



For Lease: Industrial

401 Magnetic Drive, Units 15-17, Toronto

Exceptional 10,041 SF Industrial Units Located at Steeles Ave W and Dufferin St in Toronto

Lennard:

Here is where your business will *grow*.

lennard.com

401 Magnetic Drive, Units 15-17

10,041 SF Industrial Units at Steeles Ave W and Dufferin St in Toronto



Available Space

10,041 SF

Office Space

3,314 SF (approx.)

Industrial Space

6,727 SF (approx.)



Zoning

EH 1.0



Shipping

3 Truck Level Doors



Clear Height

17'4"



Power

100 Amps



Possession

Immediate



Lease Rate

\$17.95 PSF

TMI (2026)

\$4.13 PSF*

Property Highlights

- Exceptional industrial units offered by a quality landlord.
- Features a modern white pre-cast façade delivering professional and high quality image.
- Bright and open concept showroom/office area.
- Truck-level shipping accommodates 53' trailers.
- Prime location at Steeles & Dufferin with excellent access to major routes and transit.
- *5% (of net rent) management fee to be added to TMI.
- Permits a broad range of uses, excluding automotive uses, woodworking operations, and kitchen marble/granite countertop manufacturing.

Zoning

EH 1.0 - Employment Heavy Industrial Zone

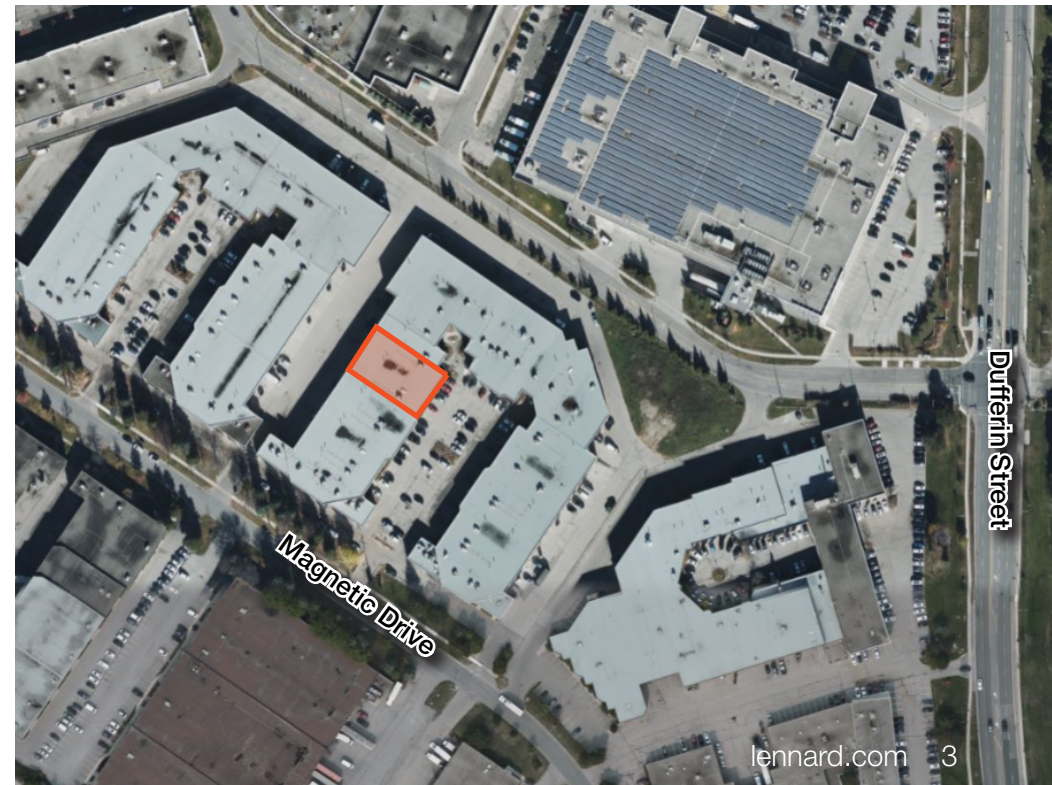
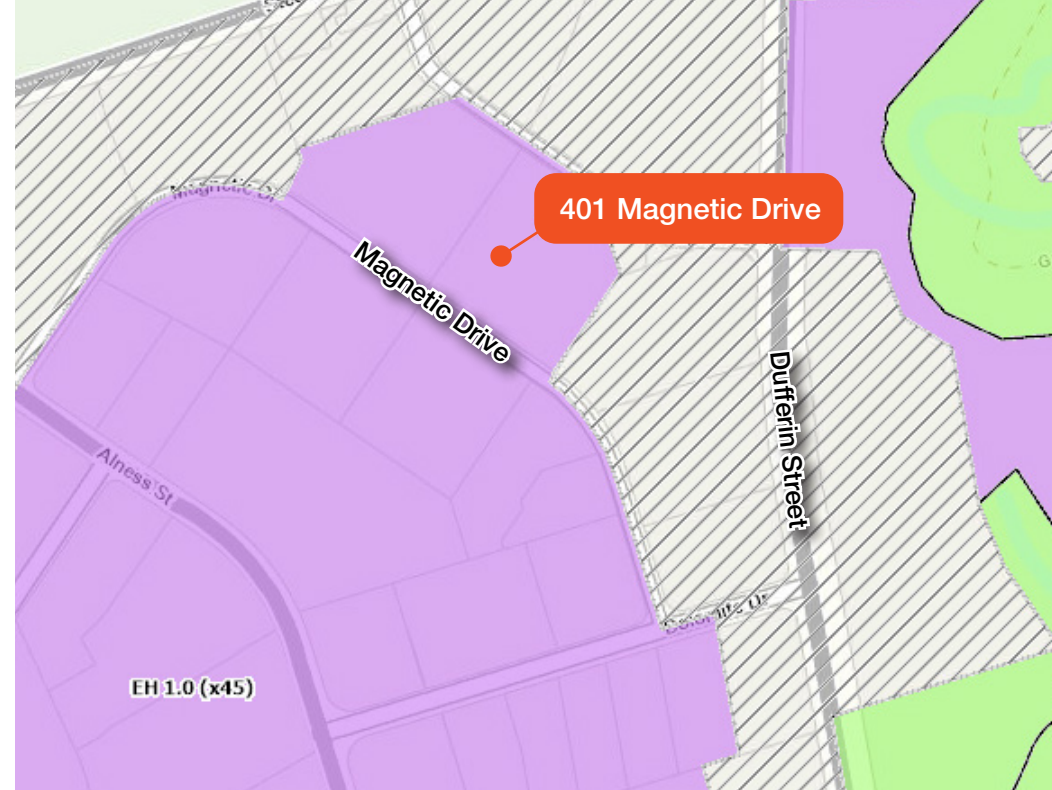
Permitted Uses

- Ambulance Depot
 - Animal Shelter
 - Bindery
 - Building Supply Yards
 - Carpenter's Shop
 - Chemical Materials Storage
 - Cold Storage
 - Contractors Establishment
 - Custom Workshop
 - Dry Cleaning or Laundry Plant
 - Fire Hall
 - Fuel Storage
 - Industrial Sales and Service Use
 - Laboratory
 - All Manufacturing Uses except:
 - 1) Ammunition, Firearms or Fireworks Factory;
 - 2) Crude Petroleum Oil or Coal Refinery;
 - 3) Explosives Factory;
 - 4) Tannery
- Police Station
 - Public Utility
 - Public Works Yard
 - Recovery Facility
 - Service Shop
 - Shipping Terminal
 - Vehicle Depot
 - Vehicle Repair Shop
 - Warehouse
 - Waste Transfer Station

