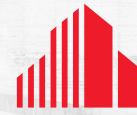


INDUSTRIAL FOR LEASE

65 SKYWAY AVENUE

ETOBICOKE, ONTARIO

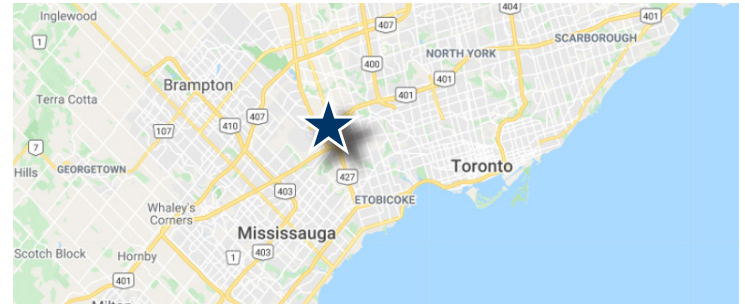


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Property Highlights

- Rare opportunity to lease quality industrial building in central GTA location
- Flexible lease terms will be considered
- Potential to lease up to 5,000 SF of office space
- Ample employee parking
- Heavy power supply of 2000 Amps
- Quick, easy access to Hwy 401, 409 & 427
- Warehouse has A/C, automatic levelers, maintenance room & a potential cooler room
- Walking distance to public transportation & nearby amenities



Property Details

LOCATION	Skyway Avenue & Dixon Road
BUILDING AREA	1,000 SF Office 121,000 SF Warehouse 122,000 SF Total Area
CLEAR HEIGHT	15'6" - 20'6"
SHIPPING	1 Drive In 4 Truck Level
AVAILABILITY	90 Days
ZONING	E1.0
SPRINKLERS	ESFR
POWER	600 Volts 2000 Amps
TMI	\$4.00
NET RENTAL RATE	\$20.00



CLIFF LEE*
Senior Associate
905 501 6414
cliff.lee@cushwake.com

RAYMOND RAMNAUTH ccim **
Senior Vice President
905 501 6494
raymond.ramnauth@cushwake.com

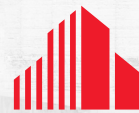
ZACK PARENT*
Senior Vice President
905 501 6441
zack.parent@cushwake.com

Cushman & Wakefield ULC., Brokerage
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65 SKYWAY AVENUE

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Photos



WAREHOUSE SPACE



WAREHOUSE SPACE



PRIVATE OFFICE



AUDITORIUM

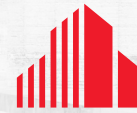


SHIPPING DOORS

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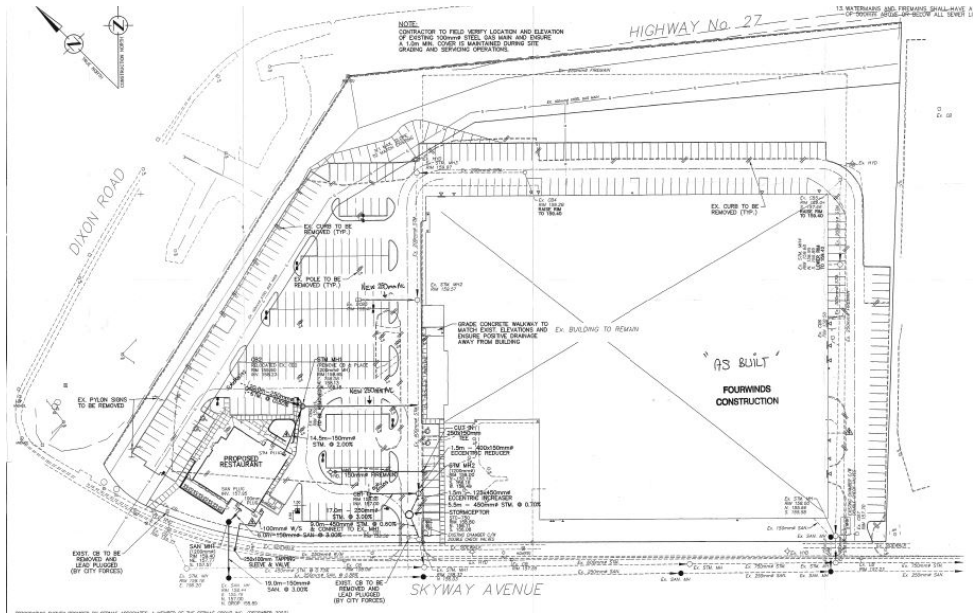
65 SKYWAY AVENUE

