

For Lease

Air-Conditioned Warehouse!



879 & 883 Islington Avenue, Etobicoke

±13,192 Sq. Ft. Up To ±37,104 Sq. Ft. | Available Immediately

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Property Details

	Option 1	Option 2	Option 3
AVAILABLE SIZES	±37,104 Sq. Ft. (±20% Office)	±23,912 Sq. Ft. (±15% Office)	±13,192 Sq. Ft. (±30% Office)
LOCATION	Islington Avenue & The Queensway		
ASKING RATE	\$18.00 Per Sq. Ft. Net	\$19.00 Per Sq. Ft. Net	\$19.00 Per Sq. Ft. Net
T.M.I. (EST. 2024)	\$4.50 Per Sq. Ft.		
SHIPPING	6 TL Doors, 1 GL Door	4 TL Doors	2 TL Doors, 1 GL Door
CLEAR HEIGHT	±13'8" – ±14'	±13'10" – ±14'	±13'8"
POSSESSION	Immediate		
ZONING	E1 (Employment Industrial)		

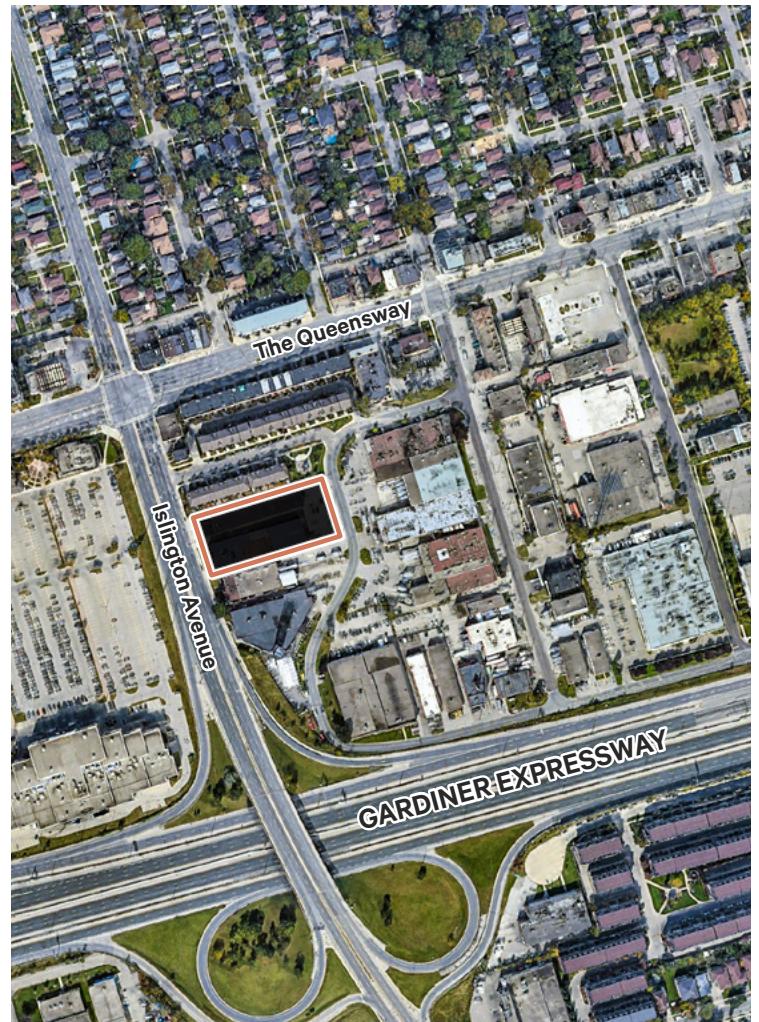
Prime Warehouse & Office Space for Lease Near Downtown Toronto at the Queensway & Islington!

