

215 WICKSTEED AVE & 50 BETH NEALSON DR

TORONTO (LEASIDE), ON

FOR LEASE UP TO 166,378 SQ. FT. INDUSTRIAL FACILITY -
VARIOUS DEMISED OPTIONS AVAILABLE



PROPERTY DETAILS

Address 215 Wicksteed Ave & 50 Beth Neelson Dr

Location Eglinton Ave E & Brentcliffe Rd

Size Approx. 166,378 Sq. Ft.

Clear Height 11 Ft. 5 In. - 28 Ft. 5 In.

Shipping 17 Truck Level Doors
2 Drive-In Doors (Interior)

Zoning E 1.0

Power 215 Wicksteed Ave - 1,200 Amps | 600 Volts
50 Beth Neelson Dr - 800 Amps | 600 Volts

Occupancy 215 Wicksteed Ave - September 2026
50 Beth Neelson Dr - Immediate

TMI (2026) \$3.13 per Sq. Ft. Estimate

PROPERTY HIGHLIGHTS



Excellent
Clear Height



Close to Downtown
& DVP

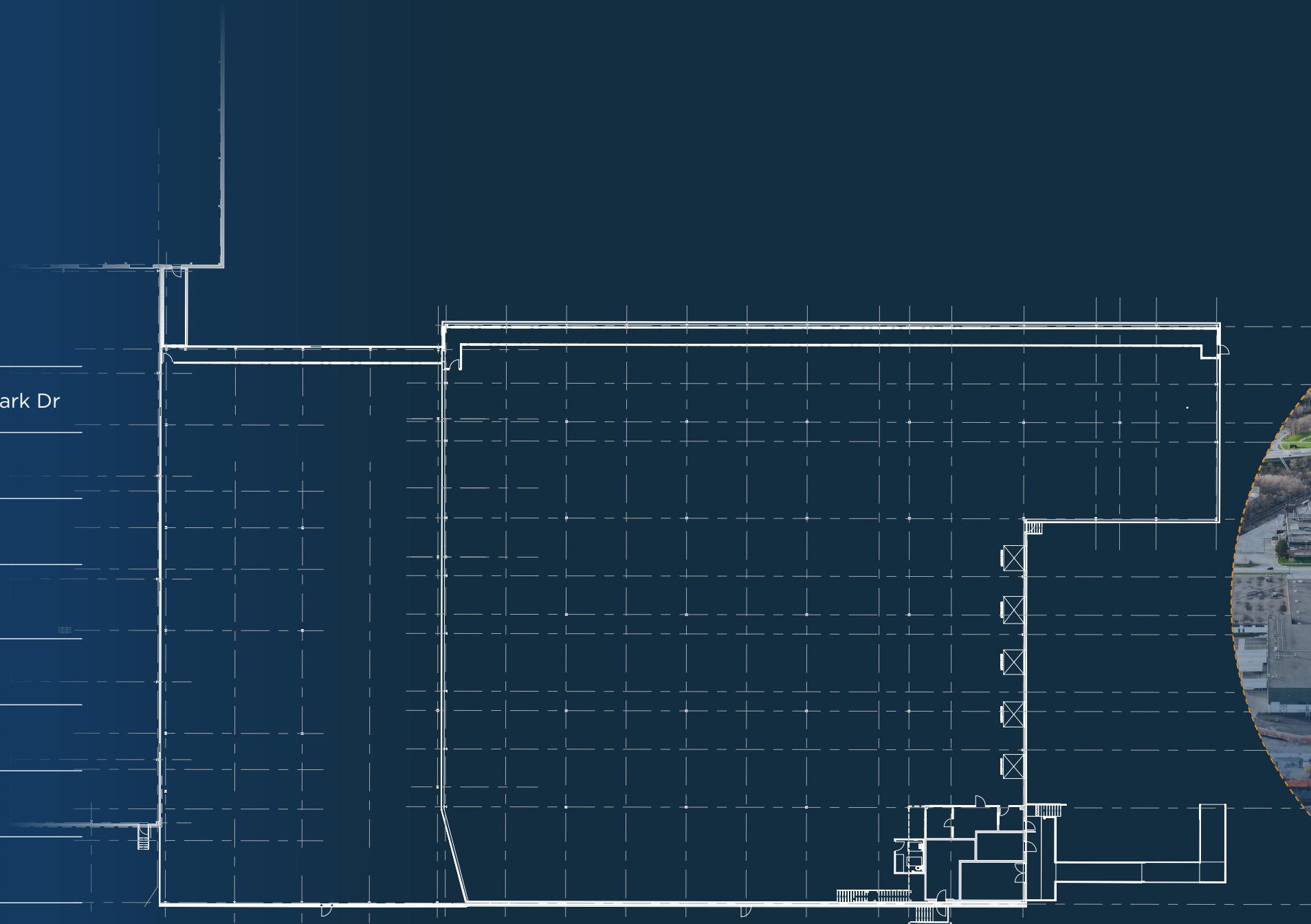


Amenity
Rich Area



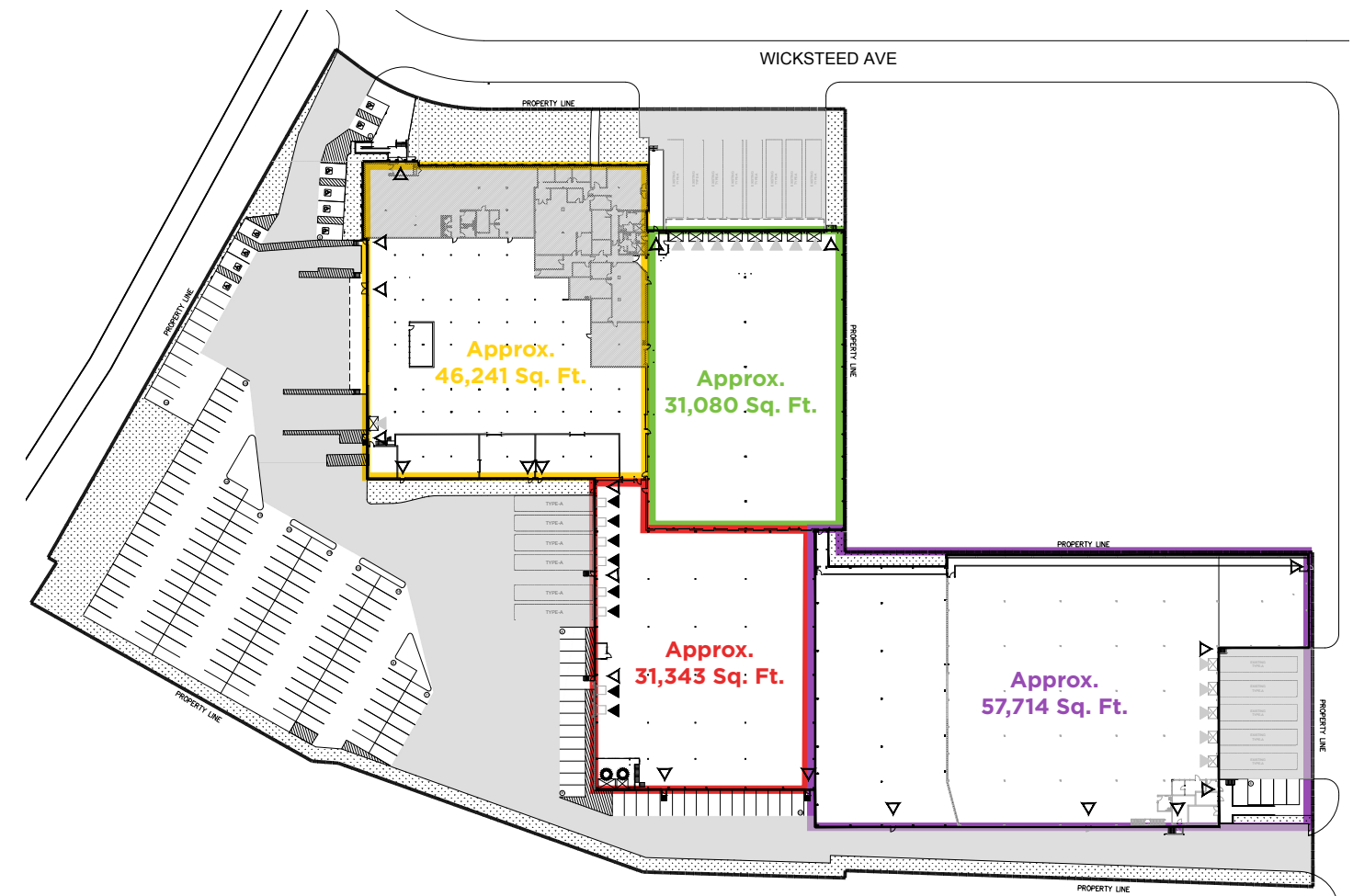
