

**28**  
**INGRAM DRIVE**

TORONTO, ON



**9,200 SF WITH  
±0.30 ACRES YARD  
FOR LEASE**

 **CUSHMAN &  
WAKEFIELD**

# // FOR LEASE

## PROPERTY DETAILS

<b>ADDRESS</b>	28 Ingram Drive
<b>UNIT SIZE</b>	9,200 SF with $\pm 0.30$ acres yard
<b>CEILING HEIGHT</b>	14'06"
<b>SHIPPING</b>	3 DI doors 1 TL door
<b>POWER</b>	600V/200A
<b>ZONING</b>	E1.0
<b>NET RENT</b>	\$19.95
<b>TMI</b>	\$6.85 PSF

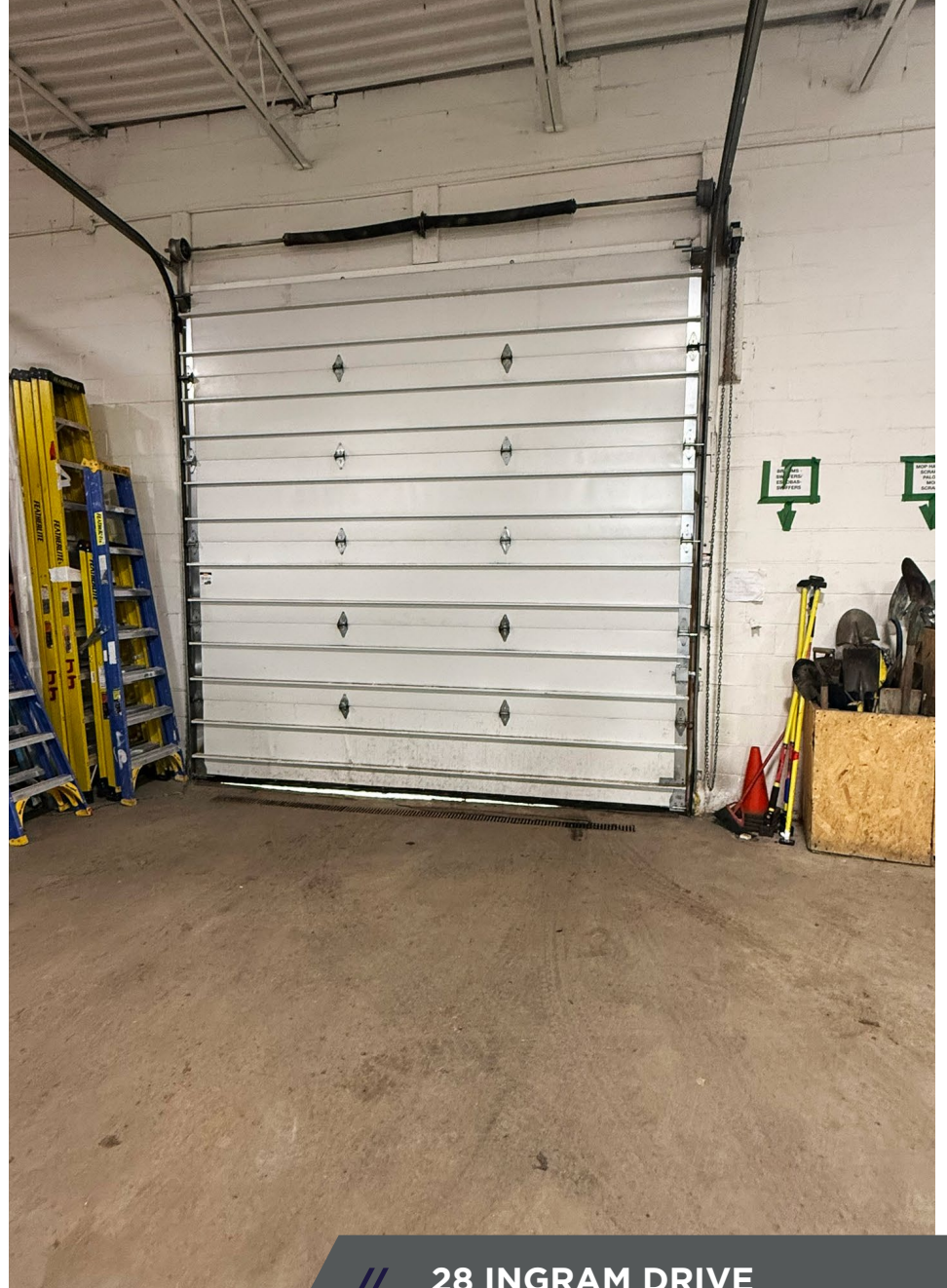
## PROPERTY HIGHLIGHTS

- Excellent location within steps to Keele Street and public transit
- Clean and well-maintained units
- Easy access to Highways 401 and Allen Road



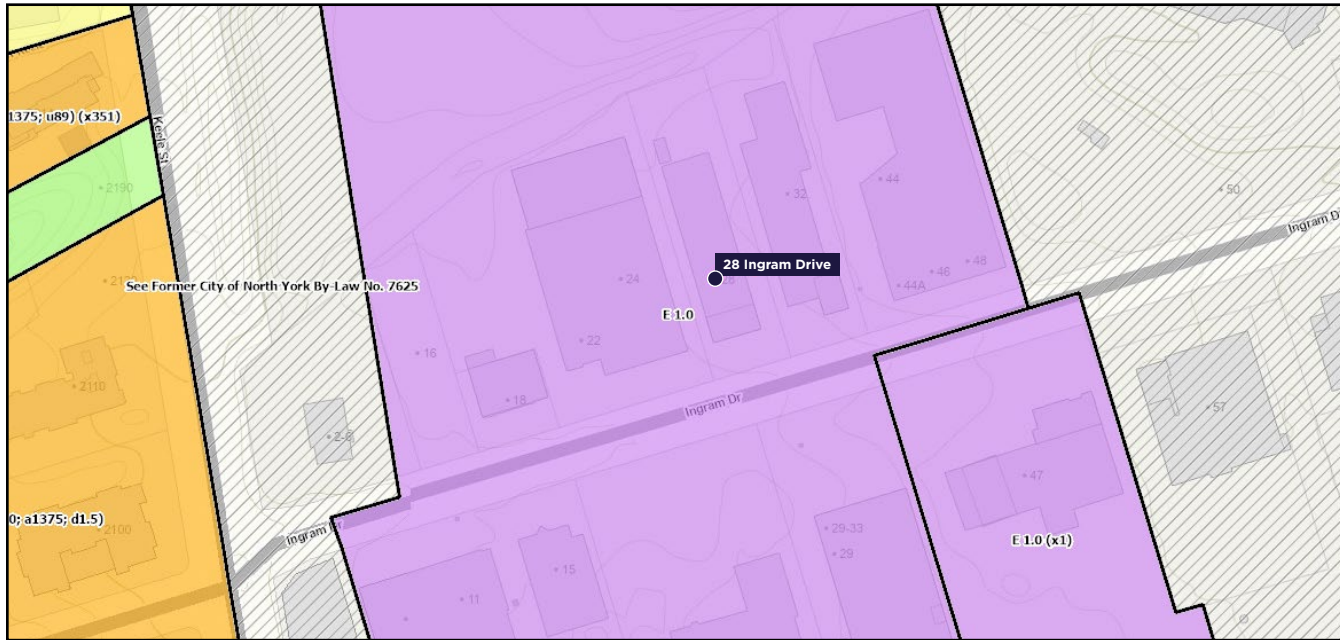
// **28 INGRAM DRIVE**  
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# // PROPERTY PHOTOS



// 28 INGRAM DRIVE  
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# // ZONING



## 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
- Manufacturing Uses
- 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

## In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5, 21)
- Eating Establishment (1, 19, 30)
- Marihuana 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



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**FOR MORE INFORMATION, PLEASE CONTACT:**

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