The spacious warehouse features LED lighting throughout, providing an energy-efficient and bright environment. With a clear height ranging from 13'8" to 14', there's ample vertical space for racking, storage, and operations. The warehouse is also fully air-conditioned, ensuring year-round comfort. A unique feature of this space is the skylights throughout the center of the warehouse, allowing for an abundance of natural light.

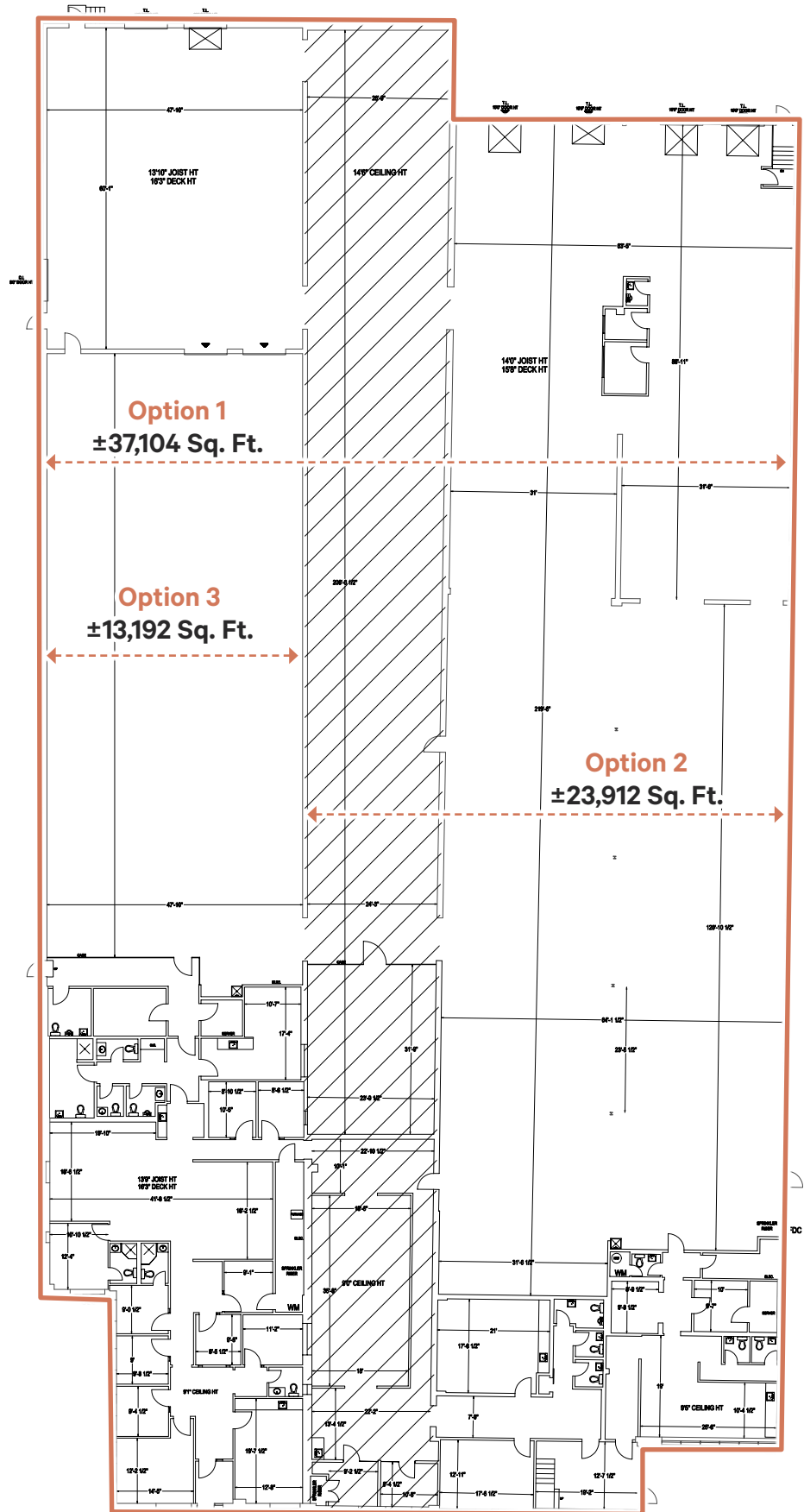
Designed for operational efficiency, the facility is equipped with 6 loading docks and 1 grade-level door, making the process of loading and unloading smooth and seamless. With over 10-40 parking spots, there is plenty of room for both employees and visitors, enhancing the convenience of the space. The brand new renovated office areas are very impressive, with high-end washrooms that offer a touch of luxury and modernity.

