

INDUSTRIAL FREESTAND FOR SALE/LEASE

94 BROCKPORT DR
TORONTO, ONTARIO, CA

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INDUSTRIAL FREESTAND WITH
EXCESS LAND AVAILABLE

PROPERTY HIGHLIGHTS

Exceptional opportunity to lease or acquire a clean, well-maintained industrial facility in Etobicoke with prime Highway 27 exposure and excess land suitable for outside storage.

The property offers a highly functional layout complemented by a modern office component, including a 10,000 SF rear addition with 22' clear height. Zoned E1.0, the site accommodates a broad range of industrial and commercial uses, making it an ideal solution for users seeking visibility, flexibility, and long-term value in a highly accessible location.

LOT SIZE: 3.51 Acres

CLEAR HEIGHT: 16-22' Feet

ZONING: E1.0

ELECTRICAL SERVICE: 400 A / 600 V

PARKING: On-site

SPRINKLER: Available

TAXES: \$103,147 (2025)

FOR SALE

TOTAL SIZE: 80,125 SF

OFFICE: 19%

INDUSTRIAL: 81%

SHIPPING: 3 Drive-In / 8 Truck Level

ASKING PRICE: \$21,980,000



FOR LEASE

TOTAL SIZE: 48,000 SF

OFFICE: 50%

INDUSTRIAL: 50%

SHIPPING: 2 Drive-In / 1 Truck Level

ASKING NET RATE: \$16.50 Per SF



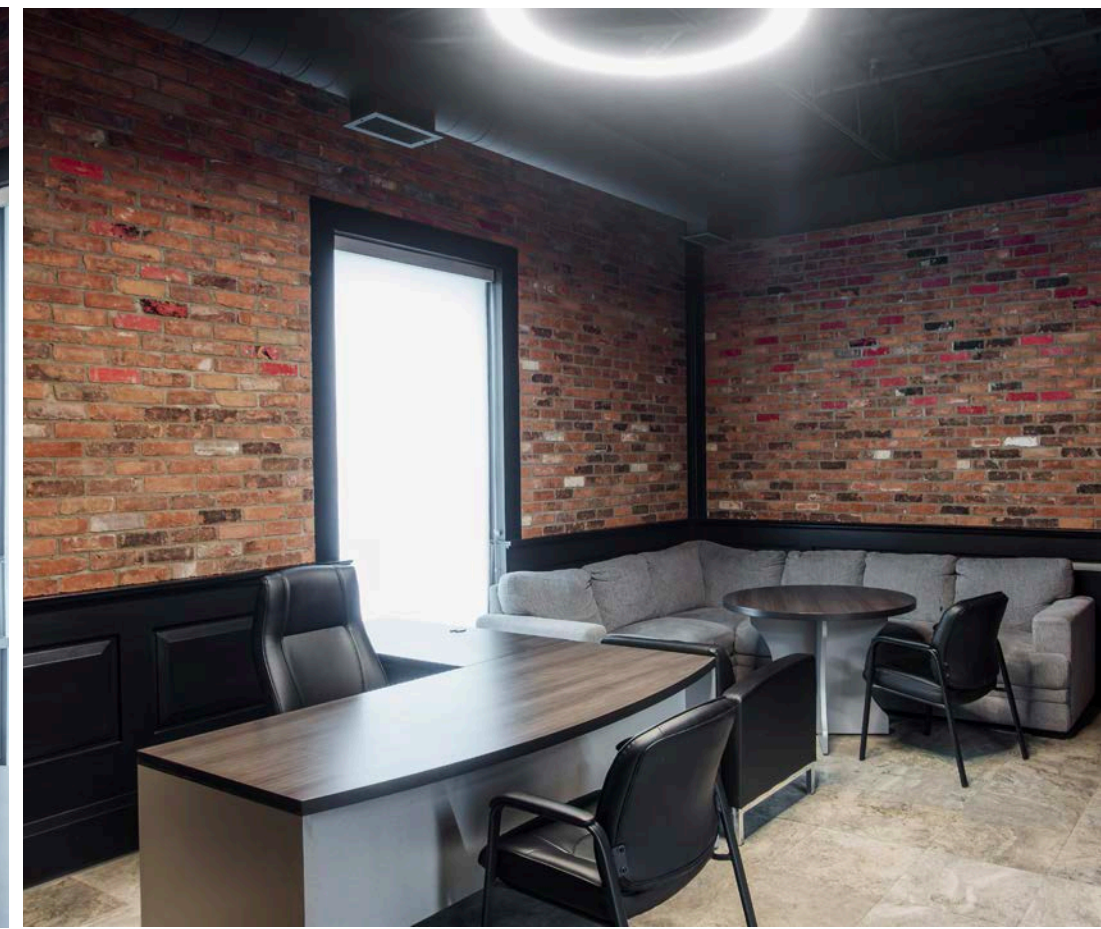
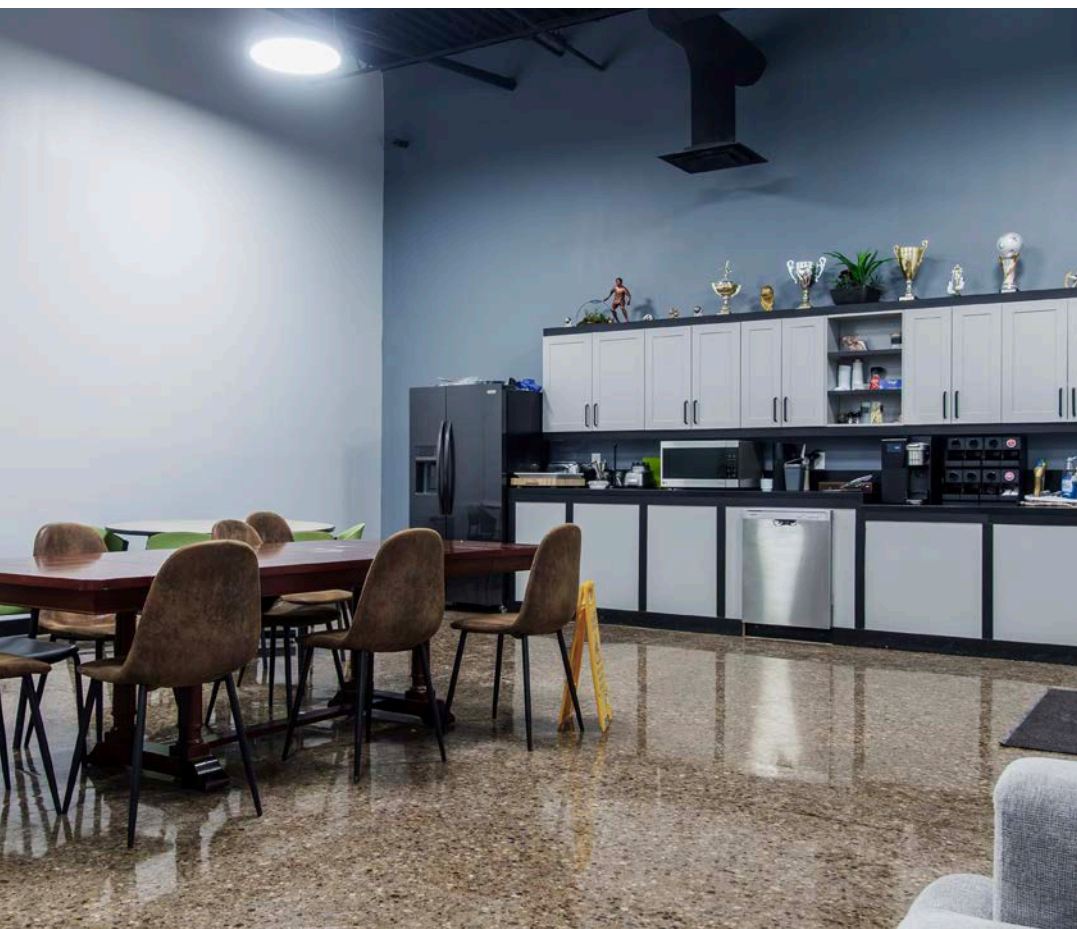
PROPERTY PHOTOS