PROPERTY DETAILS

Address	50 Beth Neelson Dr
Location	Overlea Blvd & Thorncliffe Park Dr
Size	Approx. 57,714 Sq. Ft.
Clear Height	28 Ft. 8 In.
Shipping	5 Truck Level Doors
Zoning	E 1.0
Power	800 Amps 600 Volts
Occupancy	Immediate
TMI (2026)	\$3.13 per Sq. Ft. Estimate



ASSET OVERVIEW

Size	Net Rental Rate	Clear Height	Shipping
Full Building Approx. 166,378 Sq. Ft.	\$14.95 net per Sq. Ft.	11' 5" - 28' 5"	22 TL, 2 DI
Yellow, Green & Red (215 Wicksteed Ave) Approx. 108,664 Sq. Ft.	\$15.25 net per Sq. Ft.	11' 5" - 28' 5"	17 TL, 2 DI
Green & Yellow Approx. 77,321 Sq. Ft.	\$15.75 net per Sq. Ft.	11' 5" - 23' 6"	8 TL, 1 DI
Red Approx. 31,343 Sq. Ft.	\$16.00 net per Sq. Ft.	28' 5"	7 TL, 1 DI
Purple (50 Beth Neilson Dr) Approx. 57,714 Sq. Ft.	\$16.00 net per Sq. Ft.	28' 8"	5 TL



ZONING DETAILS

Permitted Uses

(1)USE - E ZONE
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:
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 AND PROCESSING
WAREHOUSE
WHOLESALE USE [BY-LAW: OMB PL130592]

(1)USE WITH CONDITIONS - E ZONE
BODY RUB SERVICE (32)
COGENERATION ENERGY (26)
CREMATORIUM (33)
DRIVE THROUGH FACILITY (5,21)
EATING ESTABLISHMENT (1,19,30)
MARIJUANA PRODUCTION FACILITY (2)
METAL FACTORY INVOLVING FORGING AND STAMPING (25)
OPEN STORAGE (10)
OUTDOOR PATIO (9)
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 (1,30)
TRANSPORTATION USE (28)
VEHICLE DEPOT (6)
VEHICLE FUEL STATION (16,30)
VEHICLE REPAIR SHOP (23)
VEHICLE SERVICE SHOP (17,31)
VEHICLE WASHING ESTABLISHMENT (18) [BY-LAW: 0403-2014] [BY-LAW: 1124-2018] [BY-LAW: 1198-2019]



