

CBRE

10 QUEEN ELIZABETH BOULEVARD

UNITS 1 & 2 | TORONTO, ON



**INDUSTRIAL/OFFICE SPACE FOR LEASE
WITH EXCEPTIONAL HIGHWAY EXPOSURE**

THE OFFERING

CBRE is pleased to present for lease 10 Queen Elizabeth Boulevard. This premium freestanding industrial and office opportunity features two contiguous units totaling up to 28,922 SF of industrial space and 9,918 SF of high-end, built-out office area on 1.151 acres. The property benefits from exceptional exposure along the Gardiner Expressway, offering rare signage and branding opportunities and a highly visible corporate presence.

Featuring excellent shipping capabilities including a loading dock, generous on site parking, and a flexible layout, the building can accommodate a broad range of industrial, showroom, and corporate uses. Its freestanding configuration offers enhanced functionality, privacy, and operational control, making it an ideal opportunity for users seeking a prominent, professional, and highly accessible location.



Premium office and warehouse space in the Royal York-Queensway node.



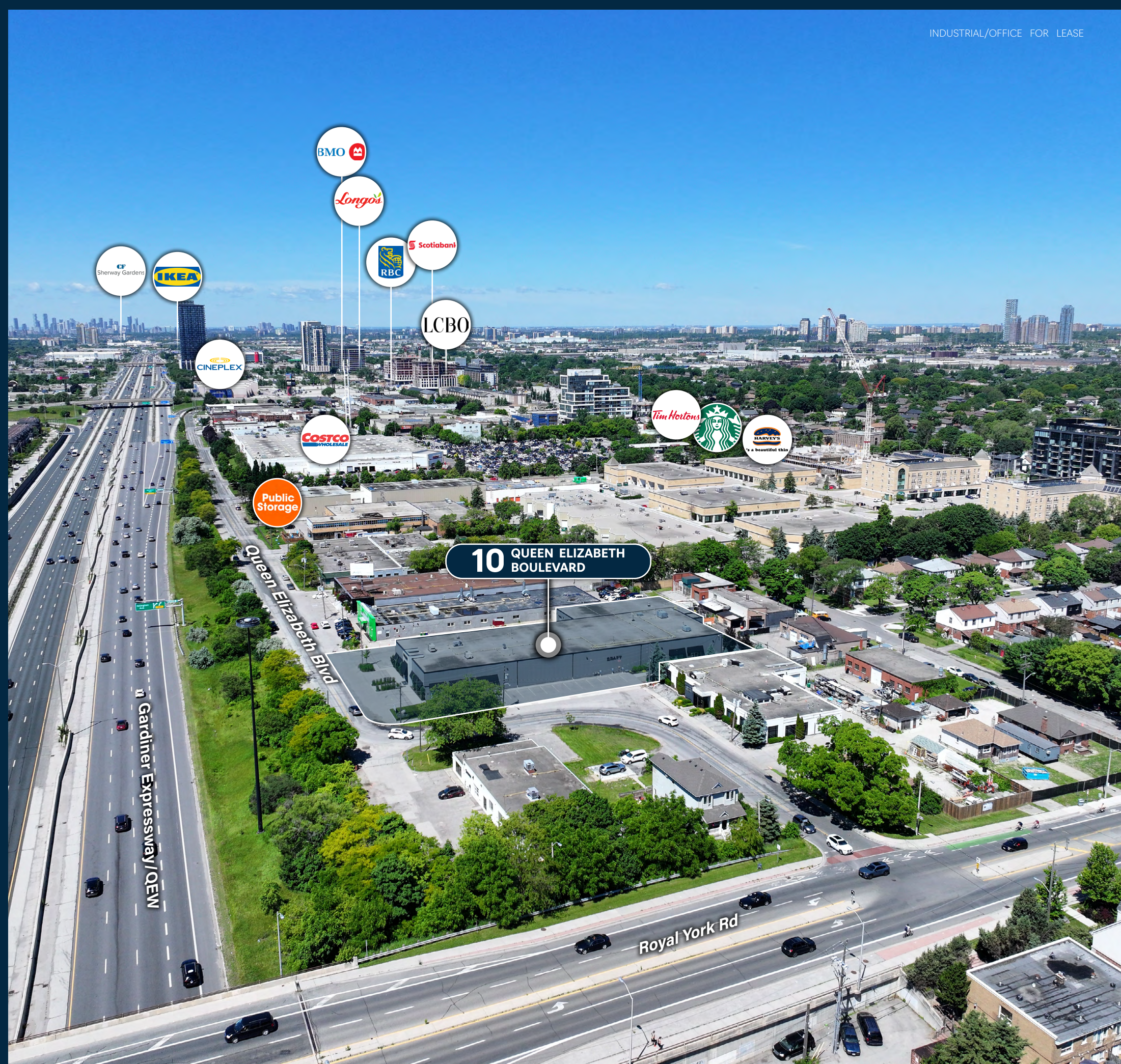
Adaptable space and flexible layout. Supports industrial, showroom, and professional users.