94 BROCKPORT DRIVE
TORONTO, ON



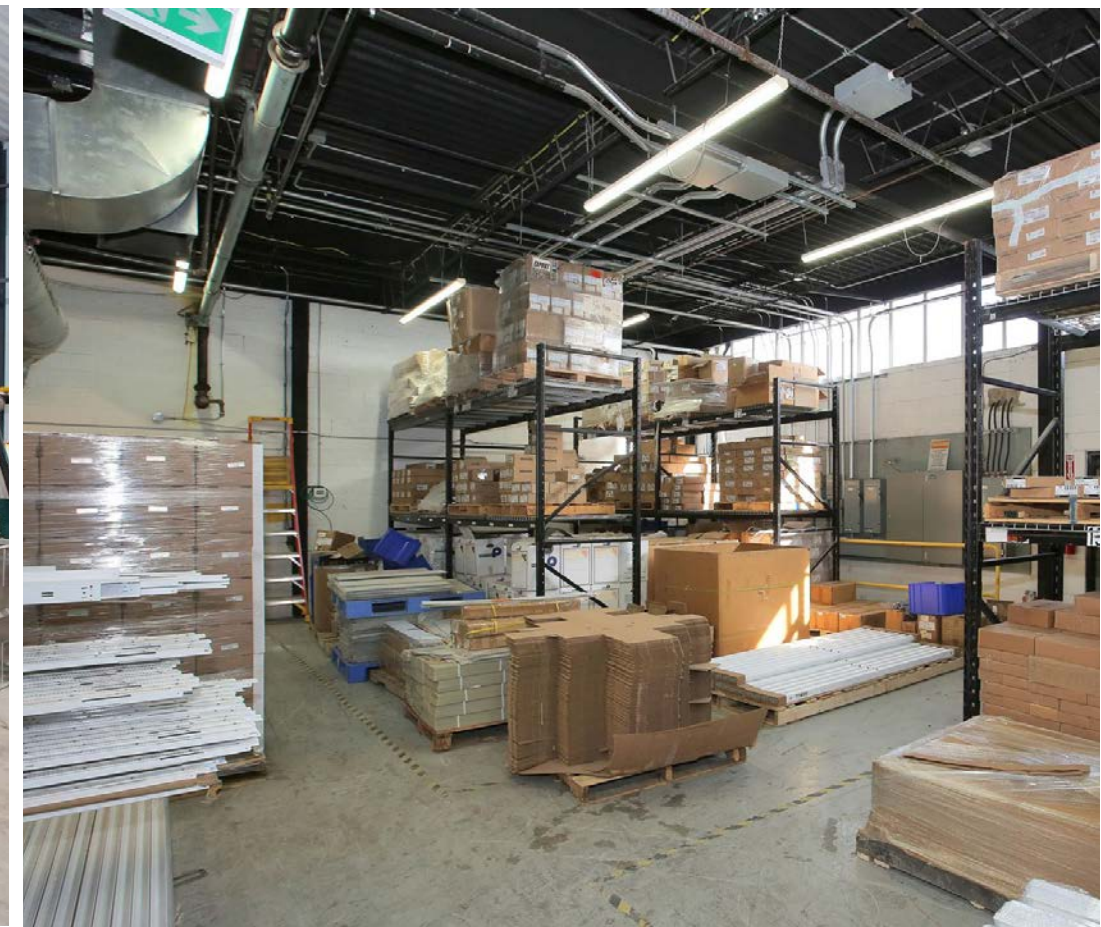
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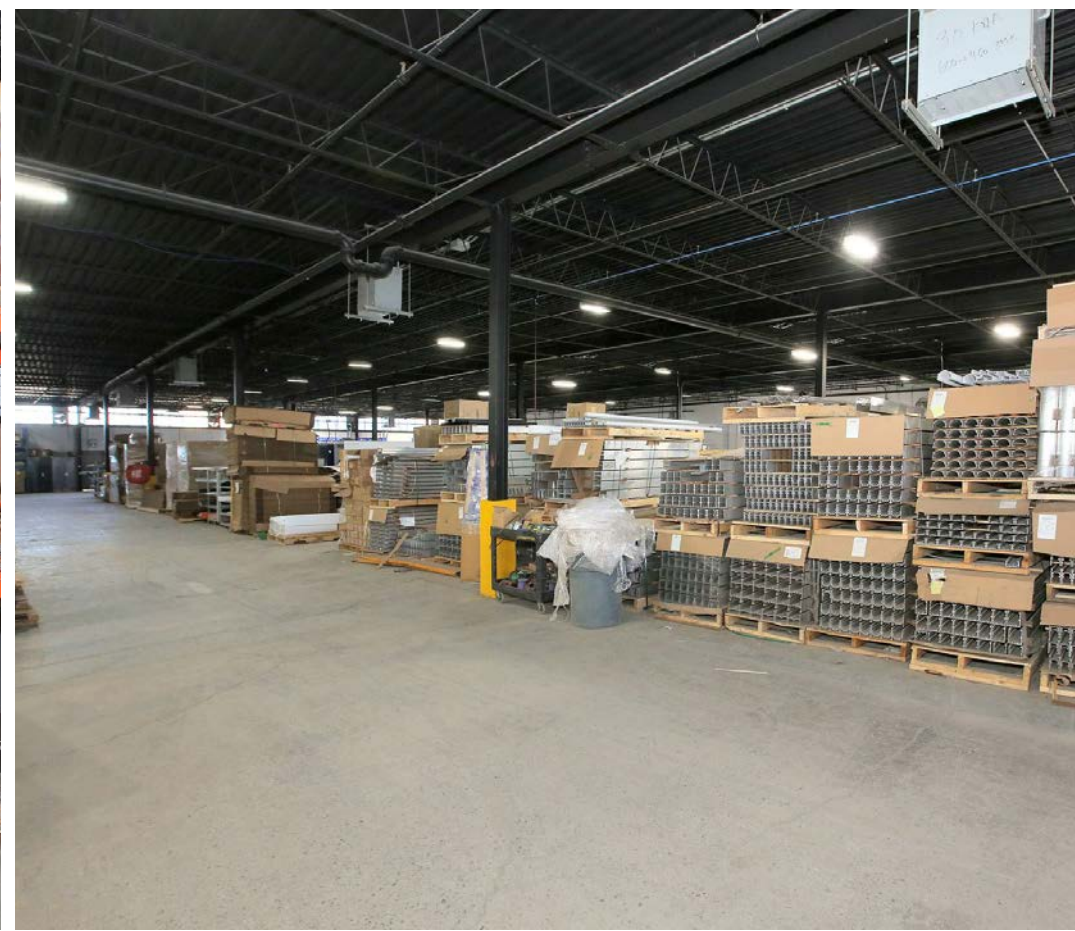
