

Short Term Lease Opportunity



For Lease: 160 Carrier Drive, Toronto
Up to 221,205 SF Available | Immediate Occupancy

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PROPERTY DETAILS

Municipal Address

160 Carrier Drive

Total Area

221,205 SF

Warehouse Area*

159,753 SF

Unit 1A: 70,153 SF

Unit 1B: 89,600 SF

*Warehouse area available separately from the office component

Office Area

61,452 (26%)

Clear Height

28'

Shipping Doors

19 Truck level doors

Trailer Parking

± 14 Stalls

Bay Size

40' x 32'

Zoning

E1

Occupancy

Immediate

Additional Rent

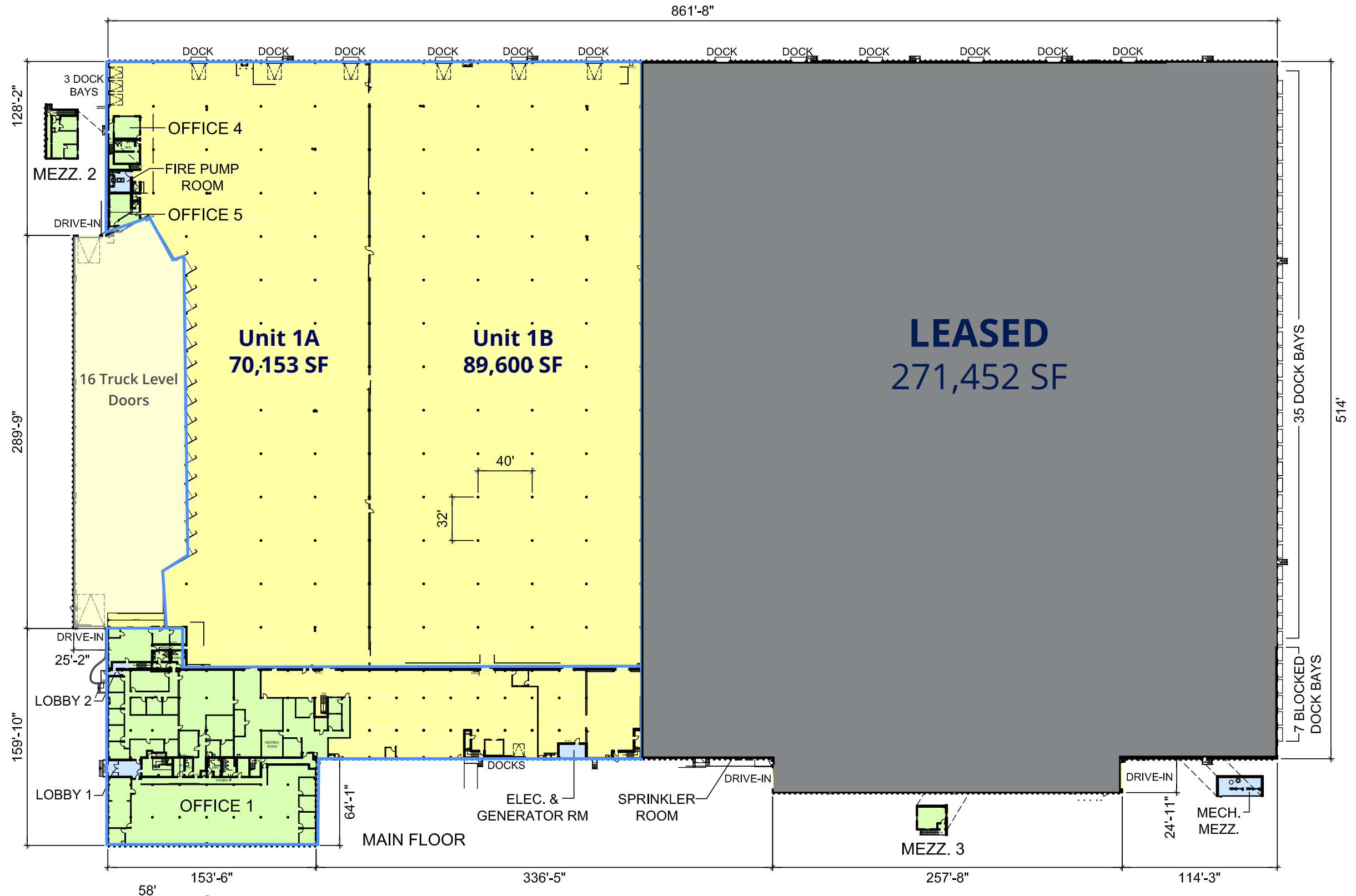
\$3.01 psf (2025 est.)