The Property offers ample on-site parking.



Immediate access to the QEW/Gardiner Expressway



PROPERTY DETAILS

UNIT 1

Leasable Area	Warehouse: 19,004 Sq. Ft. Office: 4,681 Sq. Ft. Total Area: 23,685 Sq. Ft
Asking Rate	\$24.50 Per Sq. Ft. Net
TMI	\$5.40 Per Sq. Ft. Net
Clear Height	18 Ft.
Shipping Doors	1 Truck-level, 2 Drive-In Doors
Power	200A/600V
Parking Stalls	31
Occupancy	Sept 2026

UNIT 2

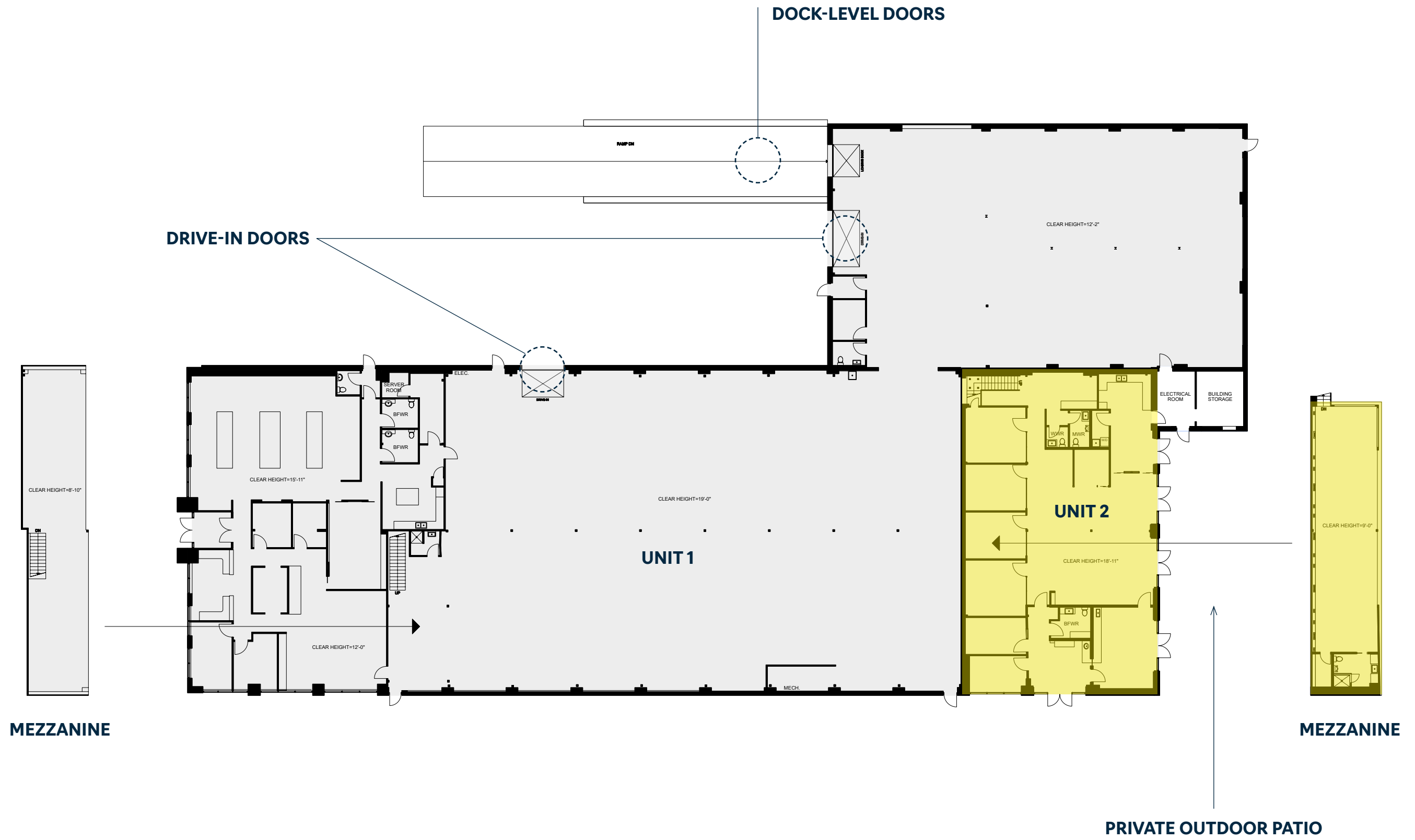
Leasable Area	Office: 5,237 Sq. Ft.
Base Rent	\$9,900 Per Month
TMI	\$2,356 Per Month
Clear Height	9 Ft. and 18 Ft.
Power	200A/600V
Parking Stalls	12
Occupancy	Sept 2026