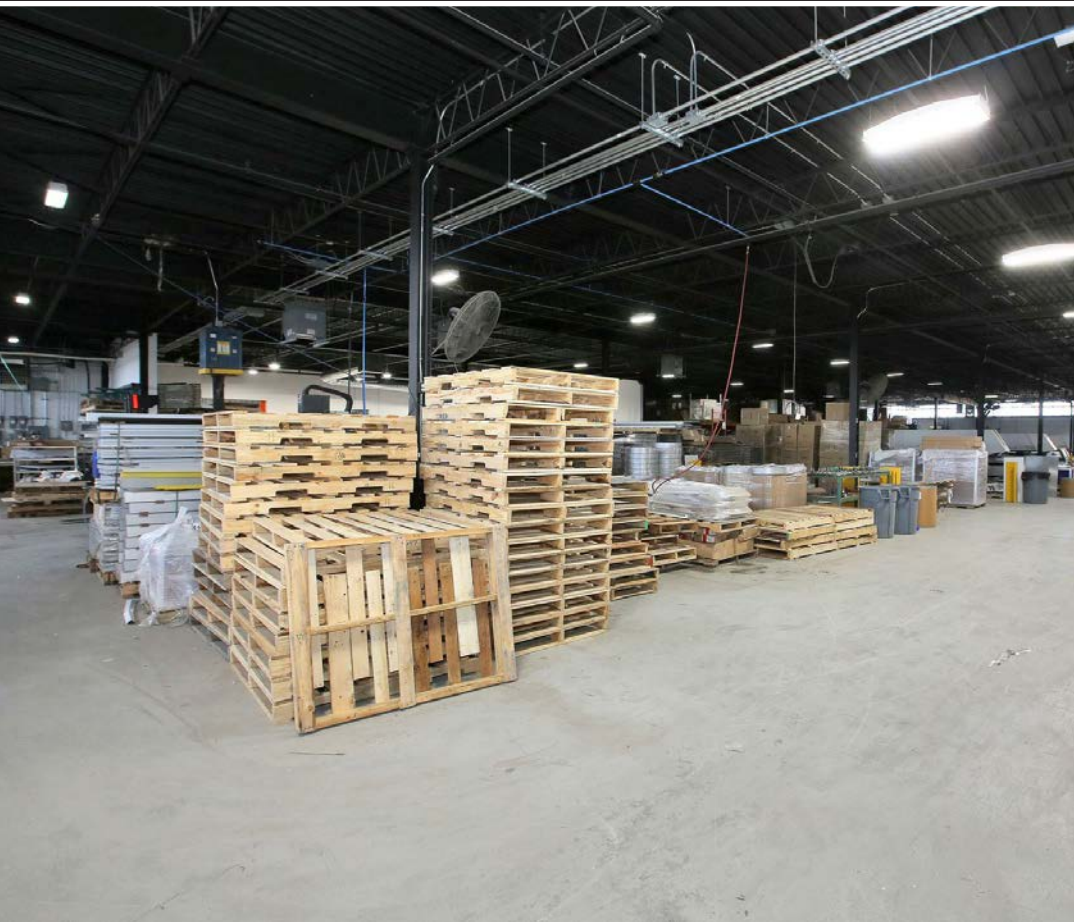
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CITY OF TORONTO ZONING BYLAW 569-2013



