



FOR SALE

57,125 SF & 3,000 SF INDUSTRIAL FREESTAND



16-18-20 & 24 NEWBRIDGE RD

ETOBICOKE, ONTARIO, CA

CONTACT:

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EXECUTIVE SUMMARY

FOR SALE | 16-18-20 & 24 NEWBRIDGE RD | ETOBICOKE, ON

THE OFFERING

Presenting two exceptional freestanding industrial buildings with a combined footprint of 60,125 square feet, situated on a 2.49 acre lot. 16-18-20 Newbridge is a 57,125 sf multi-tenanted building offering a workshop layout with a self storage component. 24 Newbridge is a 3,000 sf single tenanted open concept building, with low lot coverage & potential for expansion. Both properties offer ample surface parking and tremendous cash flow with the opportunity for growth.

The lot is situated in south Etobicoke with ease of access to Mississauga CN Intermodal, Pearson International Airport, & the 400 series Highways, just 3 minutes from Highway 427. The properties are easily accessible to transit & amenities, just 2 km from Kipling Station & 2.5 km from CF Sherway Gardens.



OPPORTUNITY
USER / INVESTOR



PARKING
AMPLE SURFACE PARKING



ZONING
EMPLOYMENT (E1.0)



HIGHWAY ACCESS
TWO MINUTE DRIVE



AVAILABLE OPTIONS

16-18-20 & 24 NEWBRIDGE RD

LOT SIZE (AC)	2.49 AC
BUILDING SIZE (SF)	60,125 SF
CLEAR HEIGHT	14' - 16'
OFFICE (%)	20%
SHIPPING	2 TL / 18 DI
POWER	600 A / 600 V / 3 Phase
OCCUPANCY	*Multi Tenant
ANNUAL TAXES	\$92,660.55 (2024)
ASKING PRICE	Contact Agent

16-18-20 NEWBRIDGE RD

LOT SIZE (AC)	1.945 AC
BUILDING SIZE (SF)	57,125 SF
CLEAR HEIGHT	14'
OFFICE (%)	15%
SHIPPING	2 TL / 16 DI
POWER	600 A / 600 V / 3 Phase
OCCUPANCY	*Multi Tenant
ANNUAL TAXES	\$81,590.85 (2025)
ASKING PRICE	Contact Agent

24 NEWBRIDGE RD

LOT SIZE (AC)	0.546 AC
BUILDING SIZE (SF)	3,000 SF
CLEAR HEIGHT	16'
OFFICE (%)	5%
SHIPPING	2 DI
POWER	200 A / 600 V / 3 Phase
OCCUPANCY	**Single Tenant
ANNUAL TAXES	\$14,435.14 (2024)
ASKING PRICE	Contact Agent