UNIT 1 & 2

Leasable Area	Warehouse: 19,004 Sq. Ft. Office: 9,918 Sq. Ft. Total Area: 28,922 Sq. Ft. (Warehouse area can be increased by reducing office area)
Site Area	1.151 ac.
Asking Rate	\$24.50 Per Sq. Ft. Net
TMI	\$5.40 Per Sq. Ft. Net
Clear Height	9 Ft. and 18 Ft.
Shipping Doors	1 Truck-level, 2 Drive-In Doors
Power	200A/600V
Parking Stalls	43
Occupancy	Sept 2026



FLOOR PLAN



ZONING AND PERMITTED USES

60.20.20.10 Permitted Uses

(1) Use - E Zone

In the E zone, the following uses are permitted:

- | | |
|----------------------------------|---|
| Animal Shelter | Laboratory |
| Artist Studio | All Manufacturing Uses except' (see below) |
| Automated Banking Machine | Office |
| Bindery | Park |
| Building Supply Yards | Performing Arts Studio |
| Carpenter's Shop | Pet Services |
| Cold Storage | Police Station |
| Contractor's Establishment | Printing Establishment |
| Custom Workshop | Production Studio |
| Dry Cleaning or Laundry Plant | Public Works Yard |
| Financial Institution | Service Shop |
| Fire Hall | Software Development and Processing |
| Industrial Sales and Service Use | Warehouse |
| Kennel | Wholesaling Use [By-law: OMB PL130592] |

'All Manufacturing Uses except:

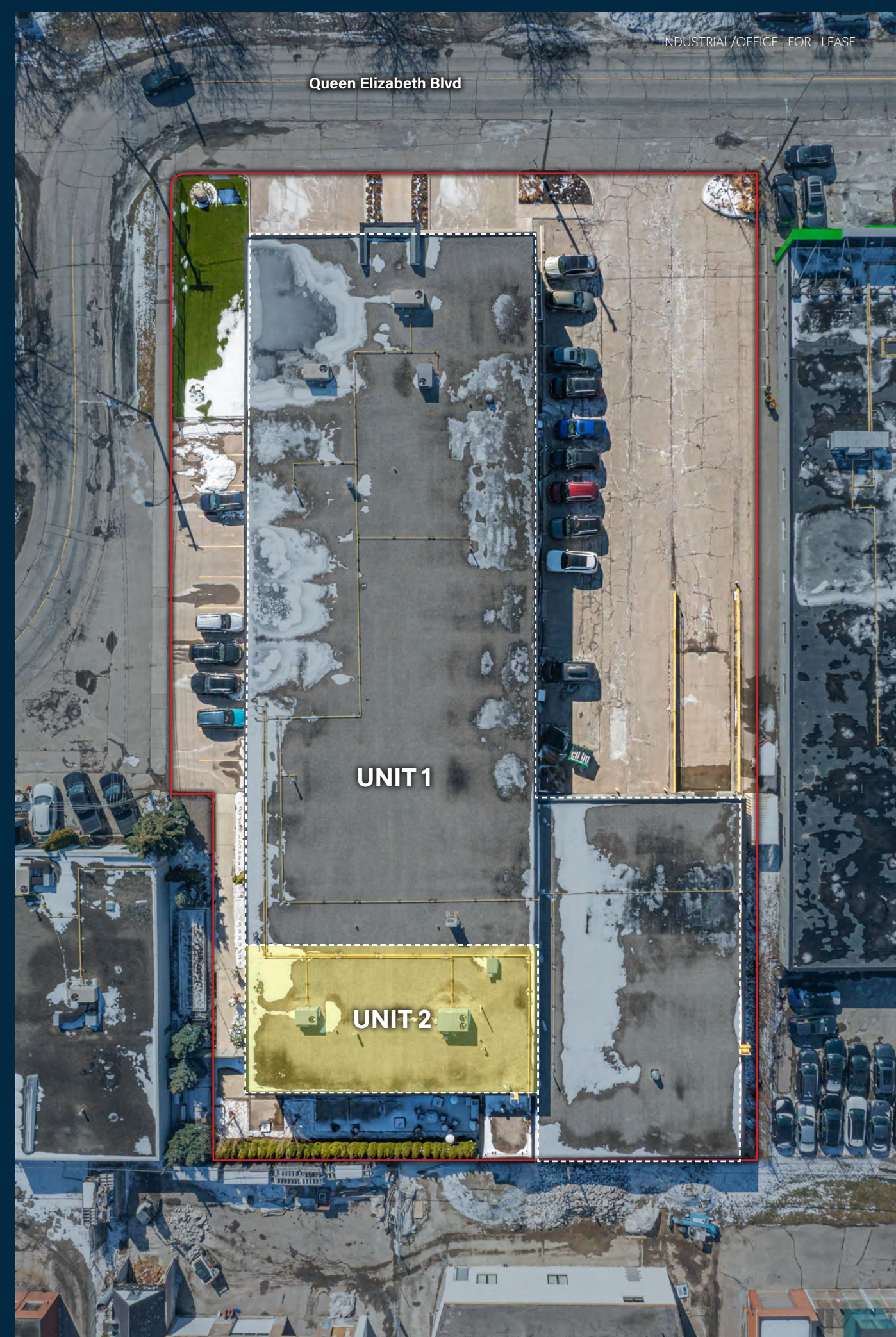
- | | |
|---|--|
| 1) Abattoir, Slaughterhouse or Rendering of Animals Factory; | 9) Pesticide or Fertilizer Manufacturing; |
| 2) Ammunition, Firearms or Fireworks Factory; | 10) Petrochemical Manufacturing; |
| 3) Asphalt Plant; | 11) Primary Processing of Gypsum; |
| 4) Cement Plant, or Concrete Batching Plant; | 12) Primary Processing of Limestone; |
| 5) Crude Petroleum Oil or Coal Refinery; | 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; |
| 6) Explosives Factory; | 14) Pulp Mill, using pulpwood or other vegetable fibres; |
| 7) Industrial Gas Manufacturing; | 15) Resin, Natural or Synthetic Rubber Manufacturing; |
| 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; | 16) Tannery |