Permitted Uses - With Conditions

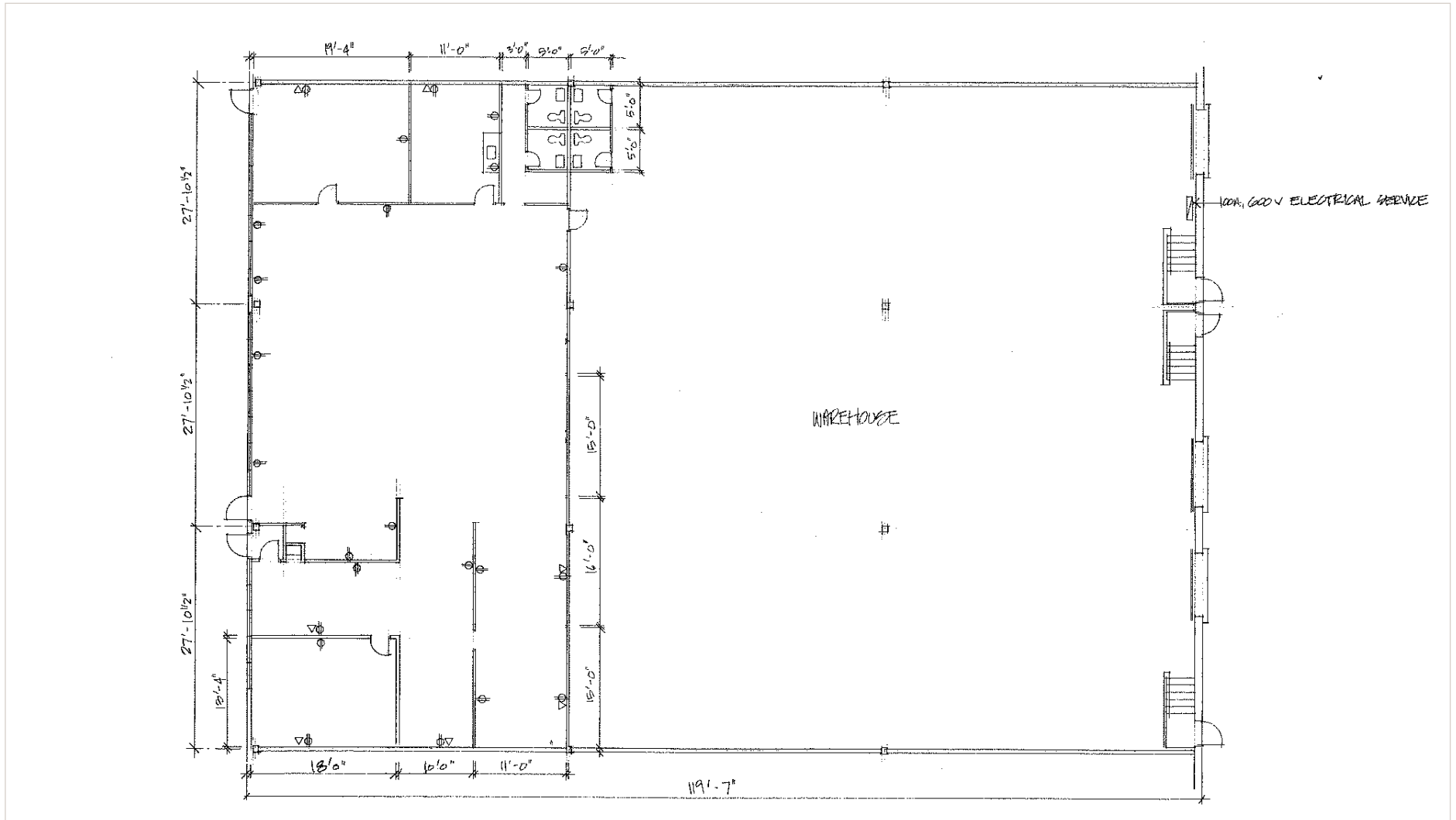
- Cogeneration Energy
- Crematorium
- Marijuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop

