

36 Horner Avenue

17,562 SF of Flex Office and Industrial Space Available

Dillon Stanway**, AVP
416.649.5904
dstanway@lennard.com

Chris Marit*, VP
416.649.5941
cmarit@lennard.com

For Sublease: Flex Office/Industrial



Lennard:

200-55 University Avenue, Toronto
416.649.5920 • lennard.com

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Here is where
your business
will *grow*.

36 Horner Avenue

17,562 SF of flex office / industrial space available for sublease at corner of Evans Ave & Horner Ave in Etobicoke.



Available Space

10,162 SF (Flex Office)

7,400 SF (Industrial)



Net Rent

Call Listing Agents

Additional Rent

\$5.86 PSF (2025 Estimate)



Parking

15 Spaces



Shipping Door

1 Truck Level



Freight Elevator

Yes



Zoning

E 1.0



Availability

Immediate

Sublease Term

Negotiable (3-10 Years)



Listing Agent

Dillon Stanway**

Associate Vice President

416.649.5904

dstanway@lennard.com

Chris Marit*

Vice President

416.649.5941

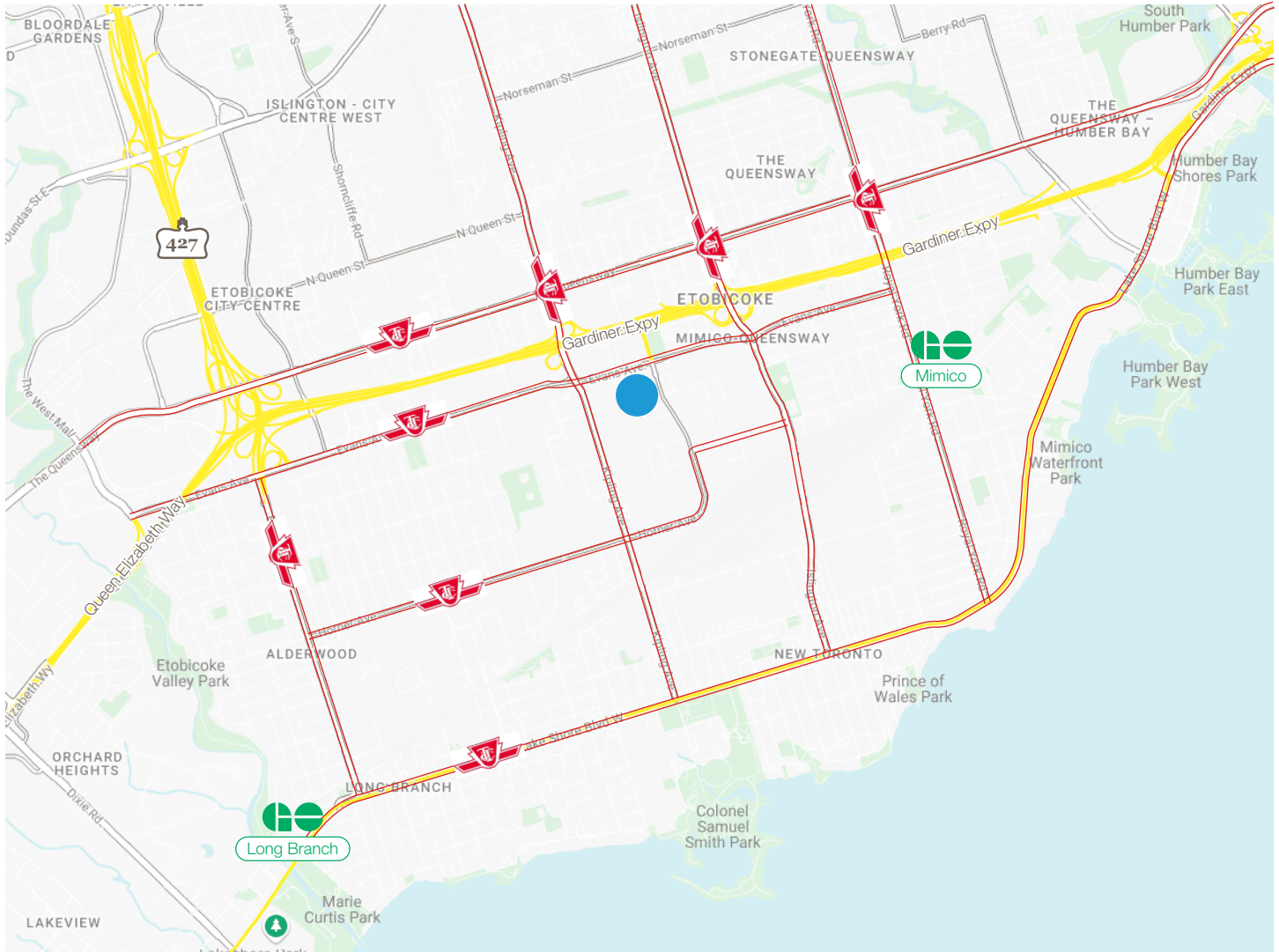
cmarit@lennard.com

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Property Highlights

- Well located off Gardner Expressway and close to TTC transit
- Access to shipping door and freight elevator
- Ample power and electric services to Premises
- Many uses permitted

