

OFFICE/INDUSTRIAL | INVESTMENT SALE

27 & 31

FASKEN DRIVE

ETOBICOKE, ON



CBRE

CENTRAL GTA LOCATION WITH EXCELLENT PROXIMITY TO HIGHWAYS

CONTACT US

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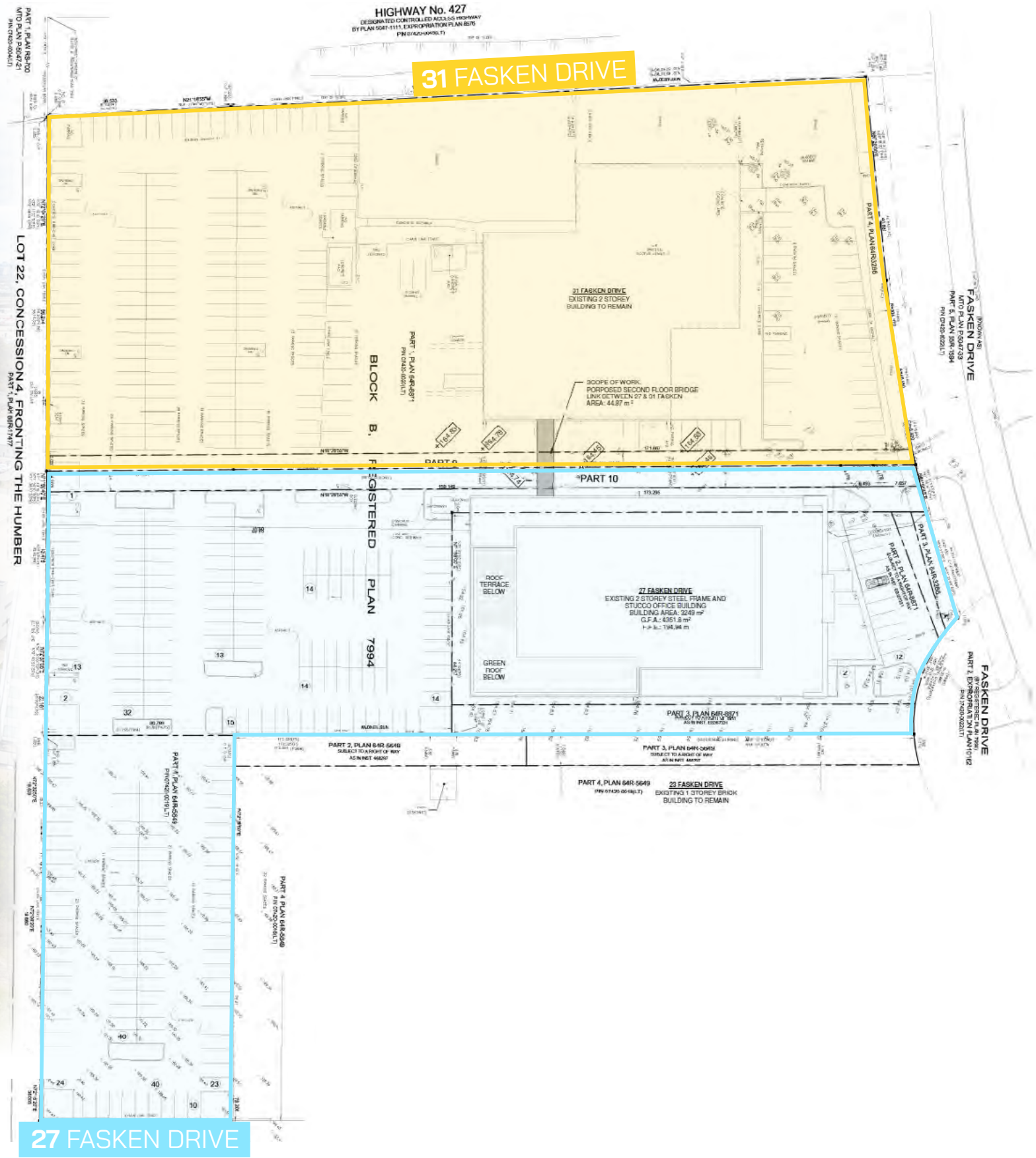
*SALES REPRESENTATIVE



ALL INFORMATION TO BE VERIFIED

	27 FASKEN DRIVE	31 FASKEN DRIVE	27 & 31 FASKEN DRIVE
BUILDING SIZE	46,842 sq. ft.	45,059 sq. ft.	91,902 sq. ft.
LOT SIZE	3.02 acres	3.04 acres	6.06 acres
OFFICE	100%	95%	95%
WAREHOUSE	0%	5%	5%
SHIPPING	N/A	1 TL & 1 DI	1 TL & 1 DI
CLEAR HEIGHT	10'	10' (8'11" clear height in warehouse area)	10'
POWER	1600A 600 V	800 Amp Service with 2 back-up generator on site	800 Amp Service with 2 back-up generator on site
ZONING	E1 (employment)	IC-2 (class 2 industrial)	E1 & IC-2
AVAILABILITY	Tenanted until January 31, 2028	Vacant, Immediate possession available	31 Fasken - Immediate 27 Fasken - Tenanted until Jan. 31, 2028
ASKING PRICE	\$16,301,016.00	\$13,923,231.00	\$30,224,247.00
TAXES (2025)	TBD	TBD	TBD
COMMENTS	<ul style="list-style-type: none"> Buildings are connected via walkway. Fully equipped kitchen + employee cafeteria Beautifully finished office building with modern conveniences Ample employee parking/excess land. Green roof and employee rooftop patio. Great proximity to Pearson Airport, 400-series highways, Highway 427 exposure, public transit & many amenities. Good mix of boardrooms, training rooms, private offices and open area. Building equipped with a public elevator 	<ul style="list-style-type: none"> Buildings are connected via walkway. Back up generator x 2 @ 250 KW each, 7000 litre and 2000 litre of diesel fuel capacity. Site is equipped with 2 EV charging stations Great proximity to 400-series highways, Highway 427 exposure, public transit & many amenities. Ample employee parking/excess land. 	<ul style="list-style-type: none"> Buildings are connected via walkway. Highway 427 exposure & direct access. Ample employee parking/excess land. Great proximity to 400-series highways, public transit & many amenities.