ETOBICOKE, ONTARIO

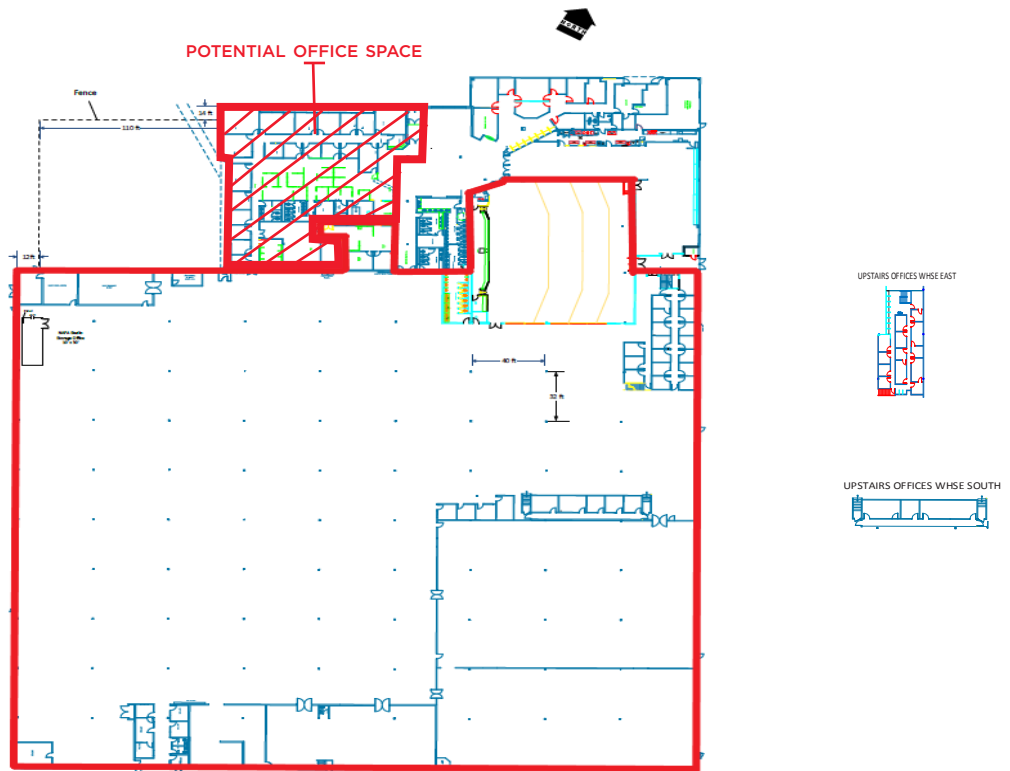


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Site Plan



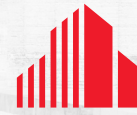
Floor Plan



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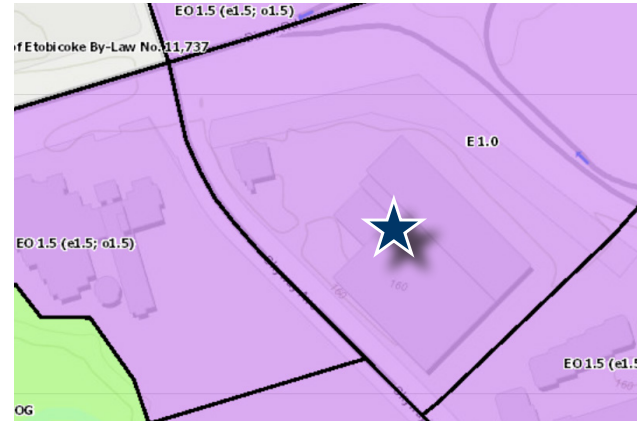


