

427



Industrial Freestand for Lease

130 Claireville Drive, Etobicoke

±54,940 Sq. Ft. • 20' Clear Height • Immediate Possession

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Property Details

LOCATION	Highway 427 & Albion Road
SIZE	Office Size: ±6,043 Sq. Ft. Warehouse Size: ±48,897 Sq. Ft. Total Building Size: ±54,940 Sq. Ft.
ASKING RATE	\$15.00 Per Sq. Ft. Net
T.M.I. (EST.2025)	\$2.96 Per Sq. Ft.
SHIPPING	3 Truck Level Doors, 1 Drive-In Door
CLEAR HEIGHT	20'
POWER	400 Amps 600 Volts**
BAY SIZES	30' x 40'
POSSESSION	Immediate
ZONING	E1 – Employment Industrial

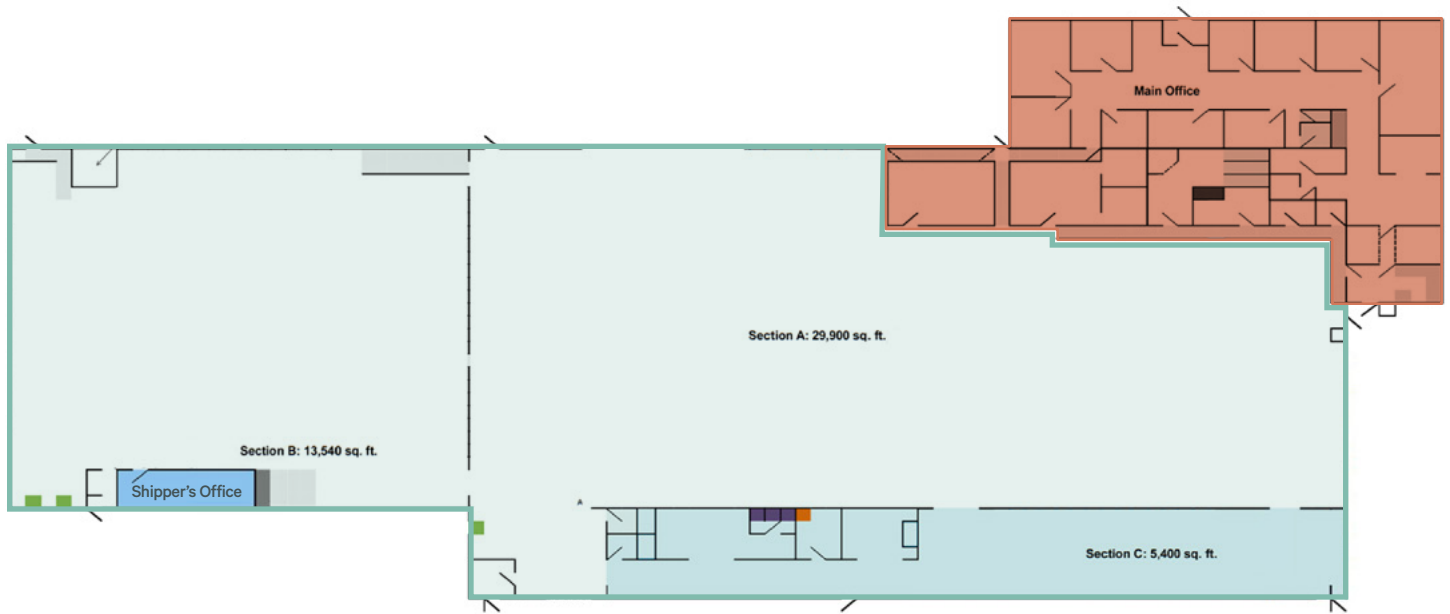
**To be confirmed

COMMENTS

- Great Industrial Freestand in Etobicoke!
- Ability to accommodate 53' trailers.
- Several offices built out in excellent condition.
- Conveniently located within minutes to major highways & Toronto Pearson International Airport.