Asking Rate

\$12.95 psf net

Property Features:

- Proximity to CN & CP intermodals
- Reduced transportation costs
- Access to a large labour pool
- Direct highway access



TTC Transit Stop
at Doorstep



Proximity to
amenities



Strong labour
pool access



Minutes to Highway
427 & 407

PROPERTY DETAILS



Albion Road

Hwy 27

Leased:
Trailer Parking

LEASED
271,452 SF

16 Truck Level
Doors

Trailer Parking
± 14 Stalls

3 Points of Access

Carrier Drive

Legend

-  Car Parking Stalls
-  Trailer Parking Stalls

LOCATION OVERVIEW

Truck Routes

Highway 427	5 min
Highway 407	5 min
Highway 400	10 min
Highway 409	8 min
Pearson International Airport	9 min
CN Intermodal Brampton	10 min
CP Intermodal Vaughan	14 min

Major Cities

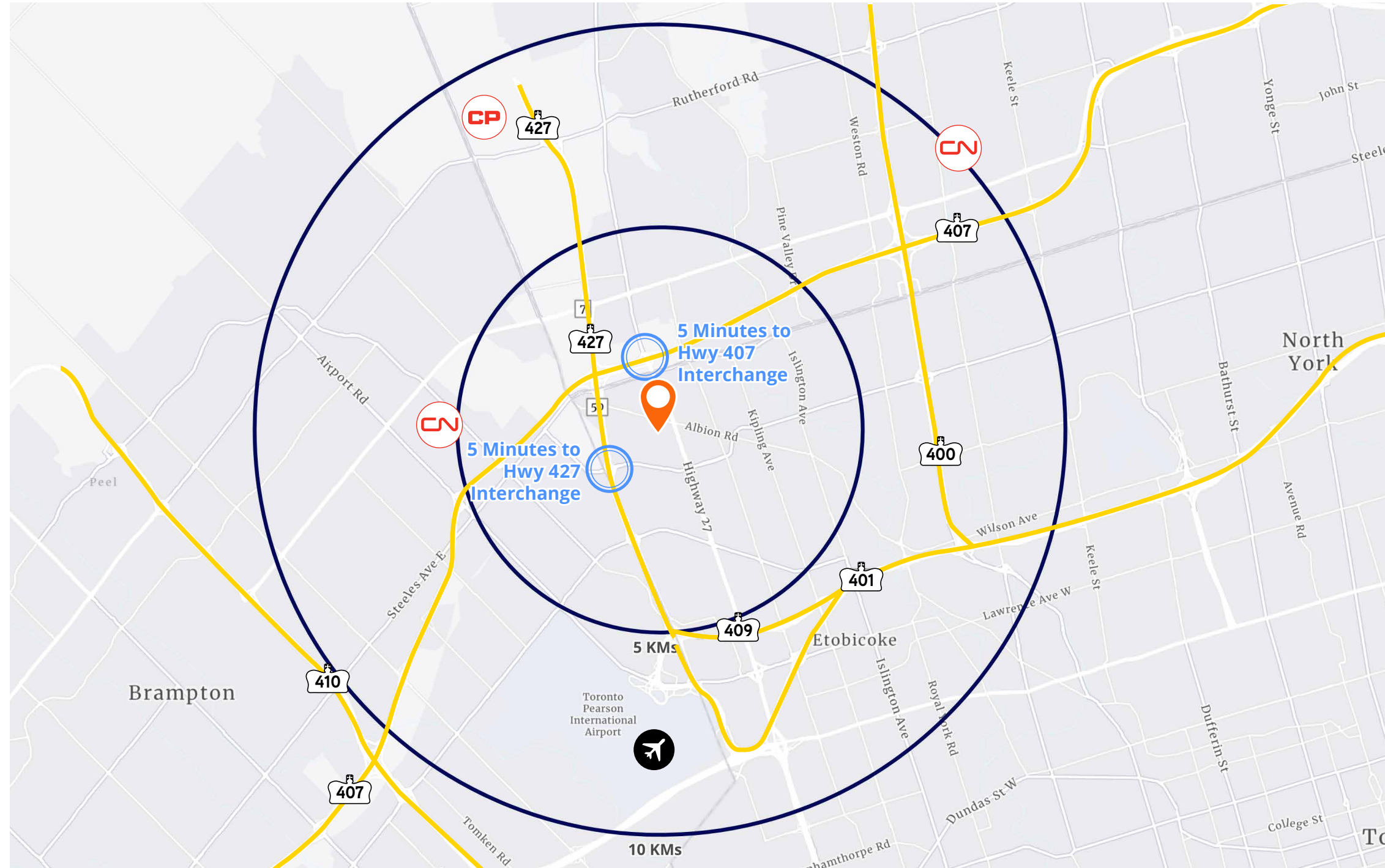
Vaughan	14 min
Mississauga	22 min
Brampton	25 min
Caledon	36 min
Downtown Toronto	47 min

Corporate Neighbours

- CHEP Canada
- NFI
- Levi Strauss
- ASA Alloys
- Club Coffee
- Apotex

 145 Carrier Drive, Toronto

Drive time are estimates provided for information purposes only.



Strong Labour Force Access

Population Statistics within a 5km Radius



81%

Labour Participation Rate



146,903

Total Population.



94%

Labour Employment Rate







86,895

People in the labour force.






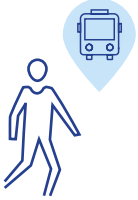

TRANSIT & AMENITIES



Amenities within a 5KM Radius

- 
327
Retail Amenities
- 
15
Gas Stations
- 
17
Banks
- 
189
Restaurants & Cafes

Transit Routes

-  96A Wilson to York Mills - TTC
-  927 Highway 27 Express - GO
-  73C Royal York - TTC
-  Bus Terminals
-  Bus Stops
-  TTC Stop 11079 Right at Doorstep
-  160 Carrier Drive, Toronto



Contact Us Today

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