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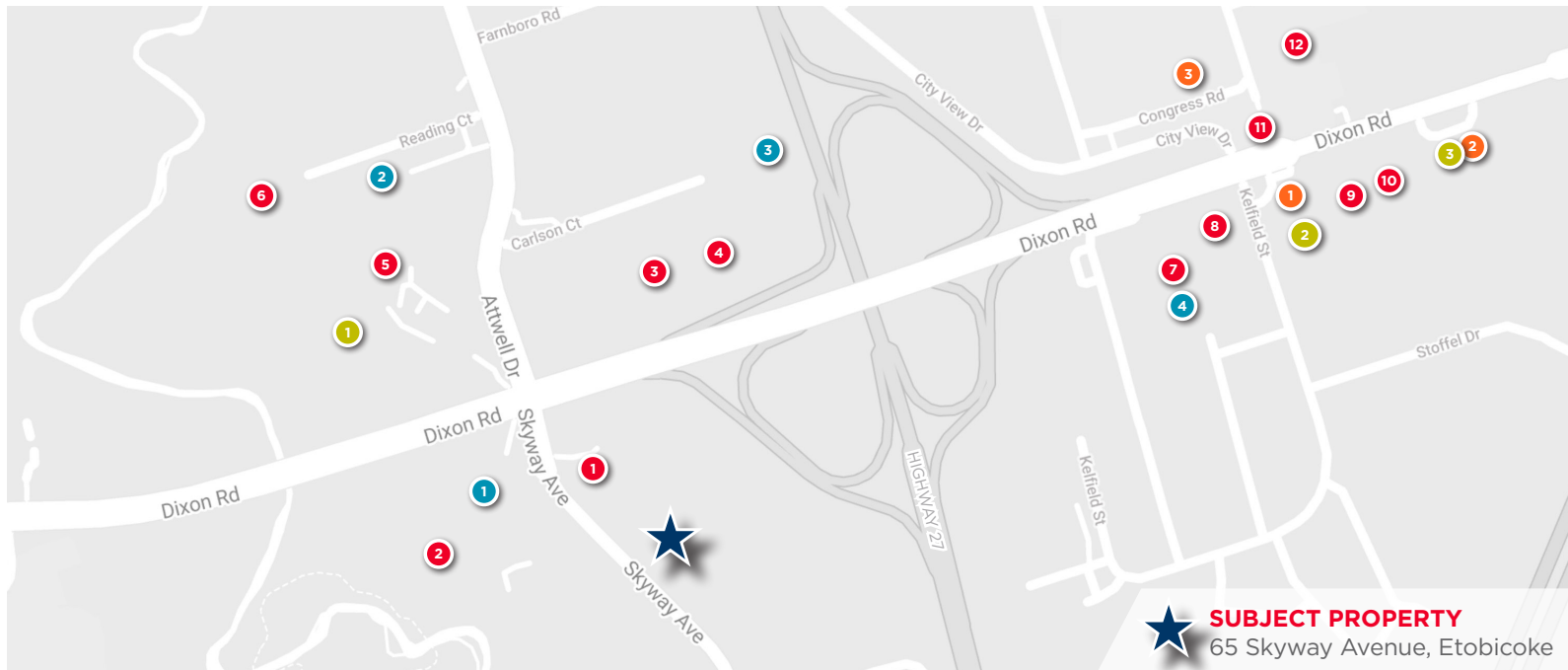
Zoning

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 and
- Processing Warehouse
- Wholesaling Use



Amenities Map



SUBJECT PROPERTY
65 Skyway Avenue, Etobicoke

Restaurants

- 1 Montana's
- 2 Chop Steakhouse & Bar
- 3 Boston Pizza
- 4 Jack Astor's Bar & Grill
- 5 Cafe One Fifty
- 6 Moxies

- 7 Ginko Japanese
- 8 Starbucks
- 9 Freshii
- 10 Sushi-Ya Japan
- 11 Harvey's
- 12 Tim Hortons

Hotels

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

Gas Station

- 1 Shell
- 2 Petro-Canada
- 3 ChargeLab

Banks

- 1 HSBC Banks
- 2 BMO
- 3 RBC

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