



HEAVY POWER – 1,000 AMPS!

AVAILABLE IMMEDIATELY

FOR LEASE > ±19,705 SQ. FT.

12 GOLDTHORNE AVENUE
ETOBICOKE • ON

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> PROPERTY DETAILS



12 GOLDTHORNE AVENUE · ETOBICOKE, ON

LOCATION	Evans Avenue & Horner Avenue	
TOTAL SIZE	Office:	±2,226 Sq. Ft.
	Warehouse:	±17,479 Sq. Ft.
	Total Size:	±19,705 Sq. Ft.
ASKING RATE	\$10.00 Per Sq. Ft. Net	
CLEAR HEIGHT	±13'	
SHIPPING	2 Truck Level Doors, 1 Drive-In Door	
T.M.I. (EST. 2020)	\$4.74 Per Sq. Ft.	
POSSESSION	July 1 st , 2020	
ZONING	E1	

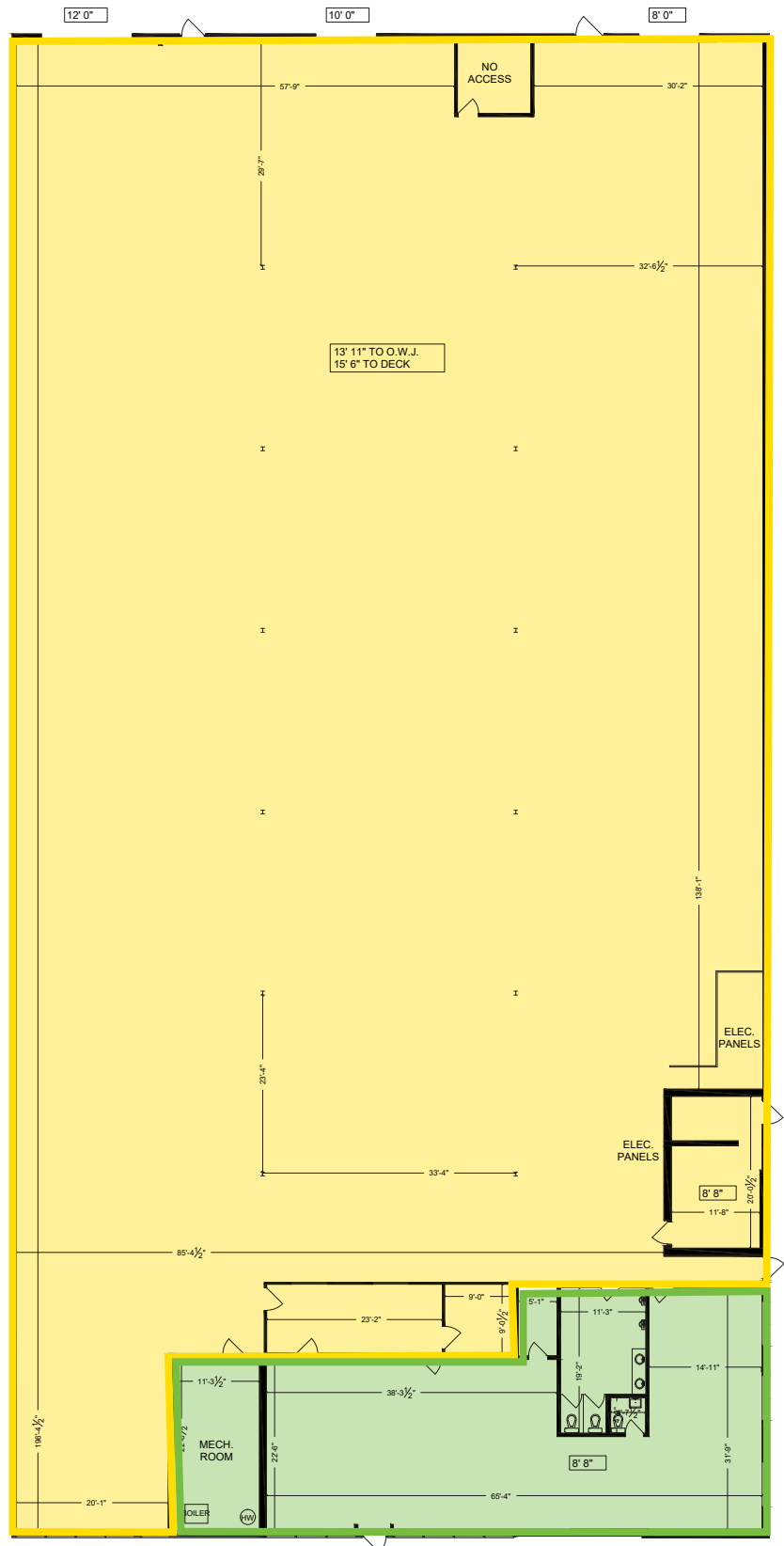
- > Heavy power - 1000 Amps
- > Functional configuration with nicely built office space
- > Separate office and warehouse washrooms
- > Immediate access to the Gardiner Expressway and downtown core
- > Well managed with great flexibility with future growth potential as part of a large portfolio