Additionally, the office space features access to a rooftop patio, offering views of the CN Tower & Downtown Toronto — the perfect place to unwind or host outdoor meetings in an inspiring setting. Located just 250 meters from the Gardiner Expressway, this property provides unparalleled access to major highways including the Q.E.W., Highway 401, and Highway 427, making it ideal for businesses with distribution or transportation needs.

Don't miss this rare opportunity to lease a truly exceptional space in one of Toronto's most desirable commercial districts. Contact us today to schedule a viewing or to learn more!



Floor Plan

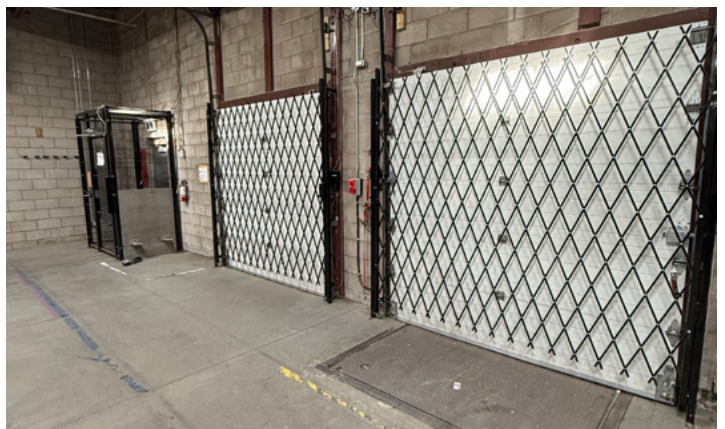
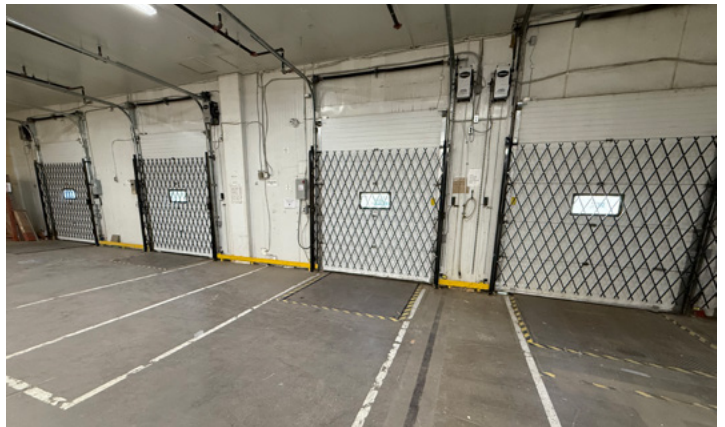
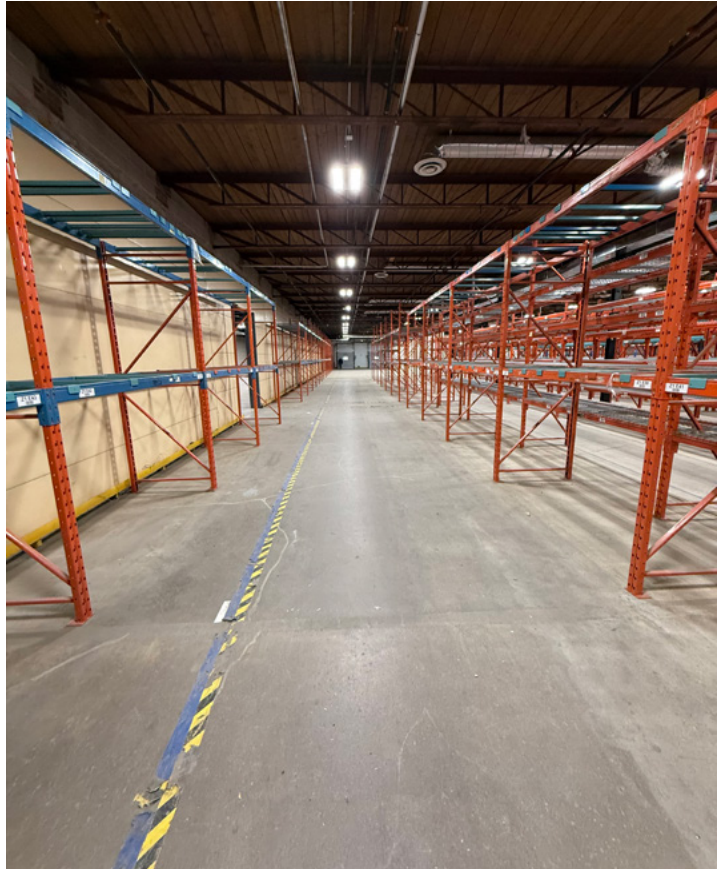
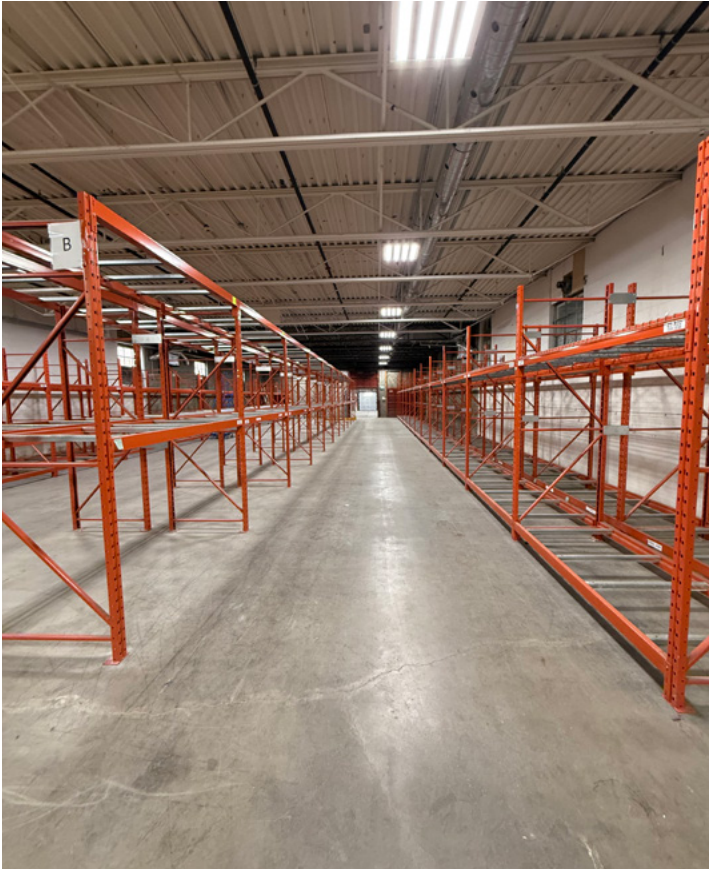


Islington Avenue

Photos



Photos



Property 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 fibers;
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



