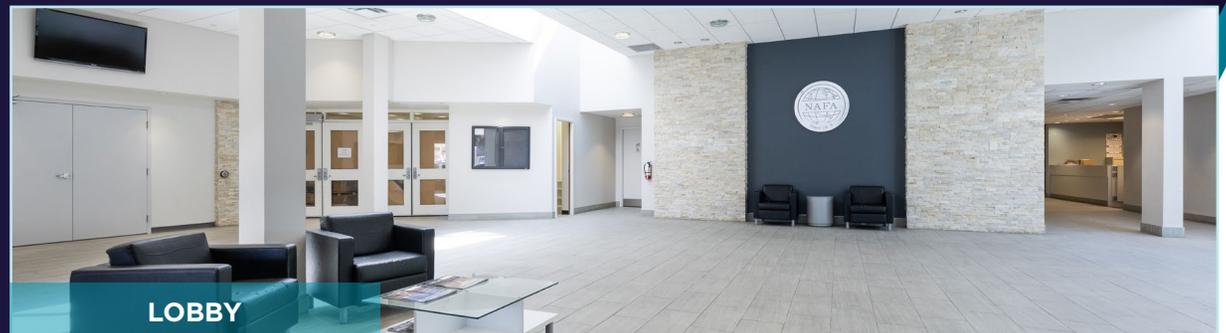
**PRIVATE OFFICE**



**AUDITORIUM**

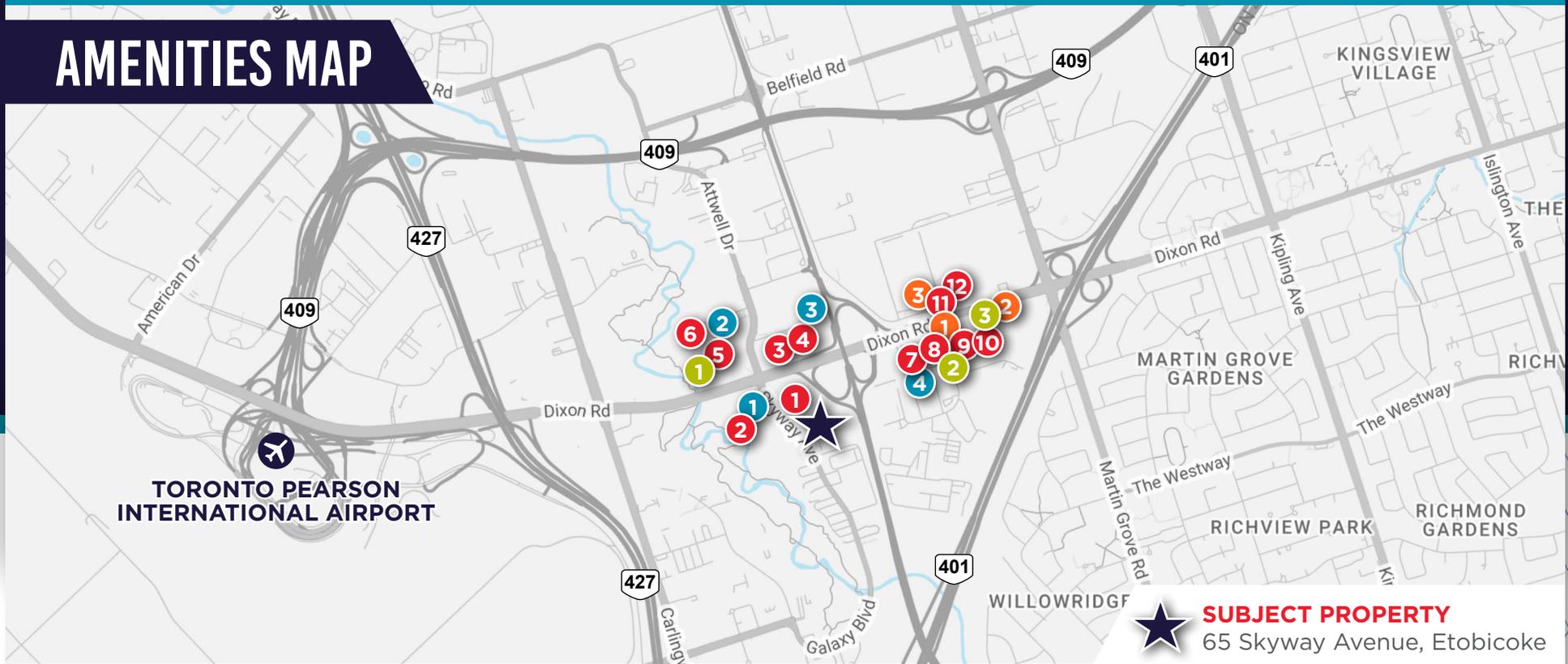


**SHIPPING**



**LOBBY**

# AMENITIES MAP



**SUBJECT PROPERTY**  
65 Skyway Avenue, Etobicoke

## Restaurants

- |                            |                   |
|----------------------------|-------------------|
| 1 Montana's                | 7 Ginko Japanese  |
| 2 Chop Steakhouse and Bar  | 8 Starbucks       |
| 3 Boston Pizza             | 9 Freshii         |
| 4 Jack Astor's Bar & Grill | 10 Sushi-Ya Japan |
| 5 Cafe One Fifty           | 11 Harvey's       |
| 6 Moxies                   | 12 Tim Hortons    |

## Hotels

- 1 Sheraton
- 2 Residence Inn by Marriott
- 3 Crowne Plaza
- 4 Delta Hotels

## Gas Station

- 1 Shell
- 2 Petro-Canada
- 3 ChargeLab

## Bank

- 1 HSBC Banks
- 2 BMO
- 3 RBC



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