EMPLOYMENT INDUSTRIAL (E1.0)

PERMITTED USES:

Ambulance Depot	Industrial Sales and Services Use
Animal Shelter	Kennel
Artist Studio	Laboratory
Automated Banking	Office
Machine	Park
Bindery	Performing Arts Studio
Building Supply Yards	Pet Services
Carpenter's Shop	Police Station
Cold Storage	Printing Establishment
Contractor's	Production Studio
Establishment	Public Works Yard
Custom Workshop	Service Shop
Dry Cleaning or Laundry	Software Development and
Plant	Processing
Financial Institution	Warehouse
Fire Hall	Wholesaling Use

PERMITTED USES WITH CONDITIONS:

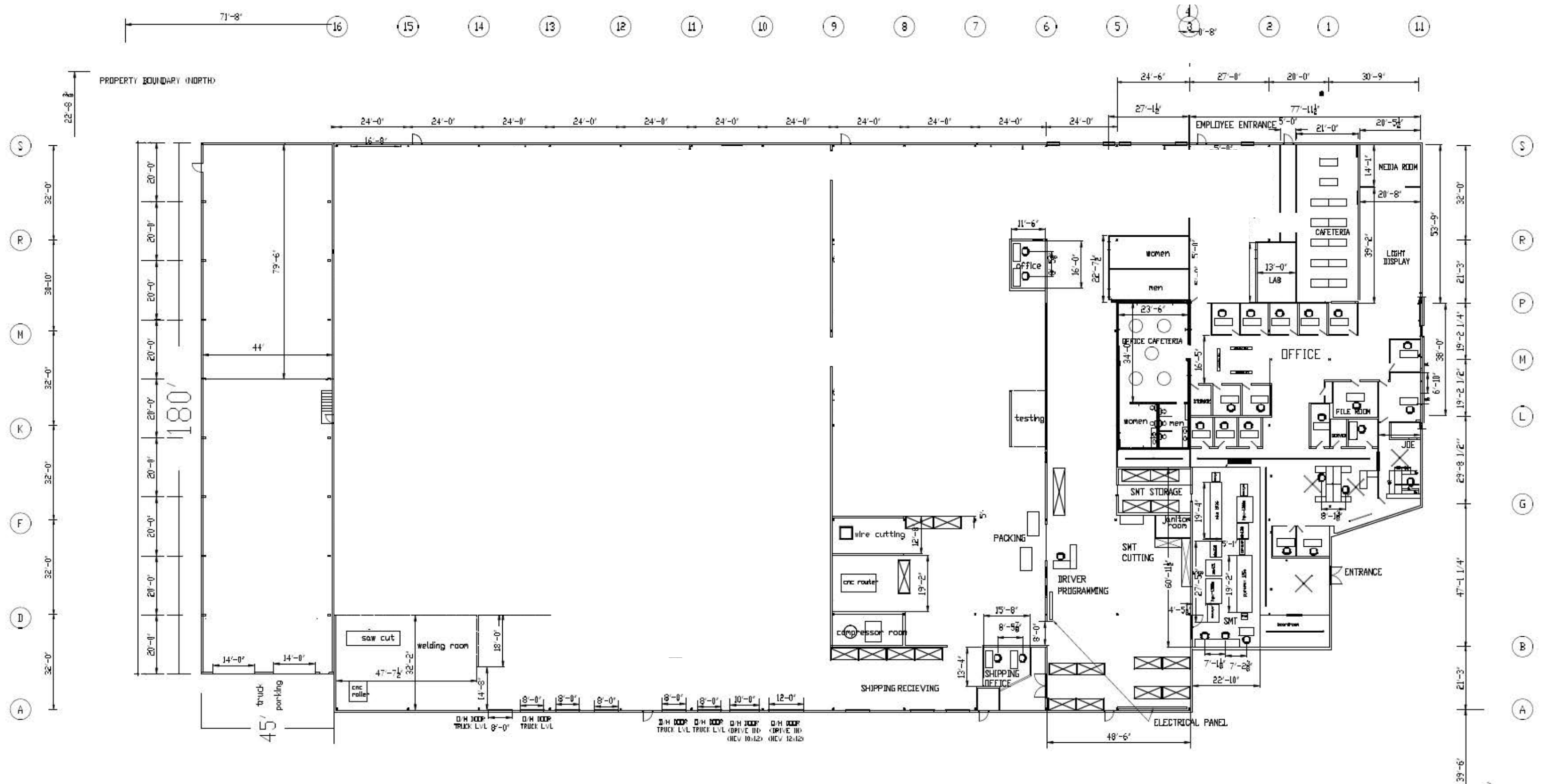
Body Rub Service (32)	Recreation Use (7)
Cogeneration Energy (26)	Renewable Energy (26)
Crematorium (33)	Retail Service (3)
Drive Through Facility (5,21)	Retail Store (4,30)
Eating Establishment (1,19,30)	Shipping Terminal (11)
Marihuana production facility (2)	Takeout Eating Establishment (1,30)
Metal Factory involving Forging	Transportation Use (28)
and Stamping (25)	Vehicle Depot (6)
Open Storage (10)	Vehicle Fuel Station (16,30)
Outdoor Patio (9)	Vehicle Repair Shop (23)
Public Utility (27,29)	Vehicle Service Shop (17,31)
Recovery Facility (8)	Vehicle Washing Establishment (18)