Floor Plan



- Office Size: ±6,043 Sq. Ft.
- Warehouse Size: ±48,897 Sq. Ft.
- Total Building Size: ±54,940 Sq. Ft.**

Photos



Photos



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

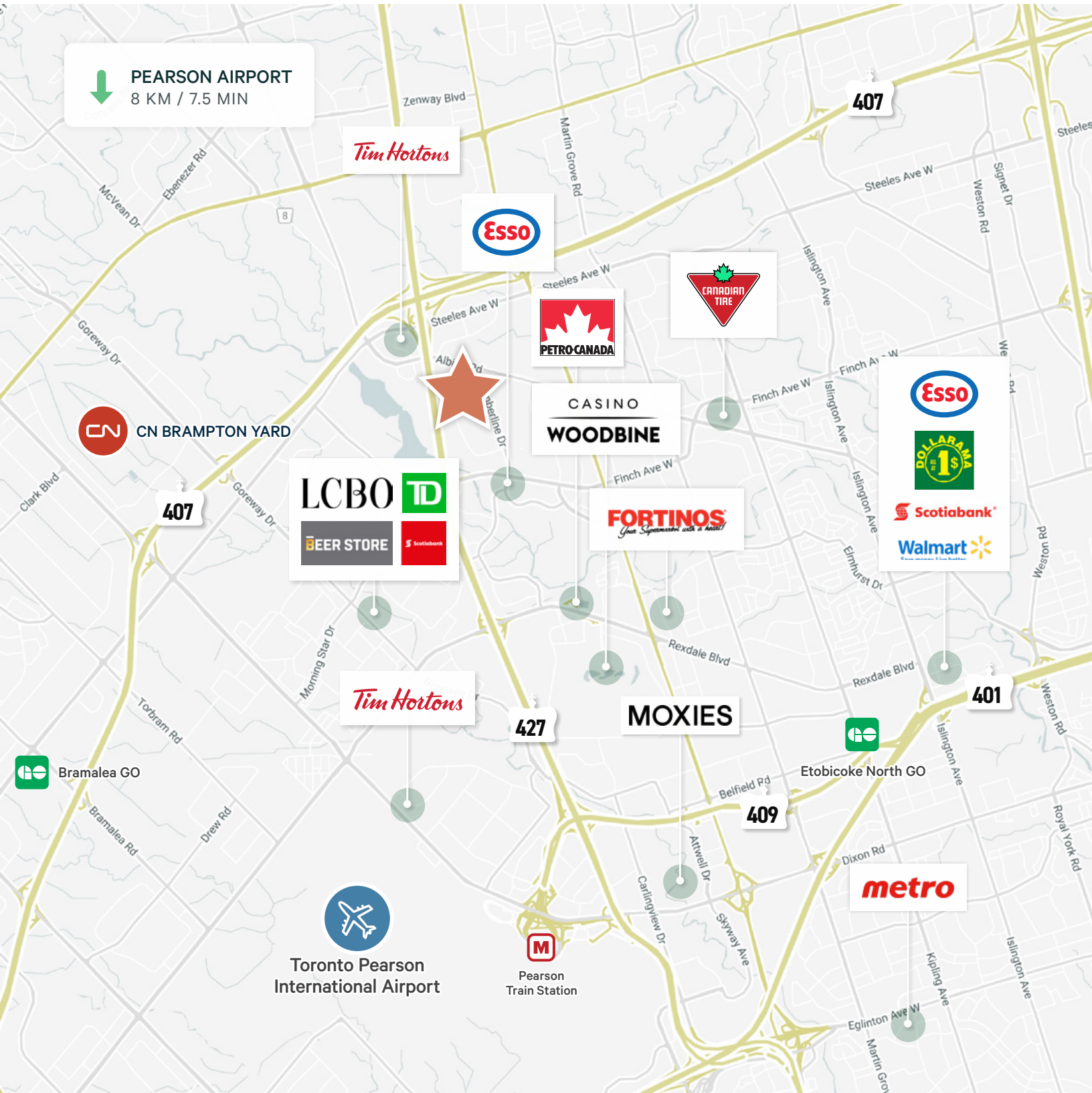
Manufacturing Use if it is not one of the following:

