



For Lease

140 Wendell Avenue

22,910 to 56,174 SF

North York | ON

Hutcheson Hoffman*

Senior Sales Representative
+1647 382 1292
hutcheson.hoffman@colliers.com

David Hoffman*

Senior Vice President
+1 416 832 7939
david.hoffman@colliers.com

George Siotas*

Senior Vice President
+1 416 618 7321
george.siotas@colliers.com

Colliers

Property Overview

140 Wendell Avenue, North York

	Unit 2 & 3	Unit 2	Unit 3
Total Area	56,174 SF	33,264 SF	22,910 SF
Clear Height	15'9" & 17'7"	15'9"	17'7"
Shipping	12 TL - front and rear shipping feature	6 Rear TL & 2 Front TL	4 TL
Zoning	EL1.0	EL1.0	EL1.0
Asking Net Rent	\$16.95	\$17.95	\$18.50
TMI (2025)	\$4.55	\$4.55	\$4.55
Occupancy	April 1, 2026 (Earlier possession possible, talk to LA)		

PODIUM SIGNAGE

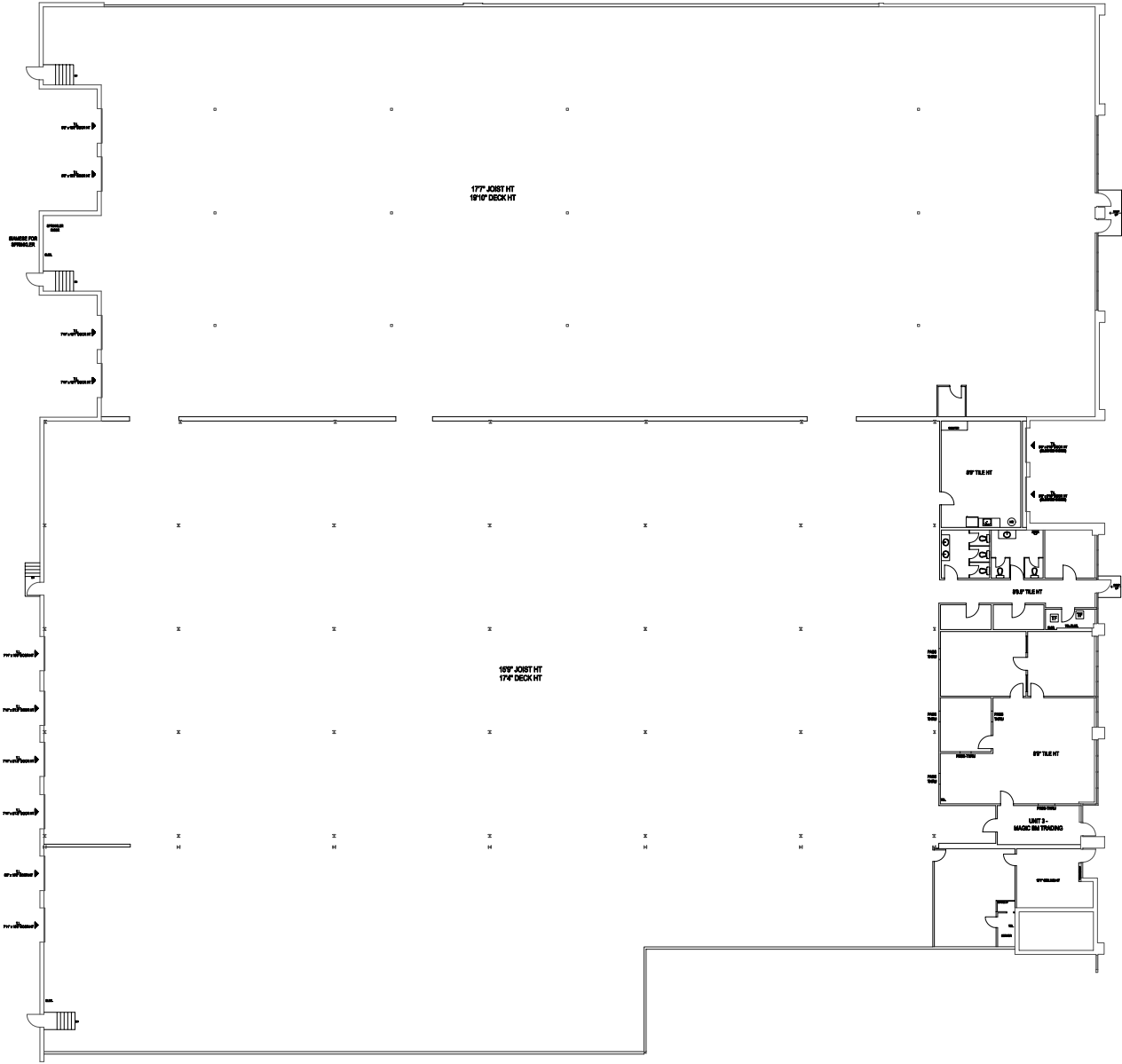


WAREHOUSE / WHOLESALE



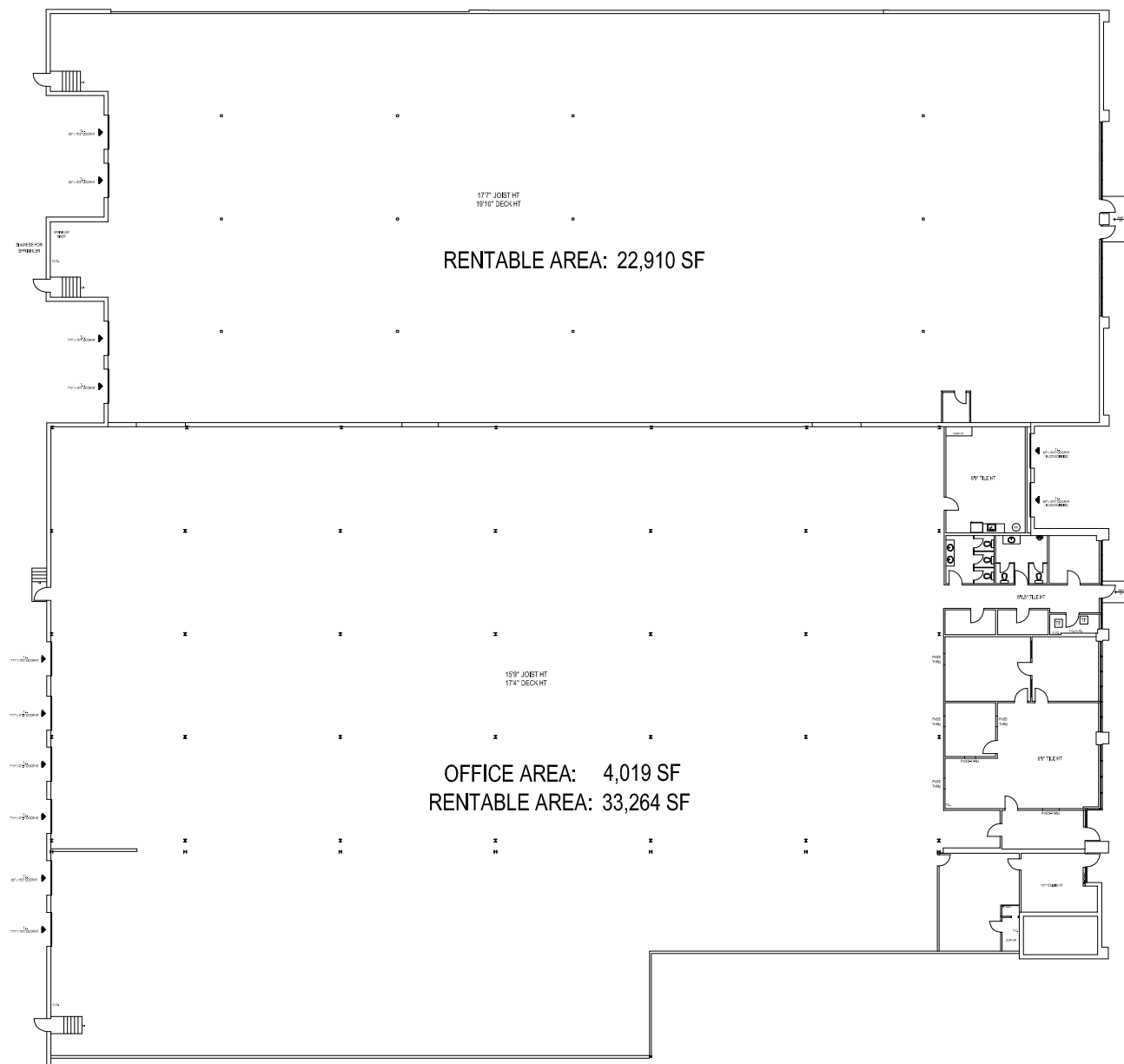
Floor Plan

Existing - Both Units 56,174 SF



Floor Plan

After Separation of the Units



Permitted Uses

EL 1.0



- › Ambulance Depot
- › Artist Studio
- › Automated Banking Machine
- › Bindery
- › Carpenter's Shop
- › Cold Storage
- › Custom Workshop
- › Dry Cleaning or Laundry Plant
- › Financial Institution
- › Fire Hall
- › Industrial Sales and Service Use
- › Laboratory
- › Office
- › Park
- › Performing Arts Studio
- › Police Station
- › Production Studio
- › Self-storage Warehouse
- › Service Shop
- › Warehouse