**Lease expiry 2026

PROPERTY PHOTOS

FOR SALE | 16-18-20 & 24 NEWBRIDGE RD | ETOBICOKE, ON

24 NEWBRIDGE



16-18-20 NEWBRIDGE



16-18-20 & 24 NEWBRIDGE



24 NEWBRIDGE



16-18-20 NEWBRIDGE



16-18-20 & 24 NEWBRIDGE



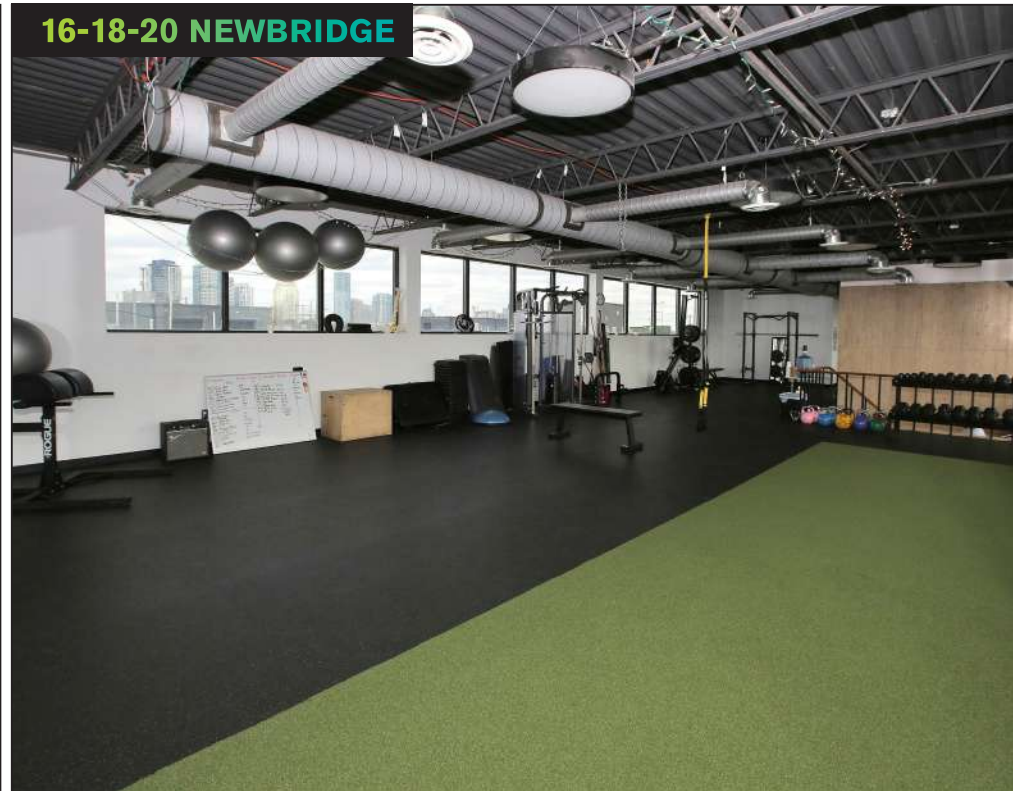
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ZONING BYLAW

FOR SALE | 16-18-20 & 24 NEWBRIDGE RD | ETOBICOKE, ON

EMPLOYMENT INDUSTRIAL (E1.0)



PERMITTED USES:

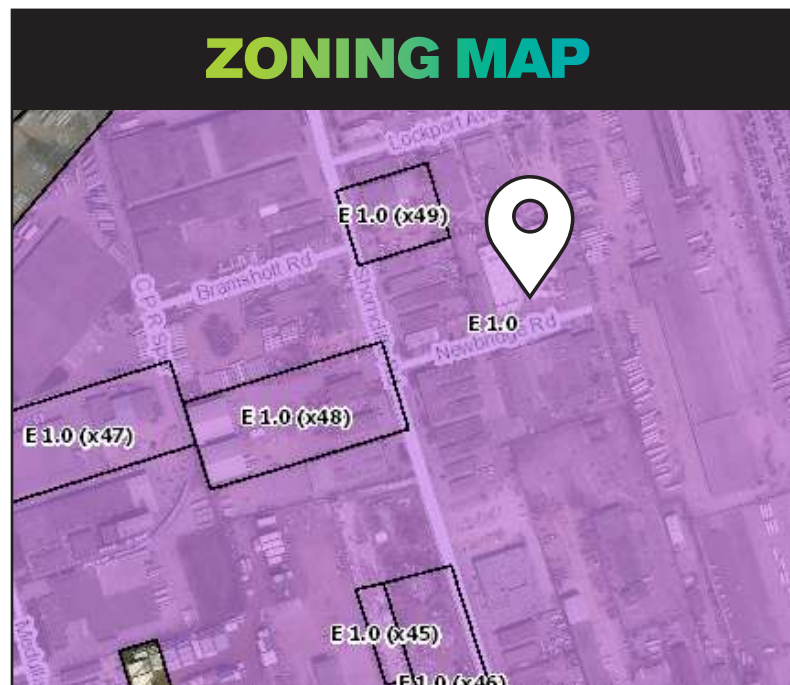
- | | |
|-------------------------|-------------------------------------|
| Ambulance Depot | Industrial Sales and Services Use |
| Animal Shelter | Kennel |
| Artist Studio | Laboratory |
| Automated Banking | Office |
| Machine | Park |
| Bindery | Performing Arts Studio |
| Building Supply Yards | Pet Services |
| Carpenter's Shop | Police Station |
| Cold Storage | Printing Establishment |
| Contractor's | Production Studio |
| Establishment | Public Works Yard |
| Custom Workshop | Service Shop |
| Dry Cleaning or Laundry | Software Development and Processing |
| Plant | Warehouse |
| Financial Institution | Wholesaling Use |
| Fire Hall | |

