

# INDUSTRIAL SPACE FOR LEASE



**55 QUEENS PLATE DRIVE**  
UNIT 5, TORONTO, ON

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**YOUR SUCCESS IS OUR TARGET.**

# UNIT CONFIGURATIONS

## UNIT 5:

**TOTAL SIZE:** 3,641 SF

**OFFICE SIZE:** 844 SF

**INDUSTRIAL SIZE:** 2,797 SF

**SHIPPING:** 1 Truck Level

**CLEAR HEIGHT:** 18'2"

**NET RATE:** \$17.95 PSF

**T.M.I.:** \$5.74 PSF (2026)

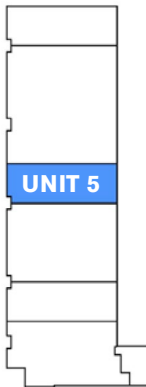
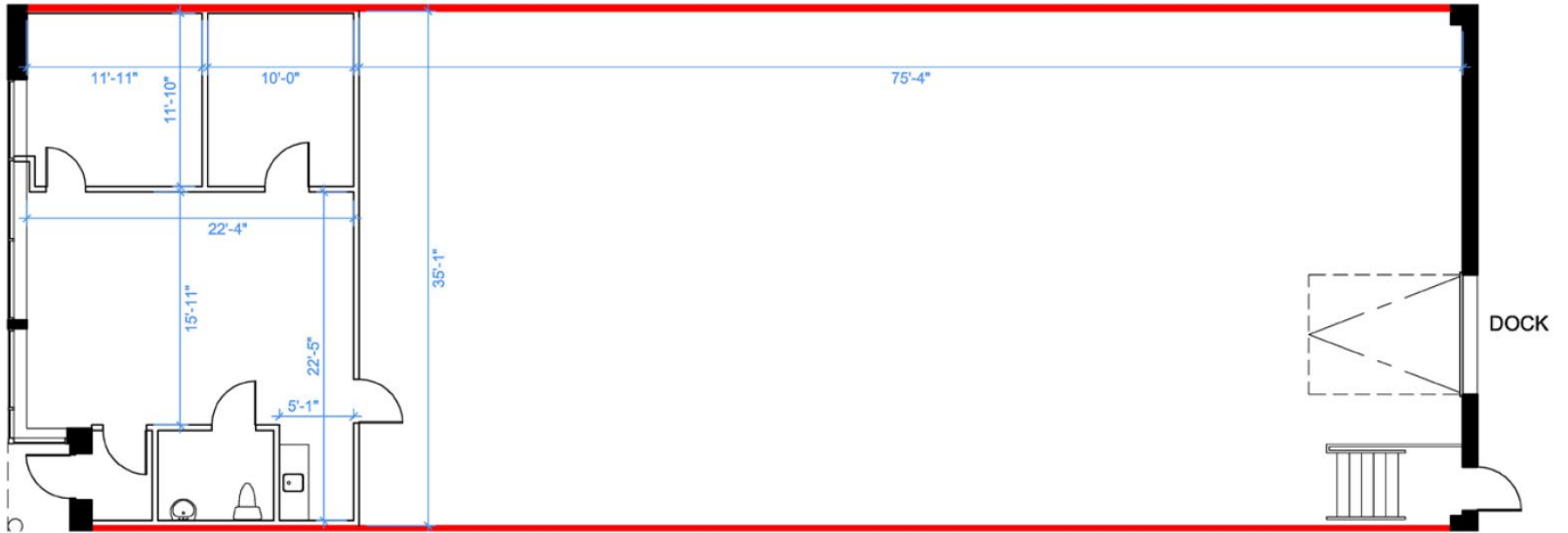
**AVAILABILITY:** Immediate

## PROPERTY HIGHLIGHTS

- New LED lighting installed throughout the warehouse and office
- 53' trailer access
- Ample free parking
- Premier national landlord
- Close proximity to Hwy 27

