

Land for Lease

15 Atomic Avenue, Toronto

±1.70 ACRES • FENCED & SECURED

PHILLIP CHEUNG*
Executive Vice President
416 798 6243
phillip.cheung@cbre.com

CARLEY WILLIAMSON
Sales Representative
416 798 6276
carley.williamson@cbre.com

EVAN S. WHITE*
Executive Vice President
416 798 6232
evan.white@cbre.com

*Sales Representative

CBRE

Property Details

THE QUEENSWAY & ATOMIC AVENUE

LOT SIZE ±1.70 Acres

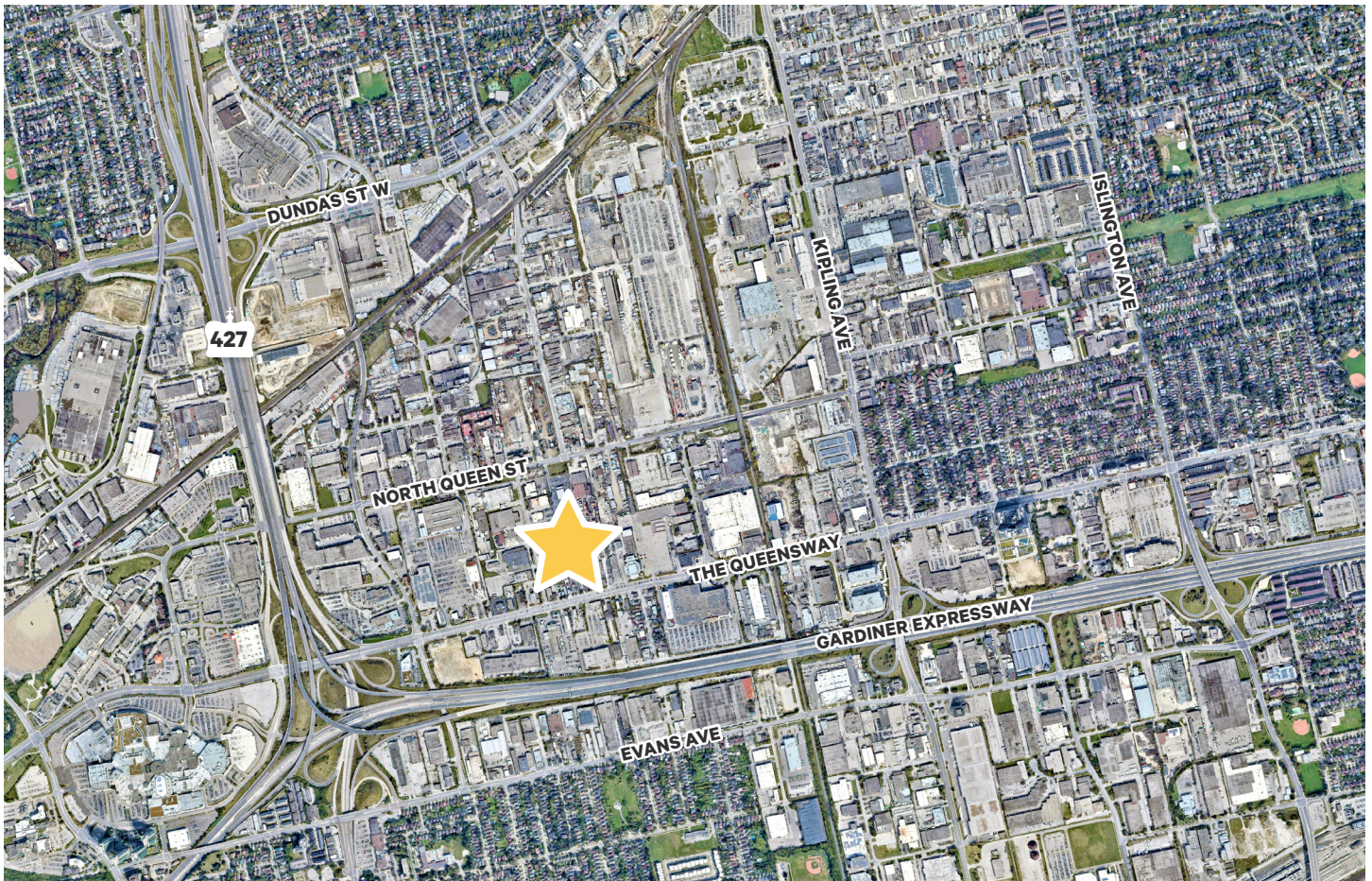
ASKING RATE \$12,500 per Acre per Month Semi-Gross

ZONING E1 - Employment Industrial

POSSESSION Immediate

COMMENTS

- Landlord requires a 2 month termination option.
- Property is fenced and secured.
- Great location with easy access to Highway 427, the Gardiner Expressway and QEW.
- Close proximity to several amenities. Strong labour and public transit area.