ALL MANUFACTURING USES EXCEPT:

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

FLOOR PLAN

94 BROCKPORT DRIVE
TORONTO, ON



AMENITIES MAP

94 BROCKPORT DRIVE
TORONTO, ON



CF SHERWAY GARDENS | 2.5KM | 6 MIN DRIVE STORES

- ALDO
- ADIDDAS
- APPLE
- ARITZIA
- BANANA REPUBLIC
- BATH & BODY WORKS
- BROWNS
- CANADA GOOSE
- CHAMPS
- CLUB MONACO
- FREE PEOPLE
- GUCCI
- H & M
- HARRY ROSEN
- INDIGO
- KATE SPADE
- LEGO
- LEVI'S
- LULULEMON
- ROGERS
- ROOTS
- RUDESAK
- SPORT CHECK
- SHOPPERS DRUG MART
- WILLIAMS-SONOMA

RESTAURANTS

- BEAUMONT KITCHEN
- BIG SMOKE BURGER
- CACTUS CLUB CAFE
- EATALY
- FRESH KITCHEN
- JOEY RESTAURANTS
- PI. CO.
- STARBUCKS
- THE KEG

SMART CENTRES | 1.9KM | 5 MIN DRIVE STORES

- BEST BUY
- DOLLARAMA
- HOMESENSE
- PARTY CITY
- PETSMART
- PUR & SIMPLE
- MARSHALLS
- MICHAELS
- STAPLES
- STRUCTUBE
- THE HOME DEPOT
- WALMART

RESTAURANTS

- EARLS KITCHEN + BAR
- EXTREME PITA
- FIVE GUYS
- FRESHII
- SCADDABUSH
- SUNSET GRILL
- TIM HORTONS
- VIVO PIZZA

- THE BURGER'S PRIEST
- CALIFORNIA SANDWICHES
- WENDY'S
- TACO BELL
- TIM HORTON'S
- RUDY
- BOSTON PIZZA
- WILD WING
- CIBC

- THE BUTCHER SHOPPE

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