PERMITTED USES WITH CONDITIONS:

- | | |
|---|-------------------------------------|
| Body Rub Service (32) | Recreation Use (7) |
| Cogeneration Energy (26) | Renewable Energy (26) |
| Crematorium (33) | Retail Service (3) |
| Drive Through Facility (5,21) | Retail Store (4,30) |
| Eating Establishment (1,19,30) | Shipping Terminal (11) |
| Marihuana production facility (2) | Takeout Eating Establishment (1,30) |
| Metal Factory involving Forging and Stamping (25) | Transportation Use (28) |
| Open Storage (10) | Vehicle Depot (6) |
| Outdoor Patio (9) | Vehicle Fuel Station (16,30) |
| Public Utility (27,29) | Vehicle Repair Shop (23) |
| Recovery Facility (8) | Vehicle Service Shop (17,31) |
| | Vehicle Washing Establishment (18) |

ALL MANUFACTURING USES EXCEPT:

- | | |
|--|---|
| Abattoir, Slaughterhouse or Rendering of Animals Factory | Processing of Metals |
| Ammunition, Firearms or Fireworks Factory | Pesticide or Fertilizer Manufacturing |
| Asphalt Plant, Cement Plant, or Concrete Batching Plant | Petrochemical Manufacturing |
| Crude Petroleum Oil or Coal Refinery | Primary Processing of Gypsum |
| Explosives Factory | Primary Processing of Limestone |
| Industrial Gas Manufacturing | Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives |
| Large Scale Smelting or Foundry | Pulp Mill, using pulpwood or other Vegetable fibres |
| Operations for the Primary Processing of Metals | Resin, Natural or Synthetic Rubber Manufacturing |
| | Tannery |



DRIVE TIMES

HWY	DISTANCE	TIME
427	1.6 KM	3 MIN
EXP	2.5 KM	5 MIN
401	8.7 KM	9 MIN
400	14 KM	15 MIN

LOCATION MAP

BUS ROUTES

Route 123 Sherway is a two minute walk from the subject property, stopping every 10 minutes at Shorncliffe & Newbridge, with connection to Kipling Station & Long Branch Loop.

GO / SUBWAY STATION

The closest Subway & GO station is Kipling Station, just 2 km from the subject property, it takes about 5 minutes to arrive by car or bus, 10 minutes on bike, or 25 minutes on foot.

CN / CP RAIL

The closest rail intermodal is located just 20 minutes from the subject property at 7505 Bramalea Road.

