



CUSHMAN &
WAKEFIELD

108 WOODBINE DOWNS BLVD #2 | TORONTO

WELL-MAINTAINED UNIT WITH EXCELLENT CURB APPEAL | ~5,500 SF - 11,430 SF



AVAILABLE FOR SUBLEASE

PROPERTY SPECIFICATIONS

Total Area: 11,430 sf

Office Area: 10%

Demising Options: **Unit 2A: ~5,500 sf**
(includes 10% office)
Unit 2: 11,430 sf
(includes 10% office)

Clear Height: 18'

Shipping: Unit 2A: 1 TL
Unit 2: 2 TL, 1 DI

Lease Rate: Speak to Listing Team

T.M.I. (2026): \$5.96 psf
(incl. 15% management fee)

Possession: Immediate

Zoning: E1

Sublease Expiry: February 29, 2028

Comments:

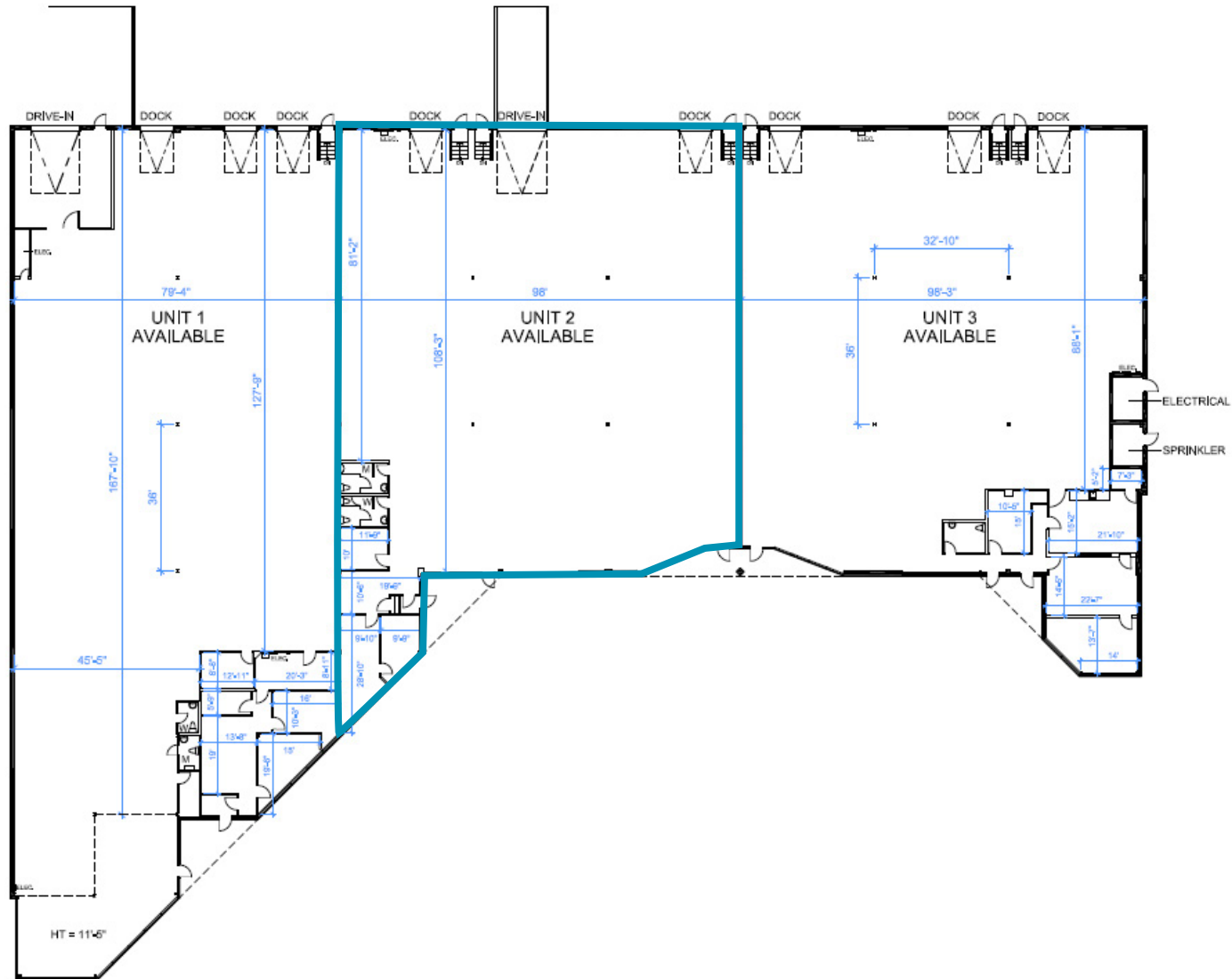
- Well-maintained industrial unit with excellent curb appeal and abundant natural light throughout
- Features include 14' x 12' drive-in doors, a spacious shipping court capable of accommodating 53' trailers and convenient access to major highways and the city core
- Office area recently renovated and the warehouse benefits from epoxy-coated floors with LED motion-sensor lighting
- Existing racking can be made available
- Professionally managed



WAREHOUSE PHOTOS



FLOOR PLAN



STRATEGIC LOCATION



-  2 minutes | 700m
-  9 minutes | 7.2 km
-  12 minutes | 8.5 km
-  6 minutes | 3.2 km
-  7 minutes | 4.6 km
-  10 minutes | 10.1 km

Subject Property

planet fitness
CIBC **LCBO**
FORTINOS WINNERS
Just Squeezed with a twist!

WOODBINE
 MALL & FANTASY FAIR
COME FOR THE SHOPPING. STAY FOR THE FAMILY FUN!

Tim Hortons

SWISS CHALET

Etobicoke North GO

Malton GO

PETRO-CANADA

RBC

NO FRILLS

Tim Hortons 

LCBO 

metro

metro
BMO 

Walmart 

Costco
 WHOLESALE
Scotiabank
Walmart 

Starbucks  **Pizza Hut** 

CIRCLE K

Wendy's **SUBWAY**

Tim Hortons

Starbucks 

ZONING: E1

The following are permitted uses in the E1 variation:

In the E zone, the following uses are permitted:

- 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

All manufacturing uses except:

- Abattoir, Slaughterhouse or Rendering of Animals Factory;
- Ammunition, Firearms or Fireworks Factory;
- Asphalt Plant;
- Cement Plant, or Concrete Batching Plant;
- Crude Petroleum Oil or Coal Refinery;
- Explosives Factory;
- Industrial Gas Manufacturing;
- Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- Pesticide or Fertilizer Manufacturing;
- Petrochemical Manufacturing;
- Primary Processing of Gypsum;
- Primary Processing of Limestone;
- Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- Pulp Mill, using pulpwood or other vegetable fibres;
- Resin, Natural or Synthetic Rubber Manufacturing;
- Tannery

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

For more information on zoning, visit www.toronto.ca





FOR MORE INFORMATION, CONTACT:

RORY MACNEIL*

Associate Vice President

289 221 0356

Rory.MacNeil@cushwake.com

MICHAEL YULL*, SIOR

Vice Chair

647 272 3075

Michael.Yull@cushwake.com

CUSHMAN & WAKEFIELD ULC.

1 Prologis Blvd, Suite 300

Mississauga, ON L5W 0G2

cushmanwakefield.com