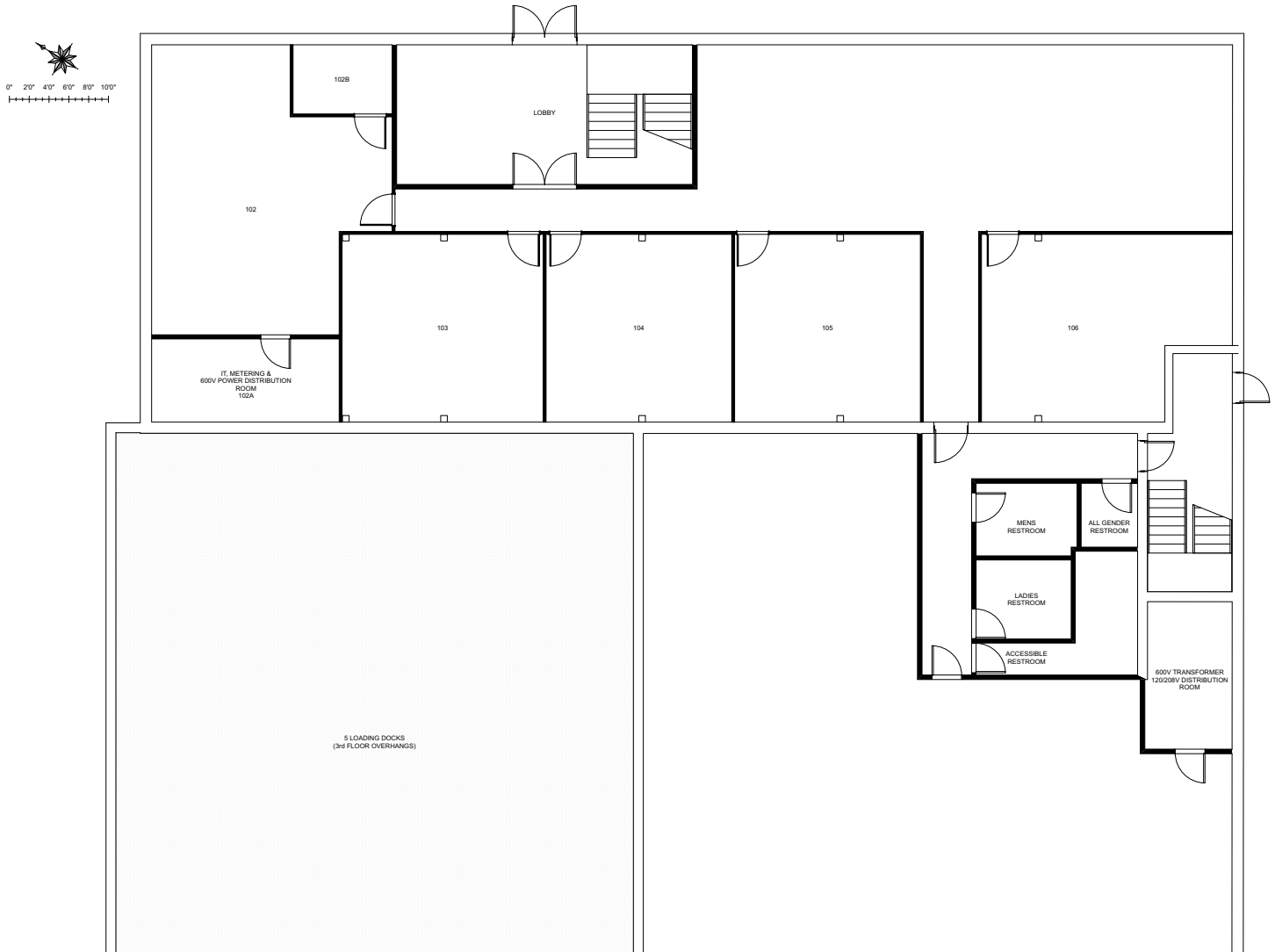
36 Horner Avenue



-  TTC Bus Route
-  Go Station
-  Highway

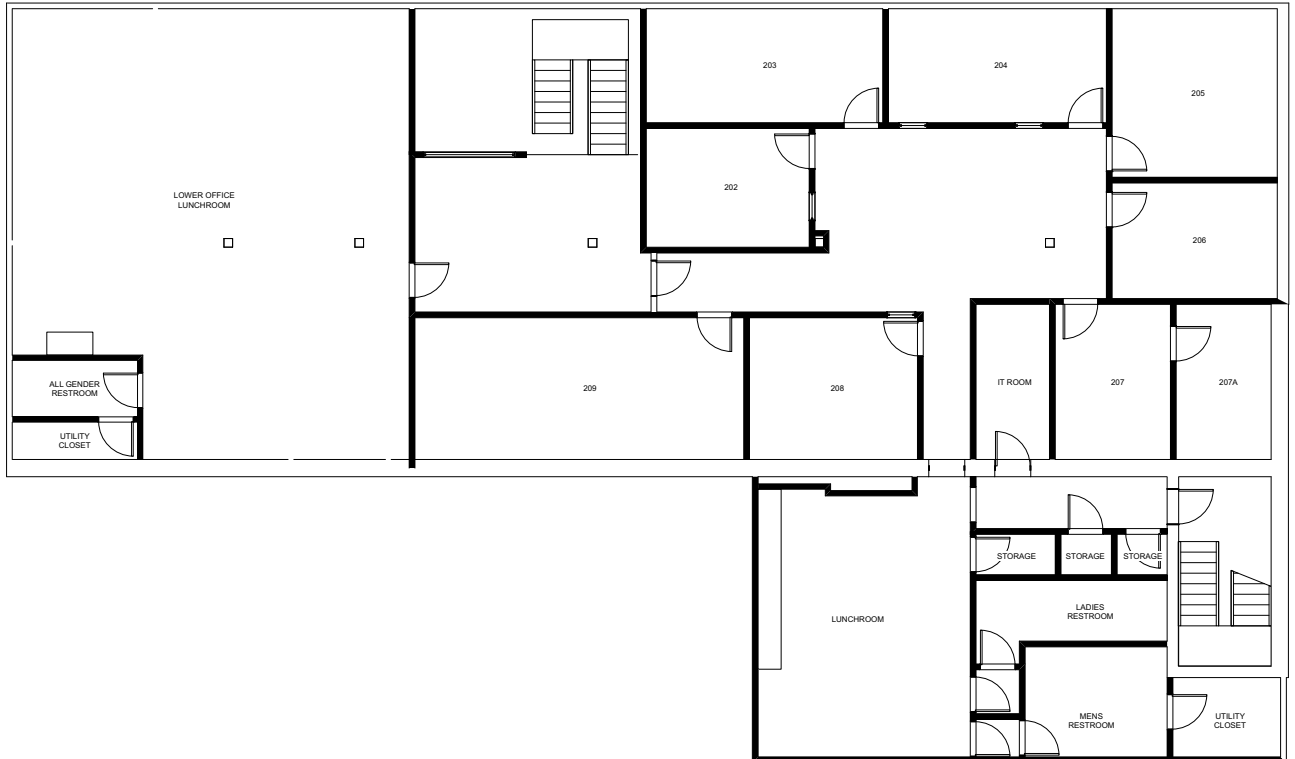
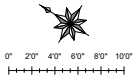
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1st Floor: 5,681 SF (Flex Office)