> PROPERTY PHOTOS

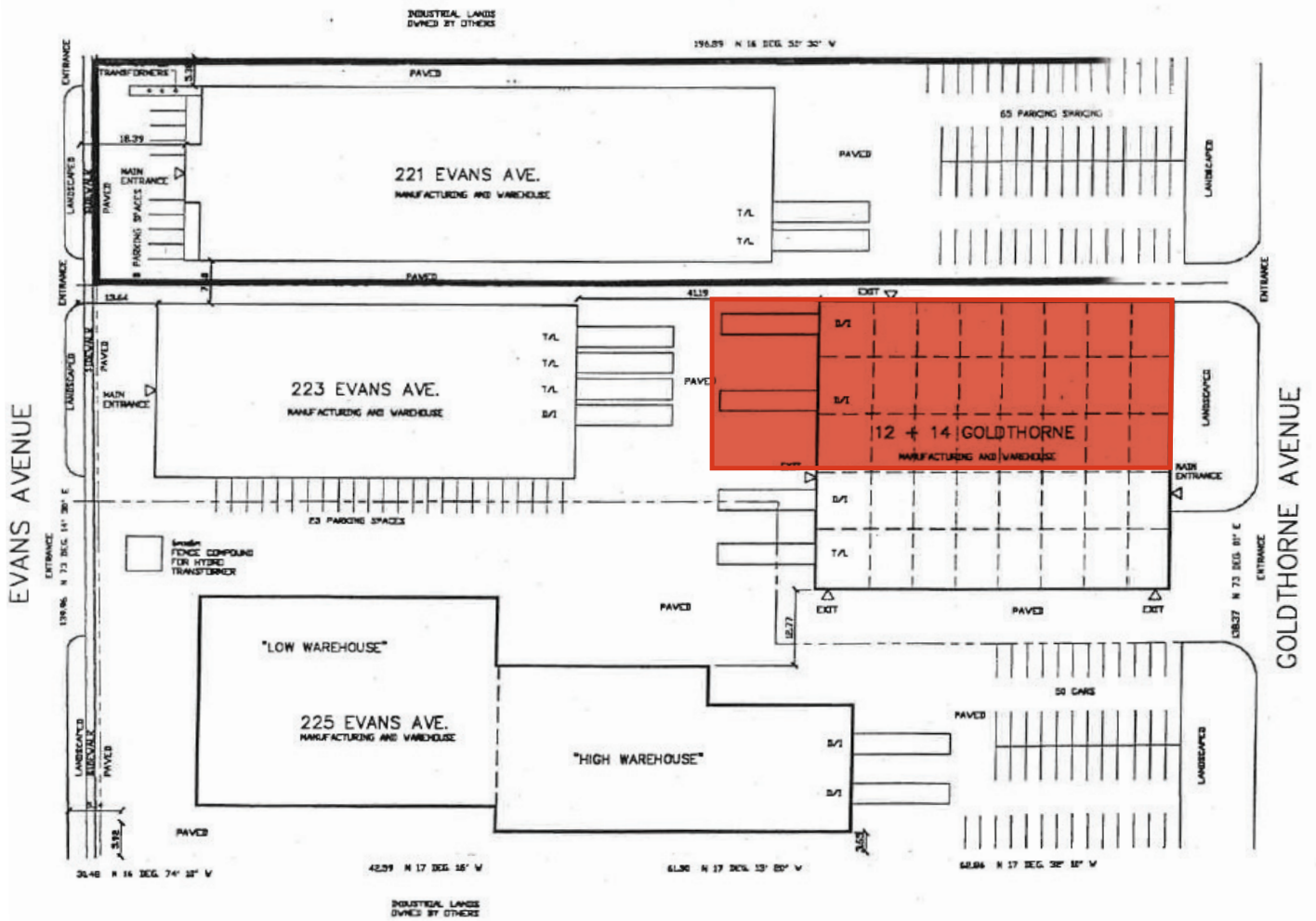


> FLOOR PLAN

- ±17,479 SQ. FT. WAREHOUSE AREA
- ±2,226 SQ. FT. OFFICE AREA



> SITE PLAN



> ZONING • E1

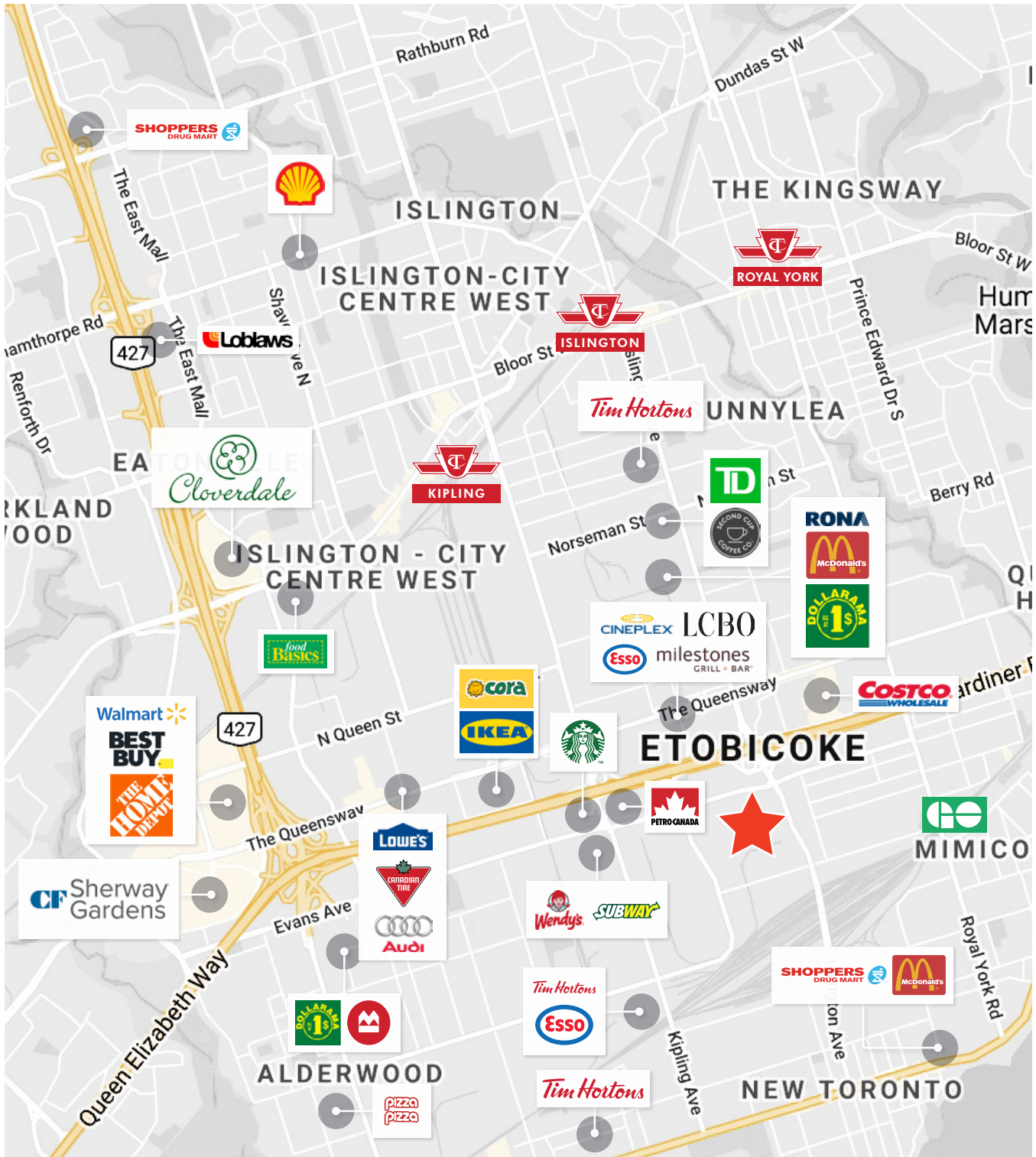
PERMITTED USES (E2)

- ✓ 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; Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- 8. Pesticide or Fertilizer Manufacturing;
- 9. Petrochemical Manufacturing;
- 10. Primary Processing of Gypsum;
- 11. Primary Processing of Limestone;
- 12. Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
- 13. Pulp Mill, using pulpwood or other vegetable fibres;
- 14. Resin, Natural or Synthetic Rubber Manufacturing;
- 15. 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

USE WITH CONDITIONS

- ✓ Body Rub Service (32)
- ✓ Cogeneration Energy (26)
- ✓ Crematorium (33)
- ✓ Drive Through Facility (5,21)
- ✓ Eating Establishment (3,19,30)
- ✓ Medical marihuana production facility (2)
- ✓ Metal Factory involving Forging and Stamping (25)
- ✓ Open Storage (10)
- ✓ 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 (3,30)
- ✓ Transportation Use (28)
- ✓ Vehicle Depot (6)
- ✓ Vehicle Fuel Station (16,30)
- ✓ Vehicle Repair Shop (23)
- ✓ Vehicle Service Shop (17,31)
- ✓ Vehicle Washing Establishment (18)

> AMENITIES MAP



 PROPERTY LOCATION

12 GOLDTHORNE AVENUE

ETOBICOKE • ON



LOCATION	DISTANCE	TIME
Gardiner Expressway	<1 km	1 min
Highway 427	3.5 km	4 min
Queen Elizabeth Way	4.5 km	4 min
Highway 401	12 km	9 min
Toronto Pearson Airport	13 km	11 min
Downtown Core	14.3 km	14 min

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