60.20.20.20 Permitted Uses - with Conditions

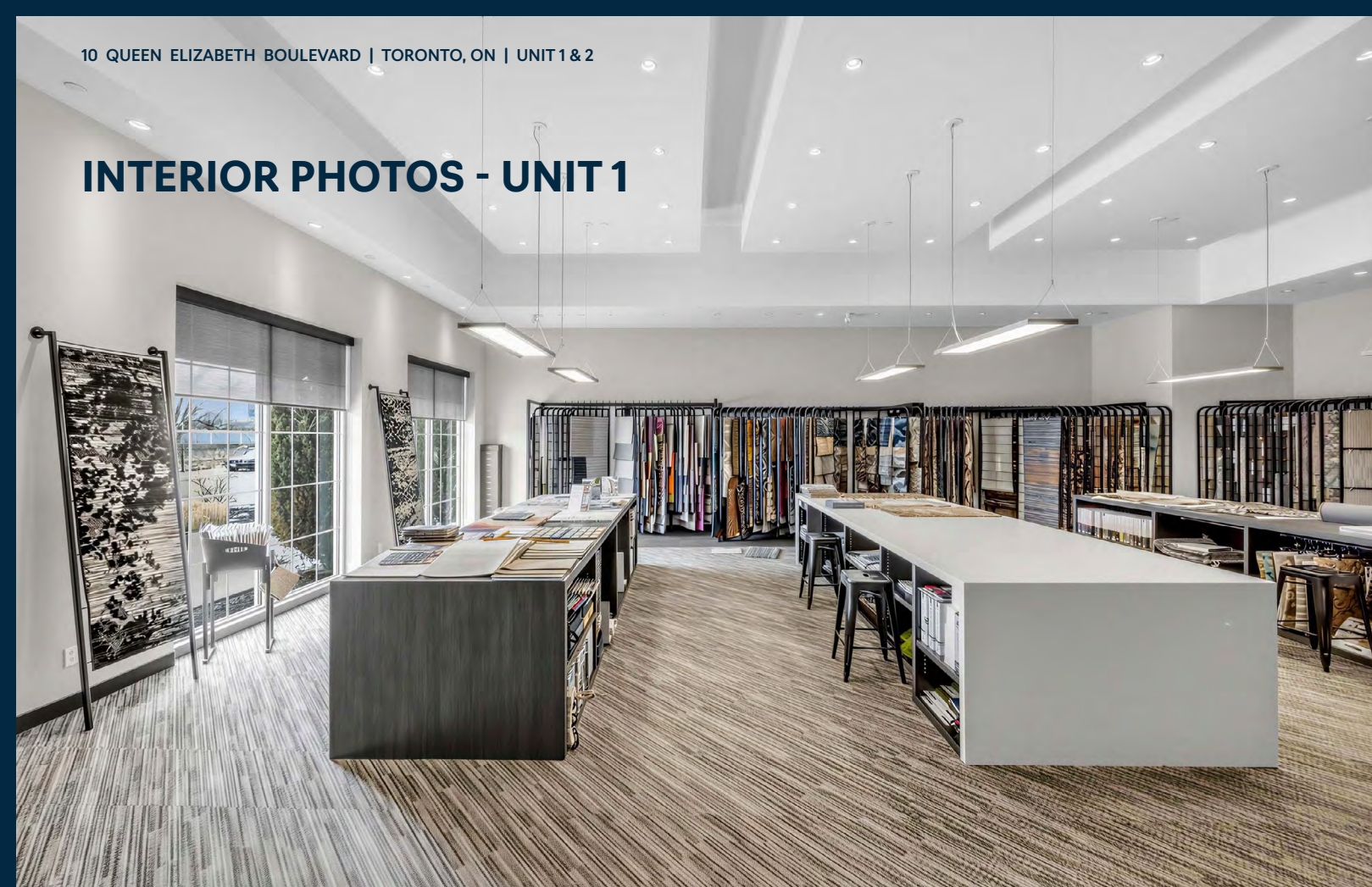
(1) Use with Conditions - E Zone

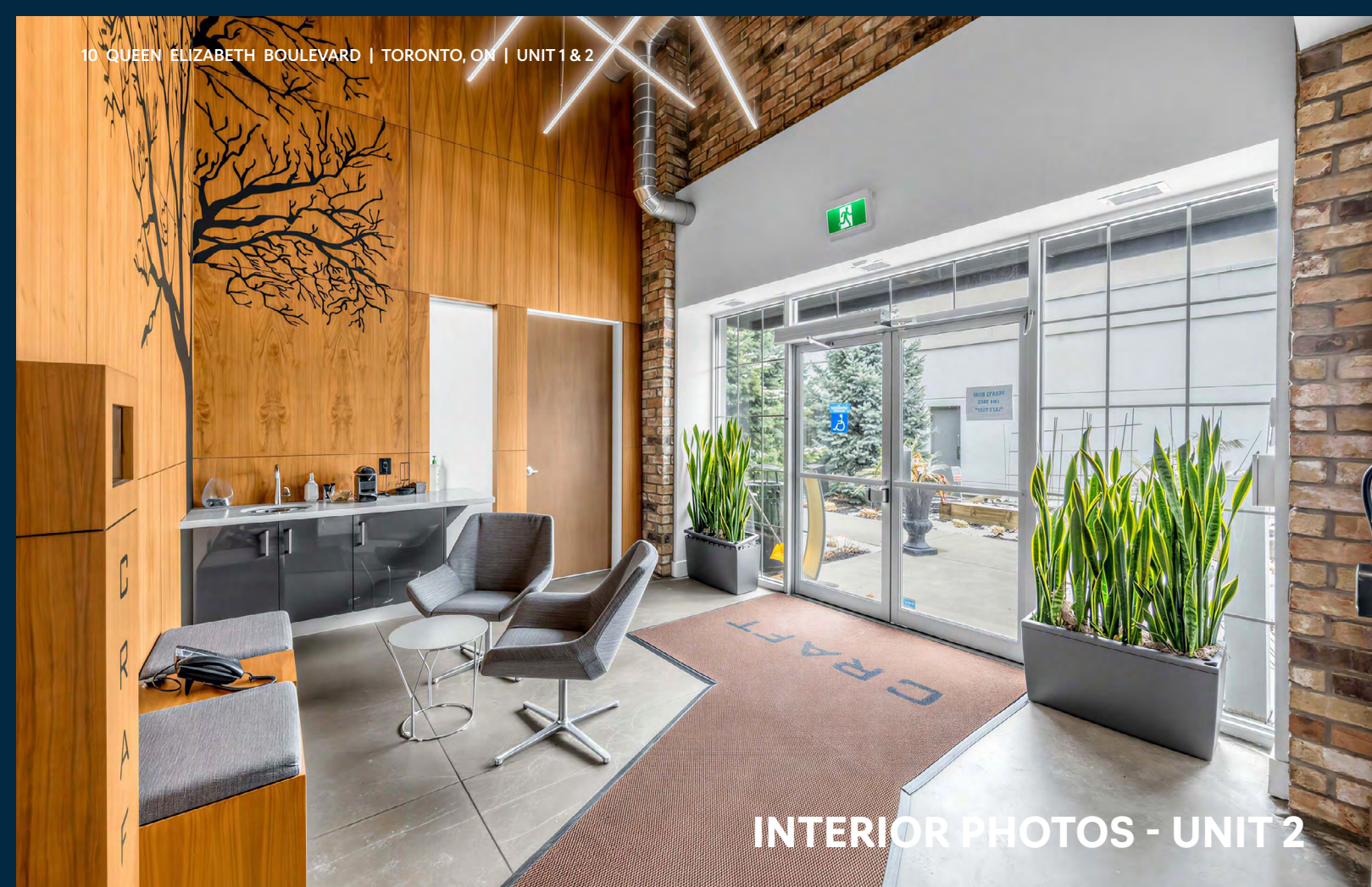
In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- | | |
|--|-------------------------------|
| Cogeneration Energy | Retail Service |
| Marihuana Production Facility | Retail Store |
| Metal Factory involving Forging and Stamping | Shipping Terminal |
| Open Storage | Transportation Use |
| Outdoor Patio | Vehicle Depot |
| Public Utility | Vehicle Fuel Station |
| Recovery Facility | Vehicle Repair Shop |
| Recreation Use | Vehicle Service Shop |
| Renewable Energy | Vehicle Washing Establishment |