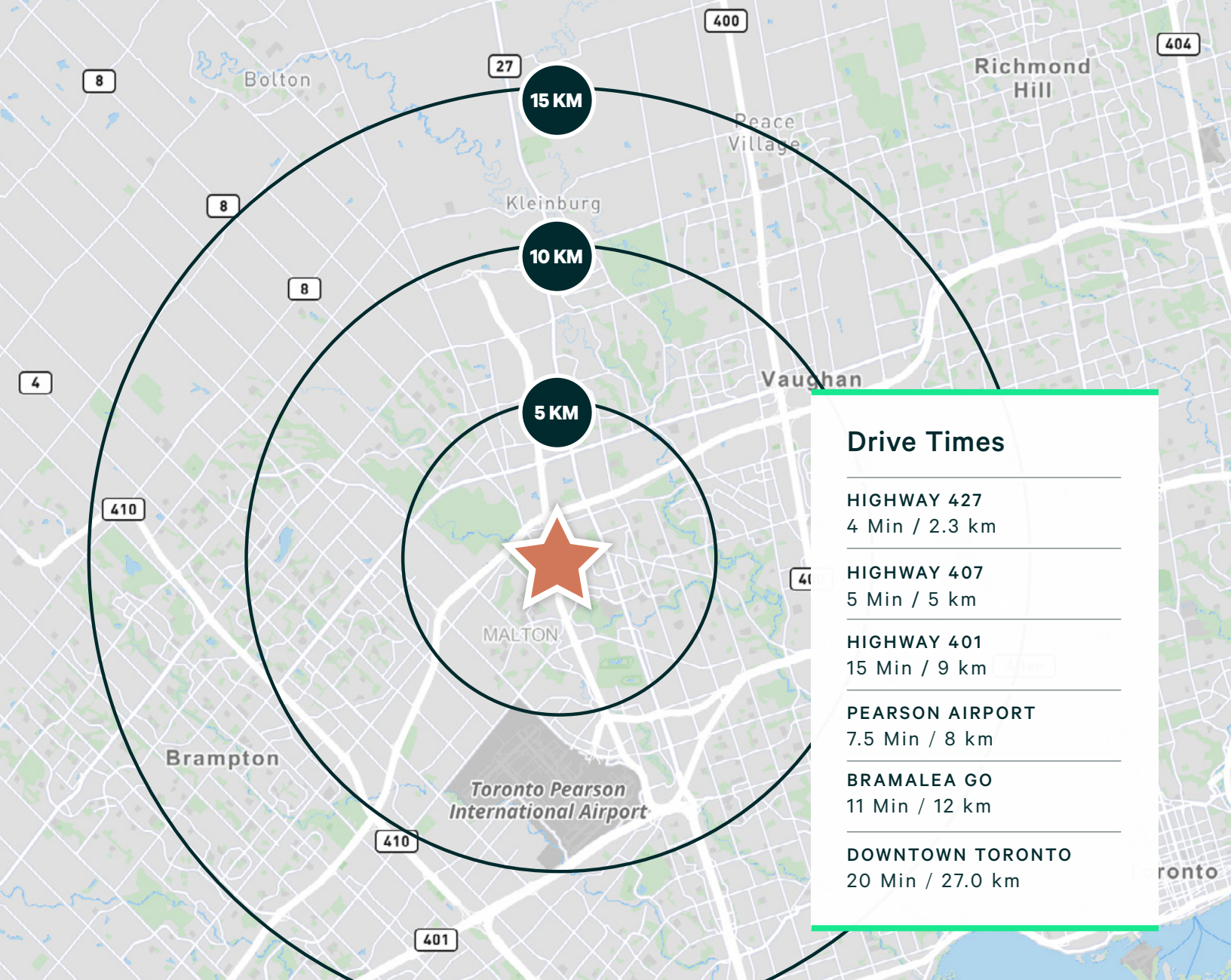
1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
2. Ammunition, Firearms or Fireworks Factory;
3. Asphalt Plant;
4. Cement Plant, or Concrete Batching Plant;
5. Crude Petroleum Oil or Coal Refinery;
6. Explosives Factory;
7. Industrial Gas Manufacturing;
8. Large Scale Smelting or Foundry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

Amenities





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