For more zoning information, please visit City of Toronto's website: https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_30.htm



401 Magnetic Drive, Units 15-17

Floor Plan



Amenities

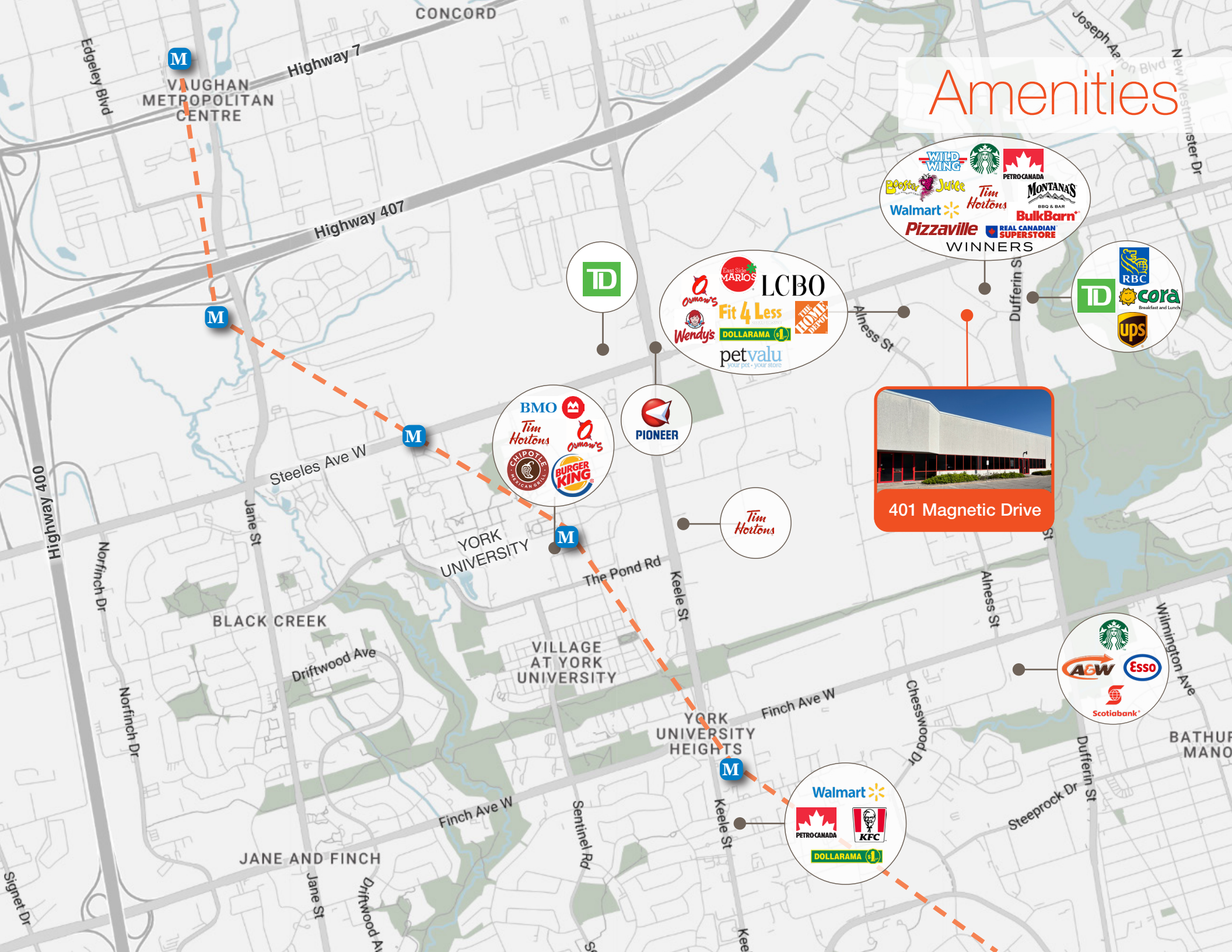


Photo Gallery



Photo Gallery





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