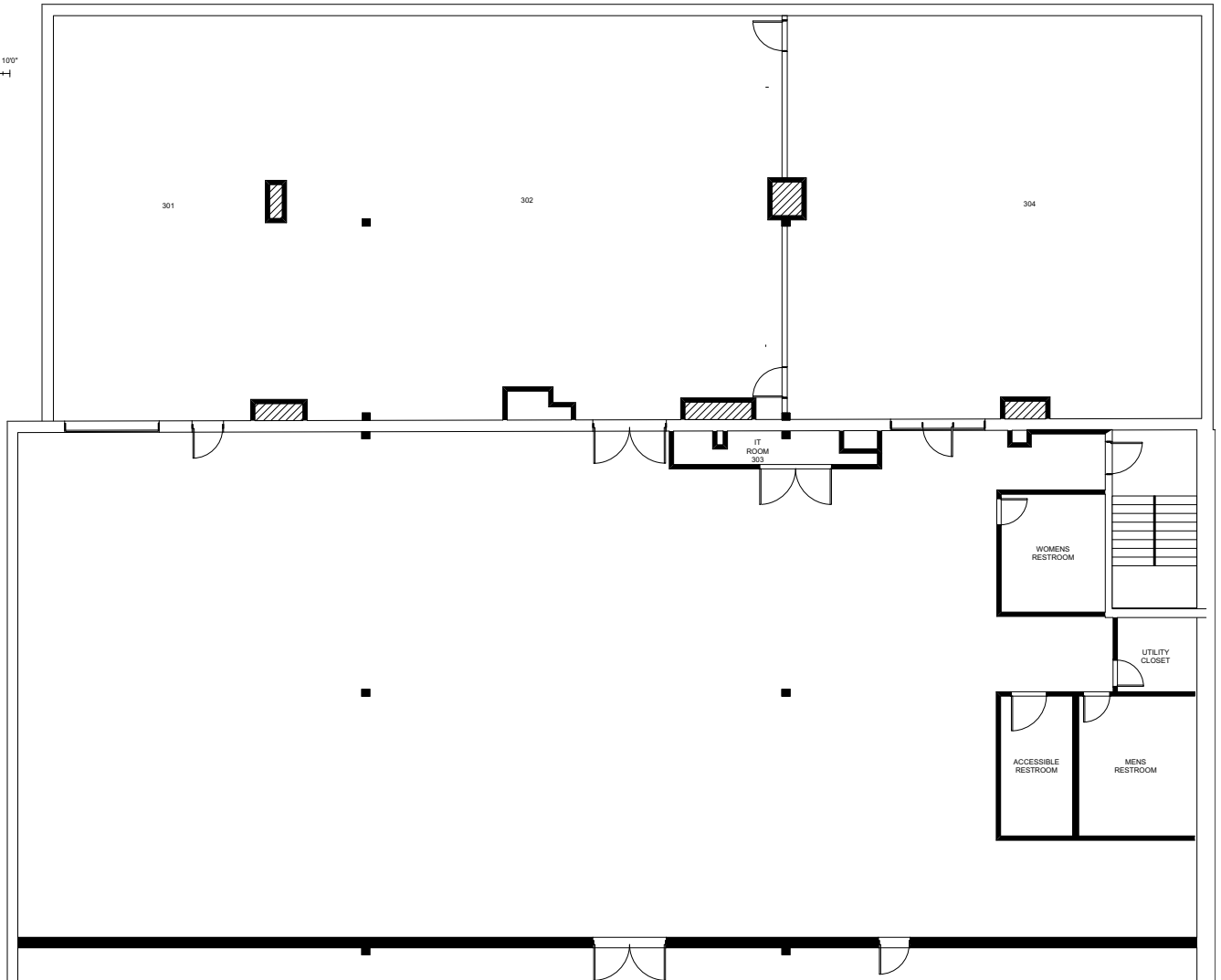
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2nd Floor: 4,481 SF (Office)