› Wholesaling Use

Permitted use – with Conditions

- › Apparel and Textile Manufacturing Use (9)
- › Beverage Manufacturing Use (9)
- › Cogeneration Energy (17)
- › Contractor's Establishment (7)
- › Crematorium (21)
- › Eating Establishment (6,14)
- › Education Use (4)
- › Food Manufacturing Use (9, 10)
- › Furniture Manufacturing Use (9)
- › Metal Products Manufacturing Use (9)
- › Open Storage (12)
- › Outdoor Patio (11)
- › Plastic Product Manufacturing Use (9)
- › Printing Establishment (8)
- › Public Utility (16,18)
- › Recreation Use (1,3)
- › Renewable Energy (17)
- › Retail Store (5)
- › Software Development and Processing (2)
- › Take-out Eating Establishment (6)
- › Transportation Use (19) [By-law: 1198-2019]

Please click below link for more detailed information:

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_10.htm

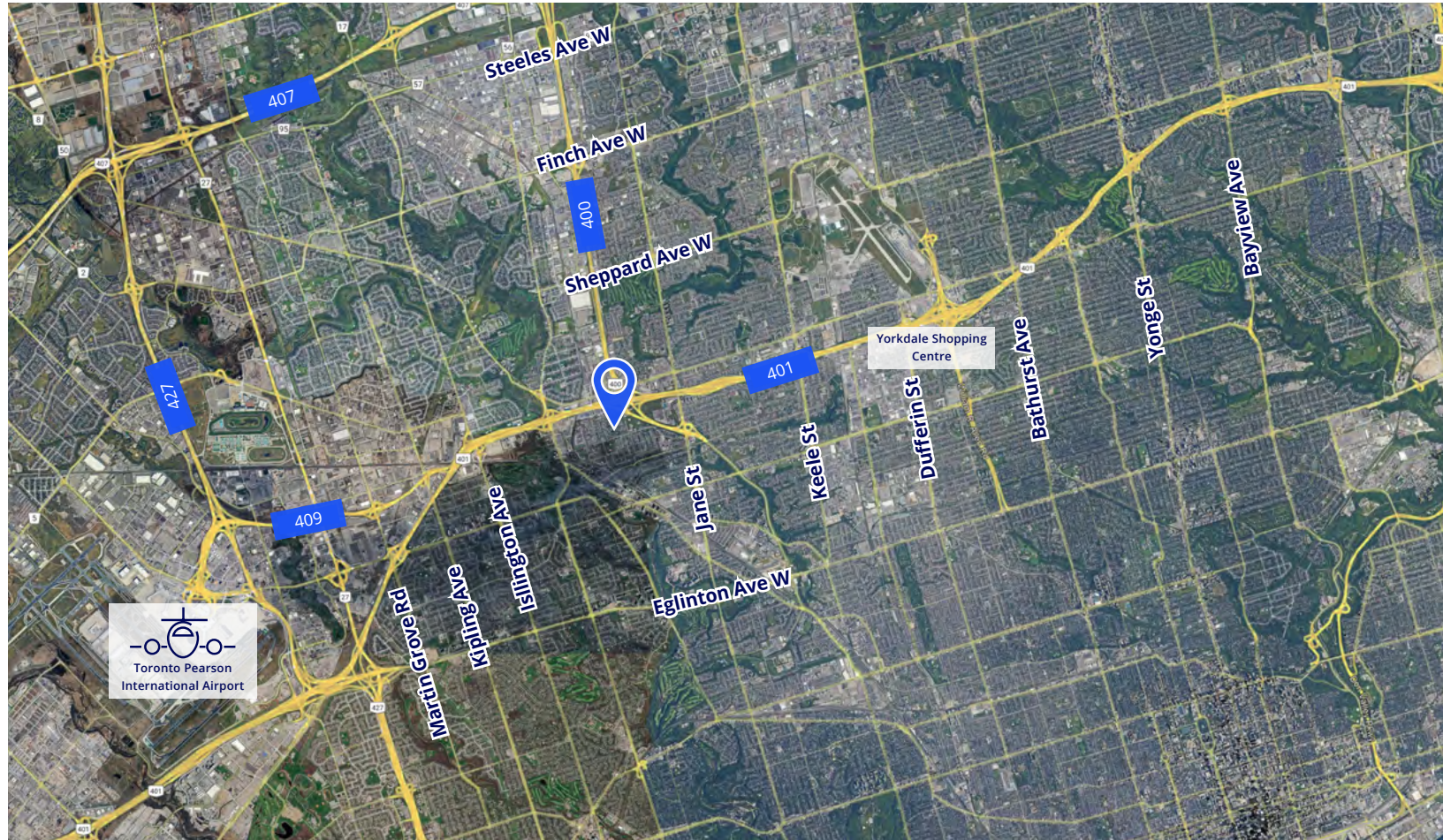
Excellent **Exposure**

400,000+ Eyes on Your Sign Every Day

Colliers



Easy Access to Major Highways



Hutcheson Hoffman*

Senior Sales Representative
+1647 382 1292
hutcheson.hoffman@colliers.com

David Hoffman*

Senior Vice President
+1 416 832 7939
david.hoffman@colliers.com

George Siotas*

Senior Vice President
+1 416 618 7321
george.siotas@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.

*Sales Representative. **Broker



collierscanada.com