Property Zoning

E1 - EMPLOYMENT INDUSTRIAL

PERMITTED USES

- ✓ 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
- ✓ 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

✓ **Manufacturing Use if it is not one of the following:**

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

USE WITH CONDITIONS

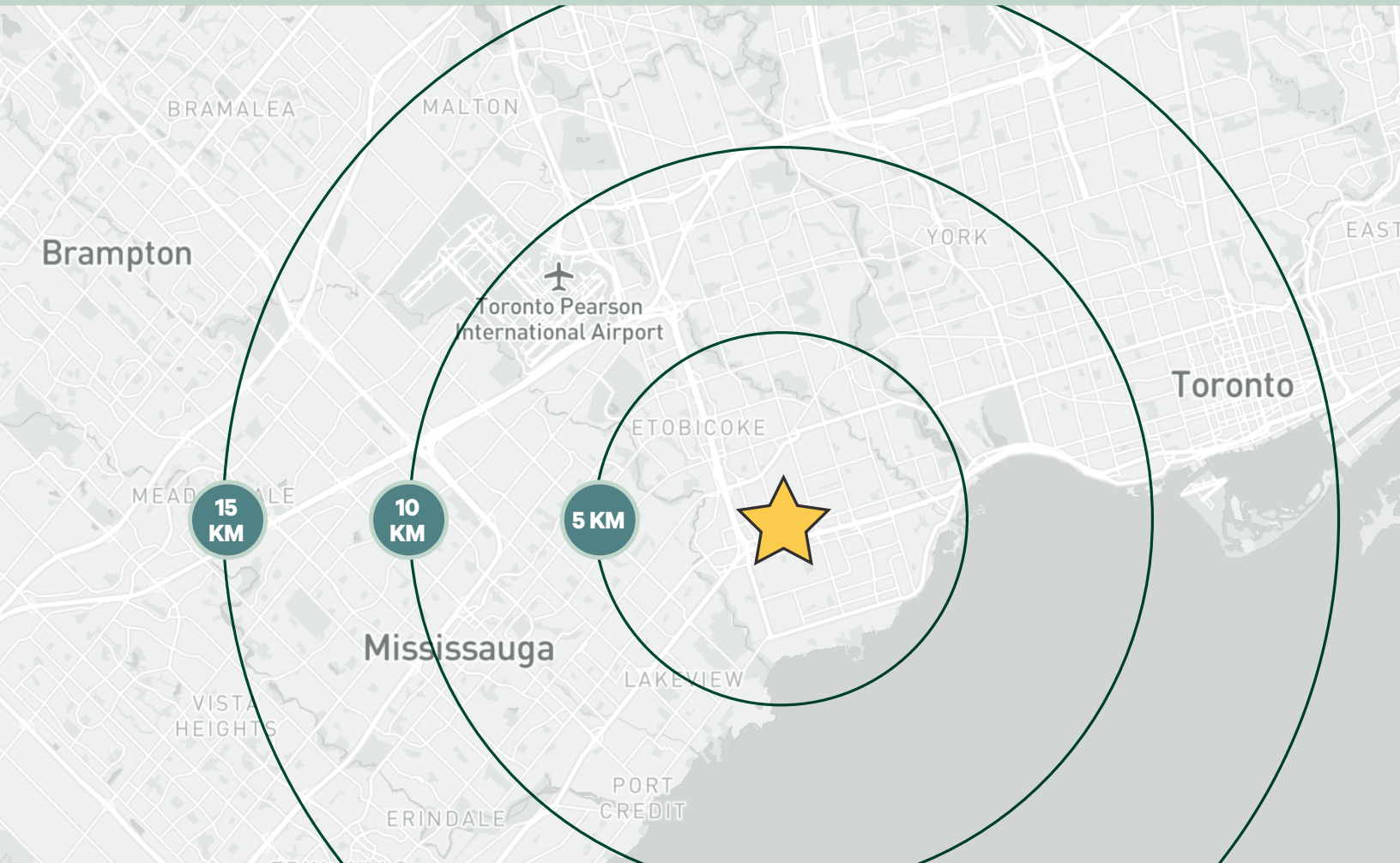
- ◆ Body Rub Service (32)
- ◆ Cogeneration Energy (26)
- ◆ Crematorium (33)
- ◆ Drive Through Facility (5,21)
- ◆ Eating Establishment (3,19,30)
- ◆ Medical marijuana production facility (2)
- ◆ Metal Factory involving Forging and Stamping (25)
- ◆ Open Storage (10)
- ◆ Public Utility (27,29)
- ◆ Recovery 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)

Property Amenities



For Lease

15 Atomic Avenue
Toronto, ON



DRIVE TIMES

GARDINER EXPRESSWAY

3 MIN / 2.6 KM

KIPLING STATION

6 MIN / 3.0 M

HIGHWAY 427

4 MIN / 3.0 KM

PEARSON I'NTL AIRPORT

10 MIN / 10.5 KM

HIGHWAY 401

14 MIN / 13.5 KM

DOWNTOWN TORONTO

24 MIN / 16.2 KM

Phillip Cheung*

Executive Vice President
416 798 6243
phillip.cheung@cbre.com

Carley Williamson

Sales Representative
416 798 6276
carley.williamson@cbre.com

Evan S. White*

Executive Vice President
416 798 6232
evan.white@cbre.com

CBRE LIMITED, REAL ESTATE BROKERAGE | TORONTO WEST

5935 AIRPORT ROAD, SUITE 700, MISSISSAUGA, ON L4V 1W5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

*Sales Representative

CBRE