SITE PLAN



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ZONING E1

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

All Manufacturing Uses except:
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 fibres;
15) Resin, Natural or Synthetic Rubber Manufacturing;
16) Tannery

Office
Park
Performing Arts Studio
Pet Services
Police Station
Printing Establishment
Production Studio
Public Works Yard
Service Shop
Software Development & Processing
Warehouse
Wholesaling Use

ZONING INFO

31 FASKEN DRIVE

ZONING IC-2 PERMITTED USES

BUSINESS

Flea market abutting an arterial road
Trade and convention centres abutting an arterial road
Administrative offices (does not include day-care facilities)
Veterinary clinics
Waste-recycling facilities
(except such uses shall not be permitted on lands identified as IC2 on the zoning maps referred to in Chapters 330 and 340 of the Zoning Code.)

MANUFACTURING

Establishments which may generate obnoxious emissions, but such emissions are not prejudicial to the health of or not injurious to the surrounding neighbourhood, and including concrete batching operations, and asphalt operations as defined within the Zoning Code, but prohibiting paint and/or varnish manufacturing, fuel oil storage-yards and cement works.

RETAIL SALES

Retail sales of products manufactured or warehoused on-site, provided that the retail floor area does not exceed 25% of the gross floor area of the industrial building, to a maximum retail floor area on-site of 700 square metres.

FOR SALE

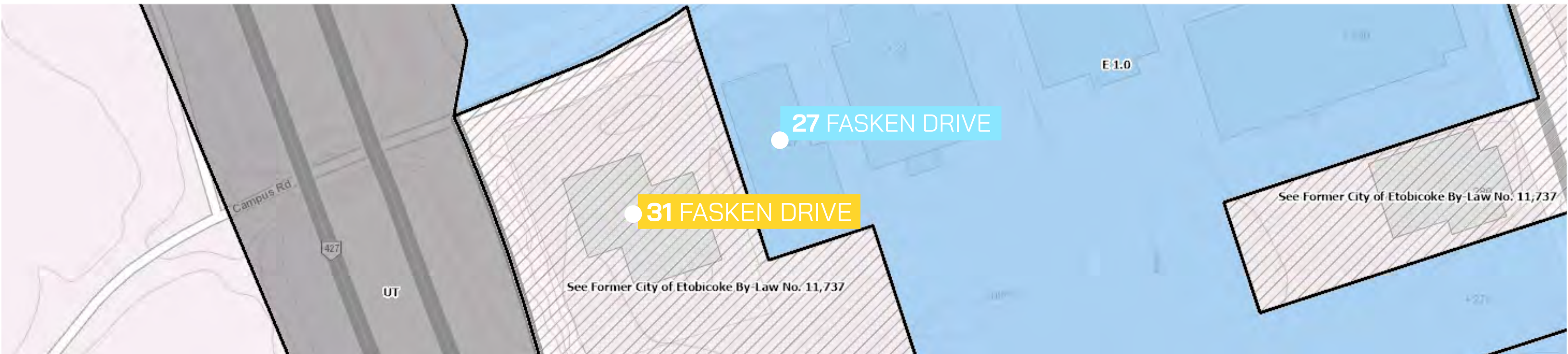
INSTITUTIONAL

Community centres
Athletic fields
Playgrounds
Libraries
Daycares
Places of worship

COMMERCIAL/ RECREATIONAL FACILITIES

Cinemas
Bowling
Alleys
Curling rinks
Bingo halls
Arenas
Race-tracks and ancillary facilities;
Nightclubs
Fraternal organizations
Fitness clubs
Commercial sport/recreational facilities
Studios for arts- related purposes
Amusement arcades.

*Not an exhaustive list. Purchaser to verify that intended use complies with zoning.



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PROPERTY PICTURES

FOR SALE

27 FASKEN DRIVE



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AMENITIES & TRANSIT

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TRANSIT

- 7 ROUTE 7 - AIRPORT
- 24 ROUTE 24 - NORTHWEST
- 45 ROUTE 45 - KIPLING
- 52 ROUTE 52 - LAWRENCE WEST
- 107 ROUTE 107 - MALTON EXPRESS
- 112 ROUTE 112 - WEST MALL
- 900 ROUTE 900 - AIRPORT EXPRESS
- 927 ROUTE 927 - HWY 27 EXPRESS
- 952 ROUTE 952 - LAWRENCE WEST EXPRESS

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