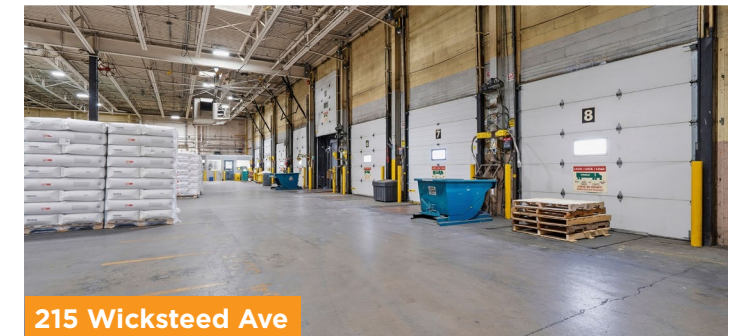
PROPERTY PHOTOS



215 Wicksteed Ave



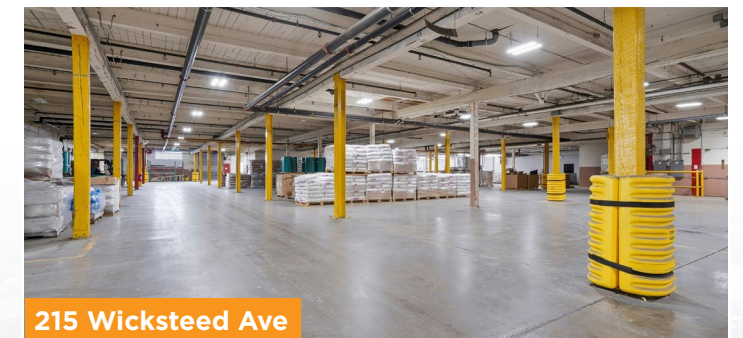
215 Wicksteed Ave



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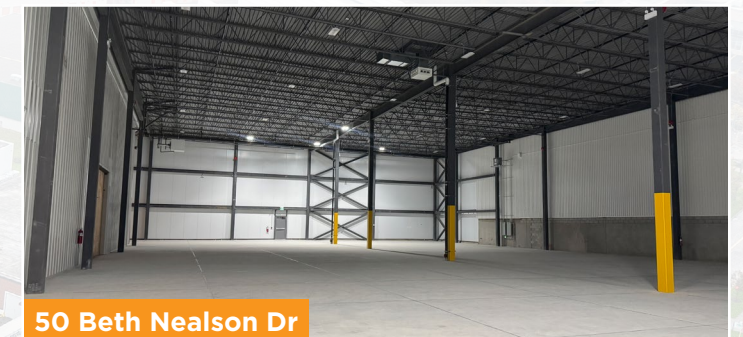
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215 Wicksteed Ave



50 Beth Neilson Dr



50 Beth Neilson Dr

LOCAL DEMOGRAPHICS

- 215 WICKSTEED AVE & 50 BETH NEALSON DR
- EAST YORK



POPULATION (EST. 2025)

5 KM
656,544



AVG HOUSEHOLD INCOME (EST.2025)

5 KM
\$163,873



LABOUR FORCE (EST. 2025)

5 KM
69.5%



MEDIAN AGE (EST. 2025)