AIRPORT

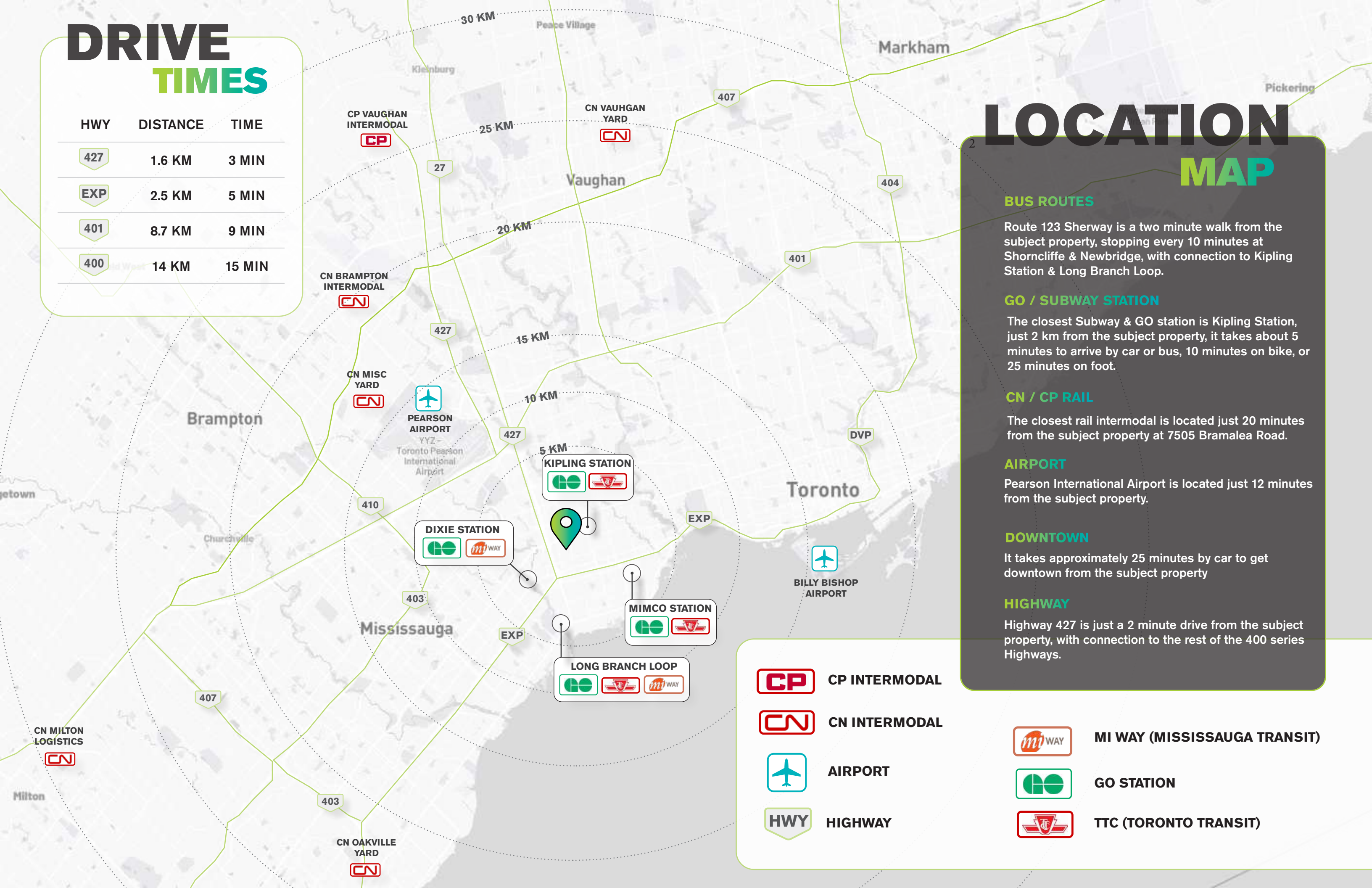
Pearson International Airport is located just 12 minutes from the subject property.

DOWNTOWN

It takes approximately 25 minutes by car to get downtown from the subject property

HIGHWAY

Highway 427 is just a 2 minute drive from the subject property, with connection to the rest of the 400 series Highways.



 CP INTERMODAL

 CN INTERMODAL

 AIRPORT

 HWY HIGHWAY

 MI WAY (MISSISSAUGA TRANSIT)

 GO STATION

 TTC (TORONTO TRANSIT)

AMENITIES MAP

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CF SHERWAY GARDENS | 2.5KM | 6 MIN DRIVE

STORES

ALDO
ADIDDAS
APPLE
ARITZIA
BANANA REPUBLIC
BATH & BODY WORKS
BROWNS
CANADA GOOSE
CHAMPS
CLUB MONACO
FREE PEOPLE
GUCCI
H & M
HARRY ROSEN
INDIGO
KATE SPADE
LEGO
LEVI'S
LULULEMON

ROGERS
ROOTS
RUDSAK
SPORT CHECK
SHOPPERS DRUG MART
WILLIAMS-SONOMA

RESTAURANTS

BEAUMONT KITCHEN
BIG SMOKE BURGER
CACTUS CLUB CAFE
EATALY
FRESH KITCHEN
JOEY RESTAURANTS
PI. CO.
STARBUCKS
THE KEG

SMART CENTRES ETOBICOKE | 1.9KM | 5 MIN DRIVE

STORES

BEST BUY
DOLLARAMA
HOMESENSE
PARTY CITY
PETSMART
PUR & SIMPLE
MARSHALLS
MICHAELS
STAPLES
STRUCTUBE
THE HOME DEPOT
WALMART

RESTAURANTS

EARLS KITCHEN + BAR
EXTREME PITA
FIVE GUYS
FRESHII
SCADDABUSH
SUNSET GRILL
TIM HORTONS
VIVO PIZZA



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YOUR SUCCESS IS OUR TARGET.