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3rd Floor: 7,400 SF (Industrial)



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Use - Employment Industrial Zone (E1.0)

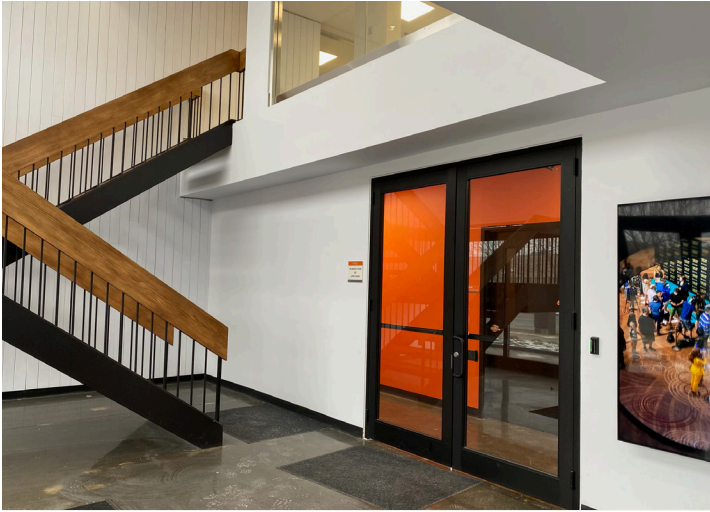
In the E zone, the following uses are permitted:

- 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
- Wholesaling Use [By-law: OMB PL130592]

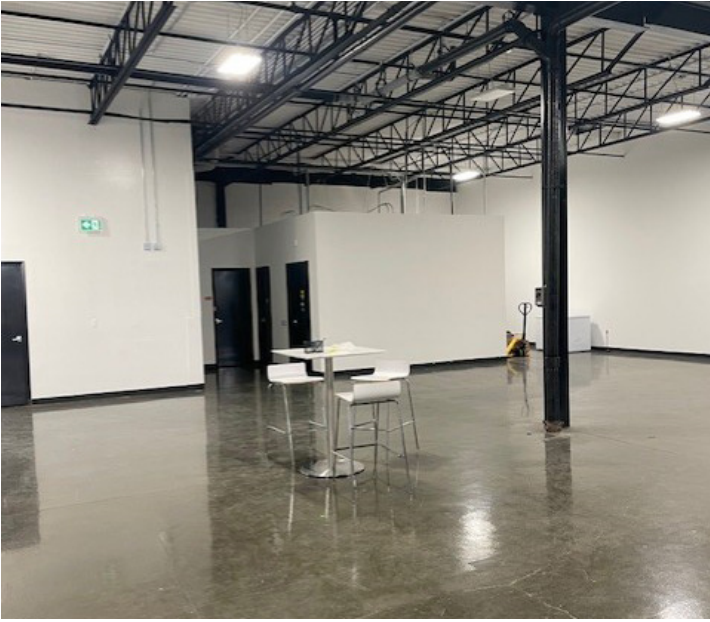
In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- 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 (18) [By-law: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]

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*A bright future for your
business is right here.*

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