5 KM
37.8 YEARS

▲ SOURCE: SITEWISE, 2026

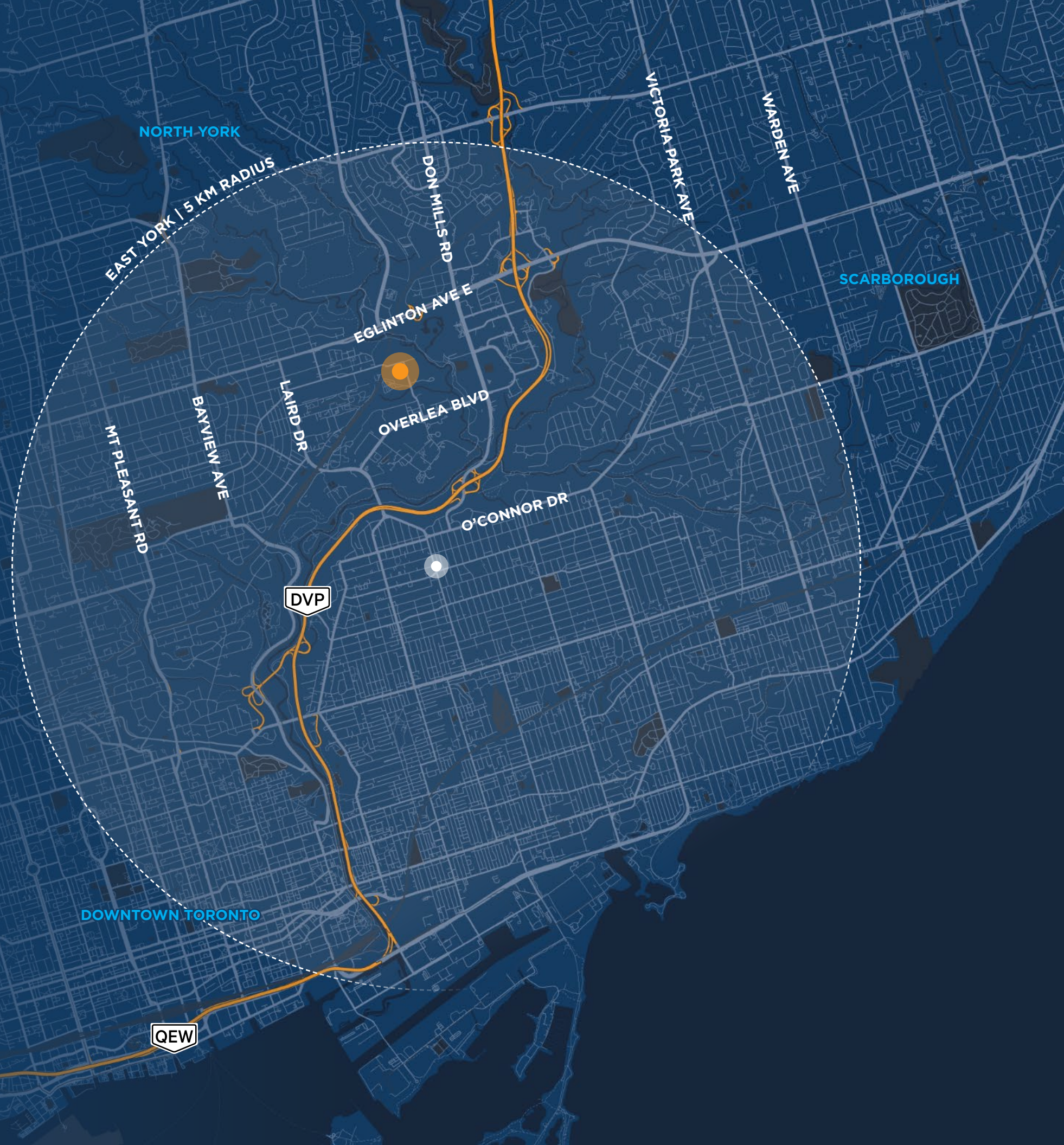
DRIVE TIMES

 **DON VALLEY PARKWAY**
4 MIN • 2.6 KM

 **HIGHWAY 401**
12 MIN • 7.7 KM

 **HIGHWAY 407**
15 MIN • 17.2 KM

 **DOWNTOWN TORONTO**
15 MIN • 11.6 KM



LOCATION & AMENITIES

TRANSIT ROUTES

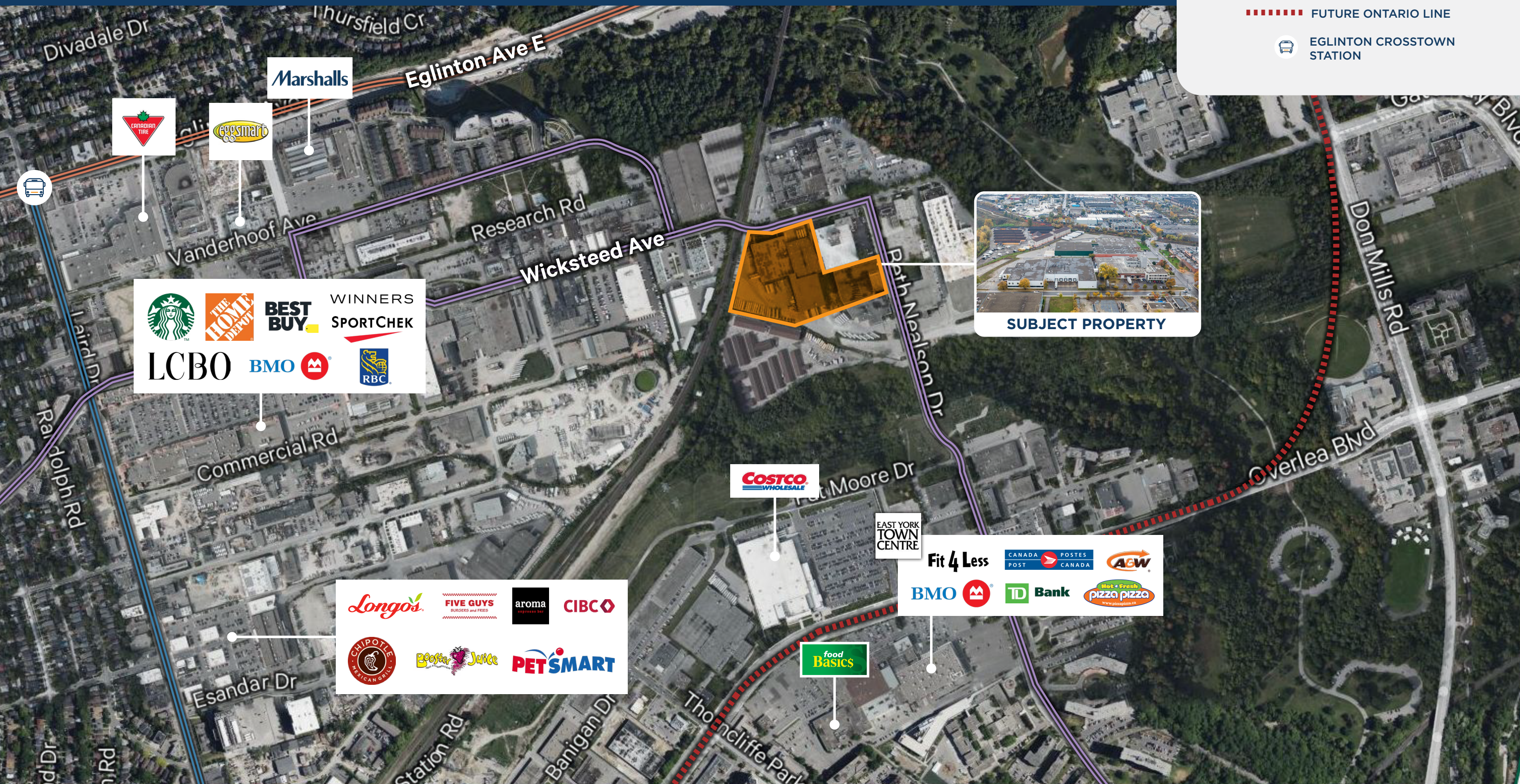
— EGLINTON LRT

— 88A LEASIDE

— 56A LEASIDE

— FUTURE ONTARIO LINE

 EGLINTON CROSSTOWN STATION



Canadian Tire
eggsmart
Marshalls

Starbucks **THE HOME DEPOT** **BEST BUY** **WINNERS** **SPORTCHEK**
LCBO **BMO** **RBC**

Longo's **FIVE GUYS** **aroma** **CIBC**
CHIPOTLE MEXICAN GRILL **Booster Juice** **PET SMART**

COSTCO WHOLESALE

EAST YORK TOWN CENTRE

Fit 4 Less **CANADA POST** **POSTES CANADA** **AEW**
BMO **TD Bank** **Hot & Fresh pizza pizza**

food Basics

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LEASIDE, TORONTO, ON



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