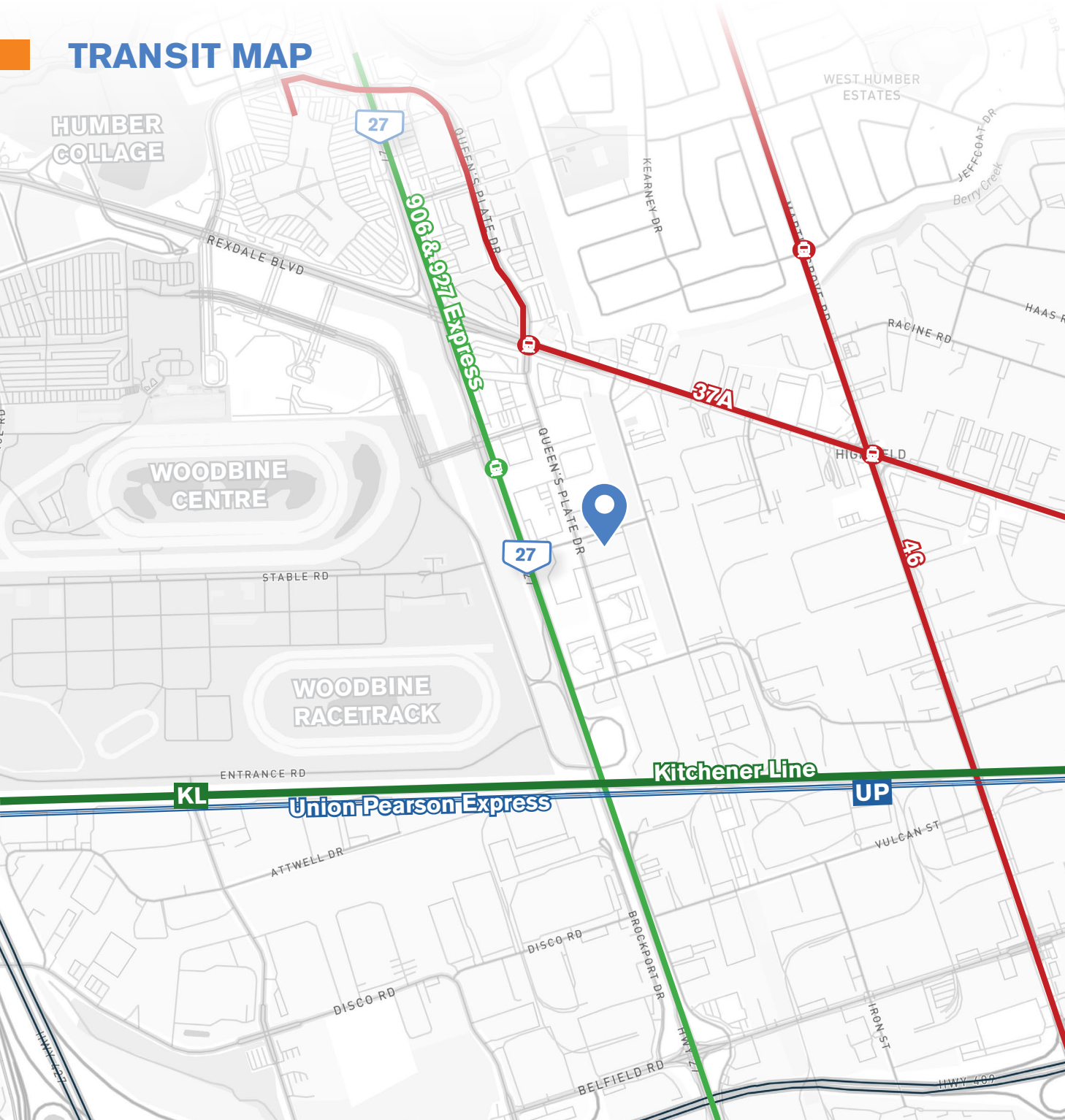


# FLOOR PLAN



AREA SUMMARY	
	RENTABLE AREA
OFFICE	844 S.F.
WAREHOUSE	2,797 S.F.
TOTAL	3,641 S.F.

# TRANSIT MAP



# NEARBY BUS ROUTES

 37A

 46

 906 & 927 Express

 Union Pearson Express

 Kitchener Line

**55 QUEENS PLATE DRIVE** offers strong accessibility for both office and industrial users, located just east of Highway 27 and south of Rexdale Boulevard with direct access via Queens Plate Drive. The property is well-served by TTC routes connecting to Kipling (Line 2) and Wilson (Line 1) stations, providing convenient commuting options for employees. Immediate access to Highways 27, 427, 401, and 409, along with close proximity to Toronto Pearson International Airport, ensures efficient regional connectivity for distribution, service commercial, and office operations within this established employment node.

# AMENITIES MAP



**DRIVE**  
**TIMES**

**1 MIN | 230 M**

DRIVE TO  
HWY 27

**4 MIN | 3.3 KM**

DRIVE TO  
HWY 409

**5 MIN | 4.3 KM**

DRIVE TO TORONTO  
PEARSON AIRPORT

# THE TEAM

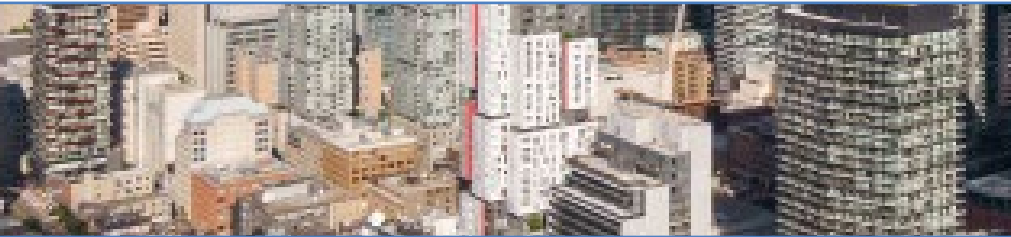


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We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

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Brokers Can Earn a \$1,000 Gift Card for new leases executed prior to March 31st, 2026.

[VIEW TRAVEL PROMO & CONDITIONS](#)



SPEAR REALTY is a brokerage specializing in GTA real estate, land, development, and investment. We thrive on scouting real estate solutions throughout the GTA, while elevating the process with unsurpassed service and professional excellence.

Honed by years of success, Spear Realty values its role as a trusted real estate partner, taking the time to understand every client's goals through a well-established collaborative network, certified local-market expertise and professional excellence.

Spear's inclusive philosophy is committed to solutions that are strictly in the space user's best interest and free from the conflict of interests. Spear's mission is to define and understand the client's business and financial as well as non-financial drivers, applying our comprehensive knowledge of real estate markets and business strategy to design and implement solutions that achieve our clients' goals.

[spearrealty.ca](http://spearrealty.ca)

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