

PRIME INDUSTRIAL SPACE - FOR LEASE

196 North Queen Street Etobicoke

Trucking Dock Included!



3 EQUITY
PARTNERS

FEATURES

- \$19.95 sq.ft Net Rent | \$6.14 sq.ft Additional Rent
- North Queen Street Exposure
- IC2 Zoning Permitting Many Uses
- Ample Employee or Surface Parking
- 5,487 sq.ft Total area
- Professionally managed by Novo Property Management Inc.

FOR FURTHER INFORMATION, CONTACT:



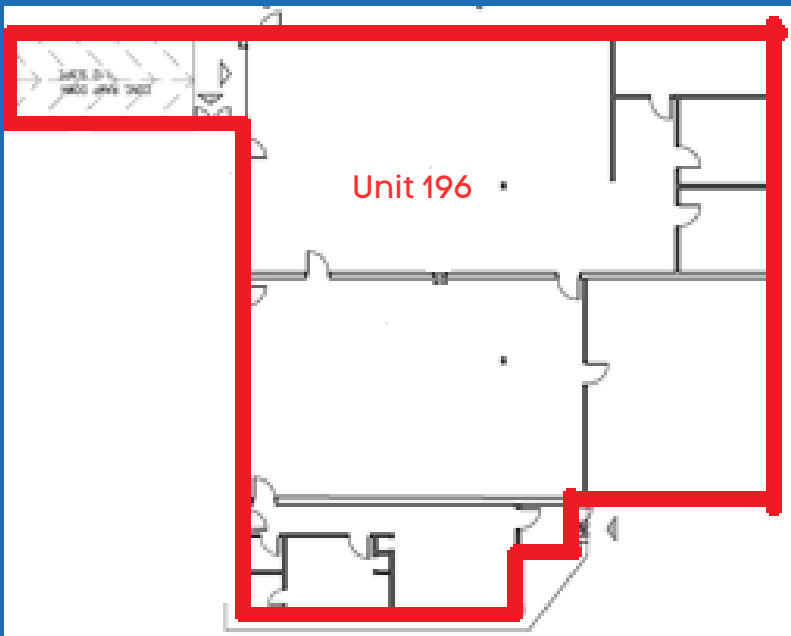
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196 NORTH QUEEN STREET ETOBICOKE

ADDITIONAL FEATURES

- Approx. 85% Warehouse / 15% Office
- Minutes Away from Sherway Gardens
- Electric Forced Air Heating
- 100 Amps / 600 Volts power
- Private Washroom
- Available March 1st, 2026
- 1 Truck Door Included
- 14 ft Clear Height

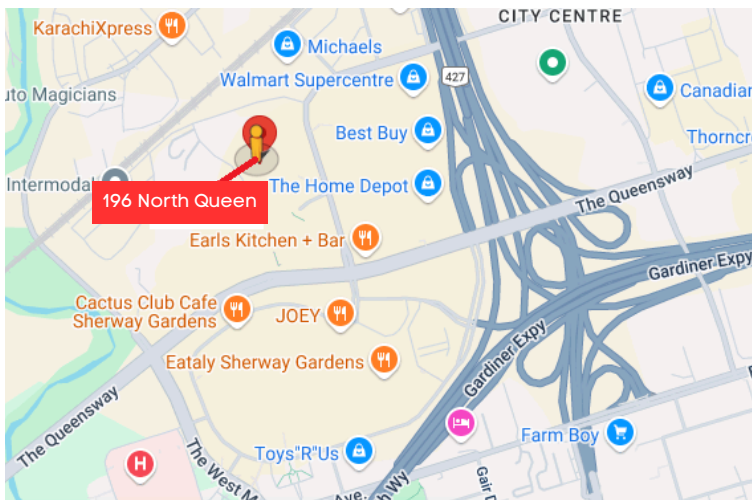


Rent Per Month

Property	196 North Queen St.
Size (Sq.Ft)	5,487

	Per Month
Net Rent	\$ 9,122.14
TMI	\$ 2,807.52
Subtotal	\$ 11,929.65
HST	\$ 1,550.85
Total (with HST)	\$ 13,480.51

TMI per sq.ft 2025 is \$6.14 per



PROPERTY LOCATION OVERVIEW

- 196 North Queen St., major intersection The Queensway and North Queen St.
- Location in close proximity to major Highways (Hwy 427 & Qew)
- TTC stop at doorstep (North Queen St. & Mansthor Rd.)
- Surrounded by Amenities & Services
- Great Labour Pool

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