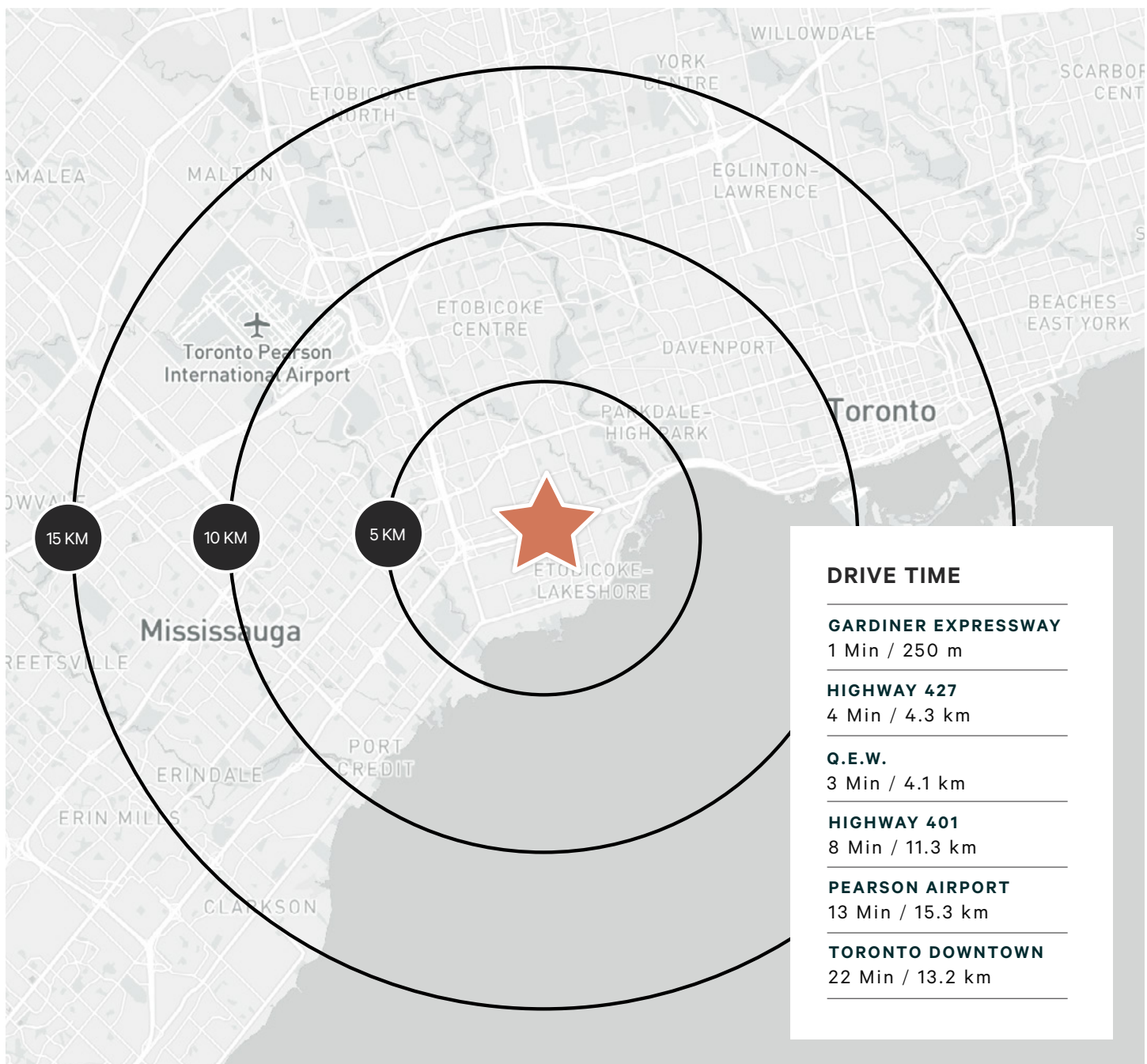
Property Location

--- TTC Bus Route 15 - Royal York Station/Sherway Gardens

Location & Demographics†

	10 KM	20 KM	30 KM
POPULATION	1,013,282	3,214,831	5,440,101
LABOUR FORCE	65.6%	64.5%	63.8%
MEDIAN AGE	38.5 Years	37.7 Years	37.8 Years

†Estimates for 2023





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Contact Us

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