



For Lease

120

Bouchette Street

TORONTO, ON

Versatile Freestanding Industrial
Opportunity in Toronto's Port Lands

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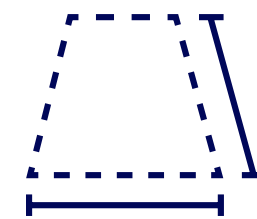
Property Description

120 Bouchette Street offers a freestanding 5,400 SF industrial building situated on 2.22 acres in the heart of Toronto's Port Lands / Cherry Beach corridor. This rare industrial opportunity provides a blend of flex and office space, ample parking, and outdoor storage, ideally suited for fleet-based operations, logistics, or light industrial users.

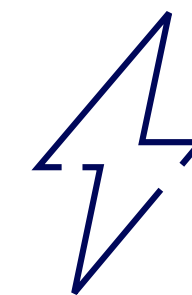
The property is zoned I3-D2, allowing a wide range of light and medium industrial, commercial, and storage uses. Conveniently located just off Lake Shore Boulevard East and near the Don Valley Parkway, the site offers exceptional connectivity to Downtown Toronto and the Greater Toronto Area.



Total Size	Asking Rate (PSF)	Clear Height	Shipping	Availability
5,400 SF	Please contact Listing Agent	14'	7 Drive-In Doors	January 1, 2026



5,400 SF freestanding industrial



400 amps power



Ample surface parking & outdoor storage



Excellent visibility & access



Available January 2026

Gallery

120 Bouchette Street, Toronto, ON



Location Overview

Located in Toronto's Port Lands / South Riverdale district, 120 Bouchette Street offers immediate access to Lake Shore Boulevard East and the Don Valley Parkway, placing tenants just minutes from Downtown Toronto and the Gardiner Expressway.

The Port Lands area is undergoing one of the largest urban revitalization projects in North America, transforming into a dynamic hub of innovation, logistics, and creative industries. Its proximity to the downtown core, waterfront, and major highways makes it an unparalleled location for businesses requiring both urban connectivity and industrial capability.

Site Access

Don Valley Parkway

2 minutes

Gardiner Expressway

3 minutes

Cherry Beach

3 minutes

Leslieville

5 minutes

Downtown Toronto (Union Station)

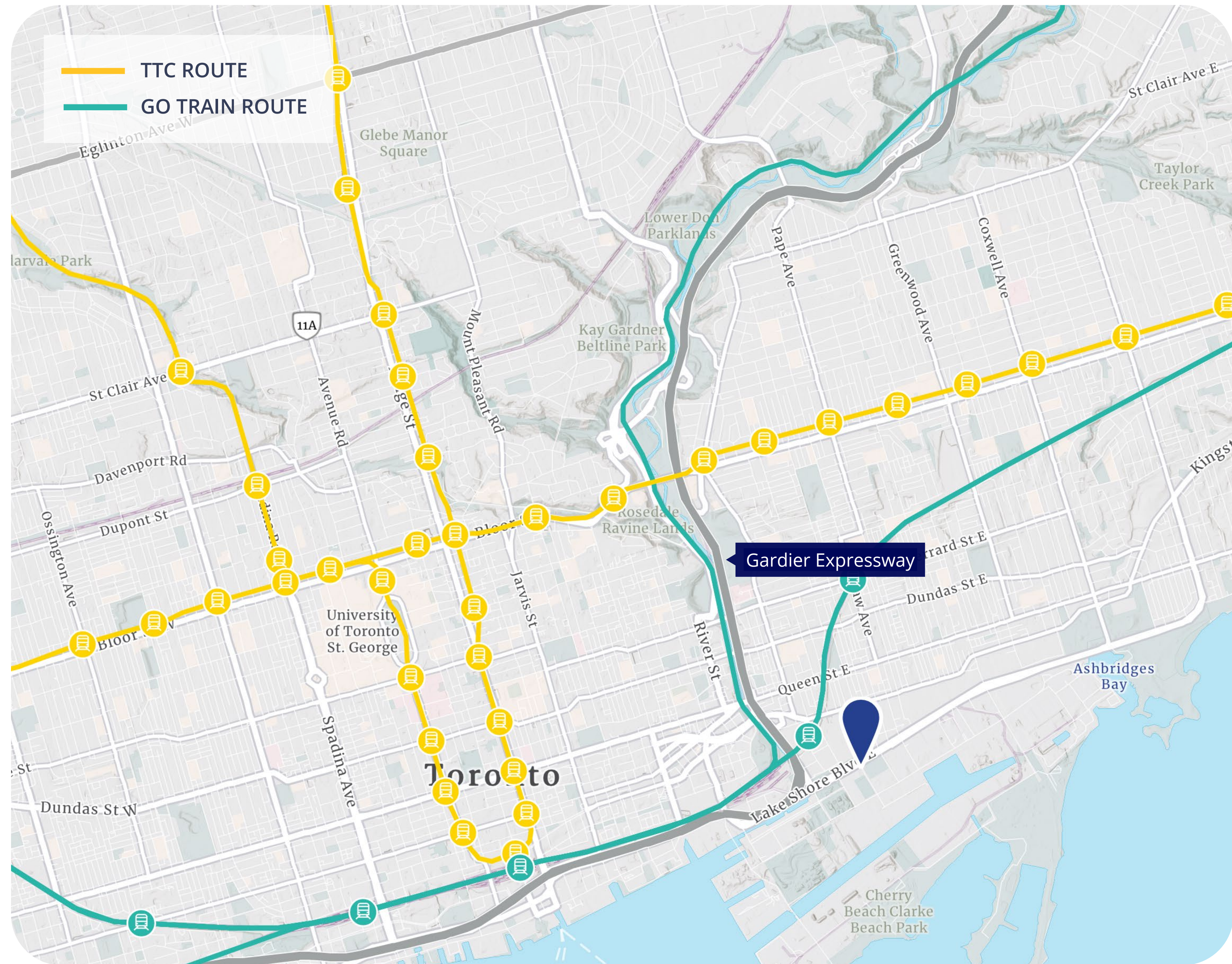
8 minutes

Highway 401

20 minutes

Toronto Pearson International Airport

25 minutes





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