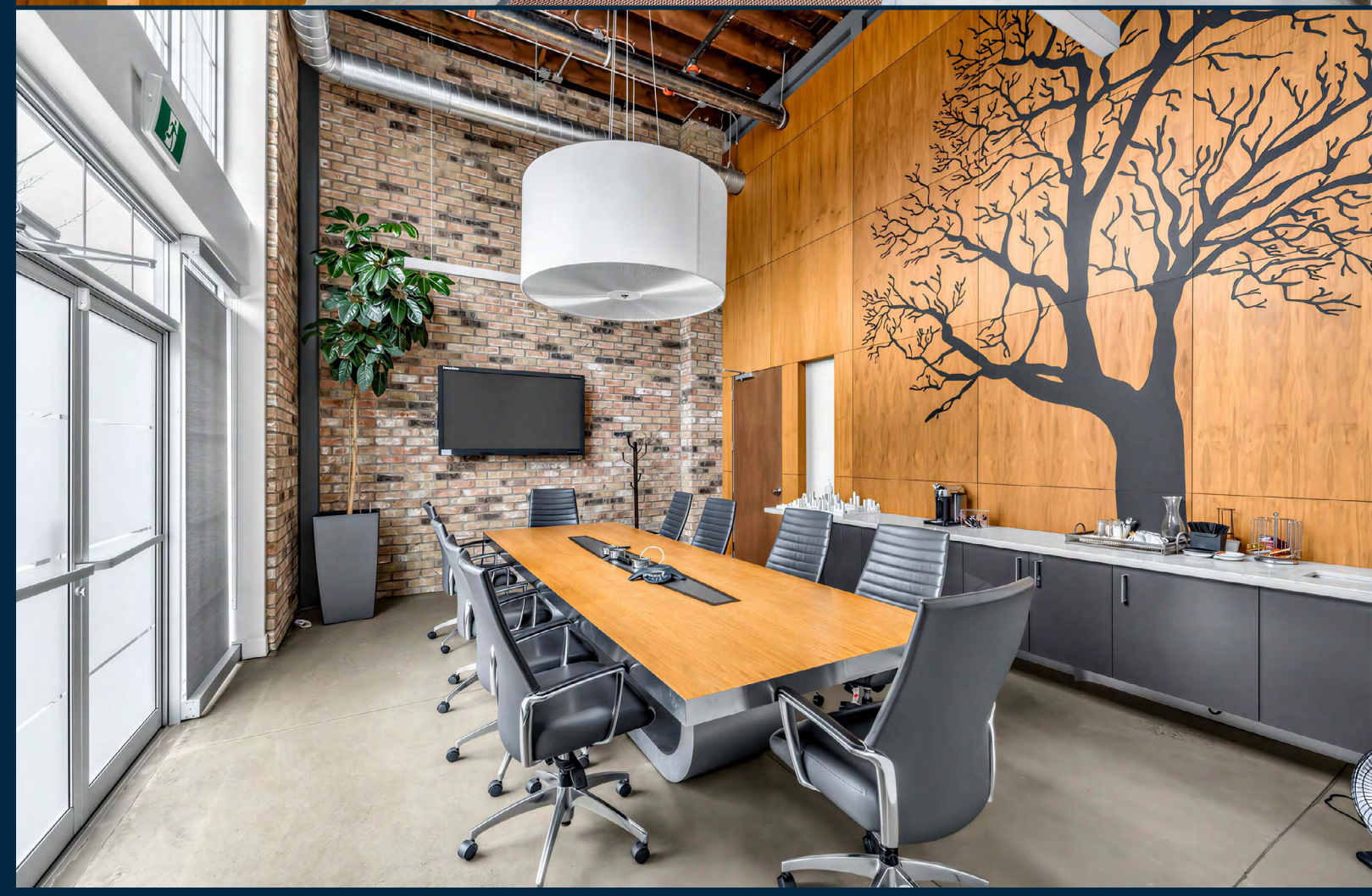


INTERIOR PHOTOS - UNIT 1





INTERIOR PHOTOS - UNIT 2



CBRE

10 QUEEN ELIZABETH BOULEVARD

UNITS 1 & 2 | TORONTO, ON

Contact Us

Brad Walford*
Senior Vice President
+1 416 495 6241
brad.walford@cbre.com

Sean Comiskey*
Senior Vice President
+1 416 495 6215
sean.comiskey@cbre.com

Brett Taggart*
Associate Vice President
+1 416 495 6269
brett.taggart@cbre.com

Greg Mandel*
Senior Vice President
+1 416 798 6208
greg.mandel@cbre.com

*Sales Representative | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | www.cbre.ca

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; MapPoint, DMTI Spatial, Enviroics Analytics, Microsoft Bing, Google Earth