

OFFICE/INDUSTRIAL | FOR SALE

27 & 31

FASKEN DRIVE

ETOBICOKE, ON



**CBRE**

CENTRAL GTA LOCATION WITH EXCELLENT PROXIMITY TO HIGHWAYS

CONTACT US

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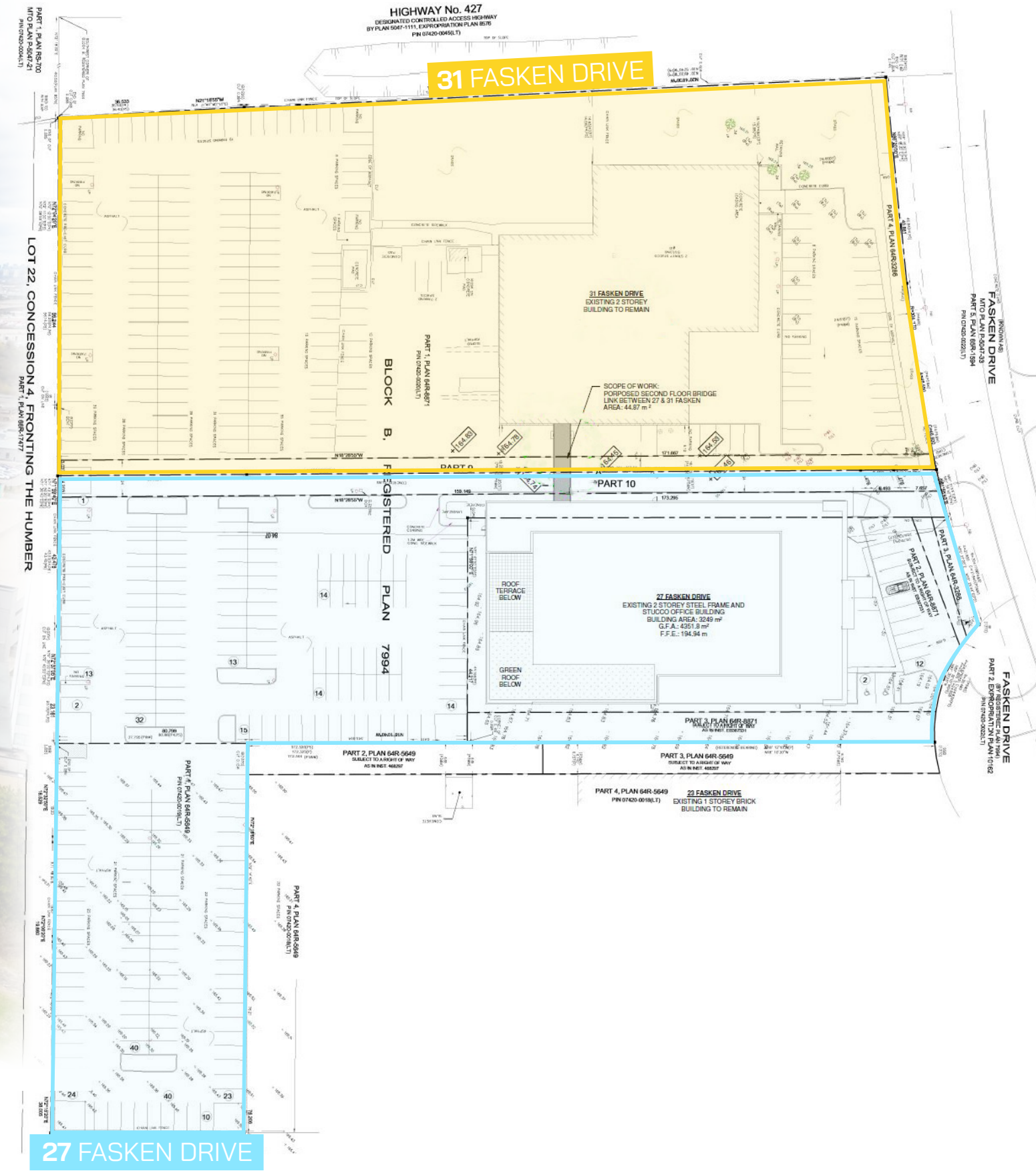
\*SALES REPRESENTATIVE



ALL INFORMATION TO BE VERIFIED

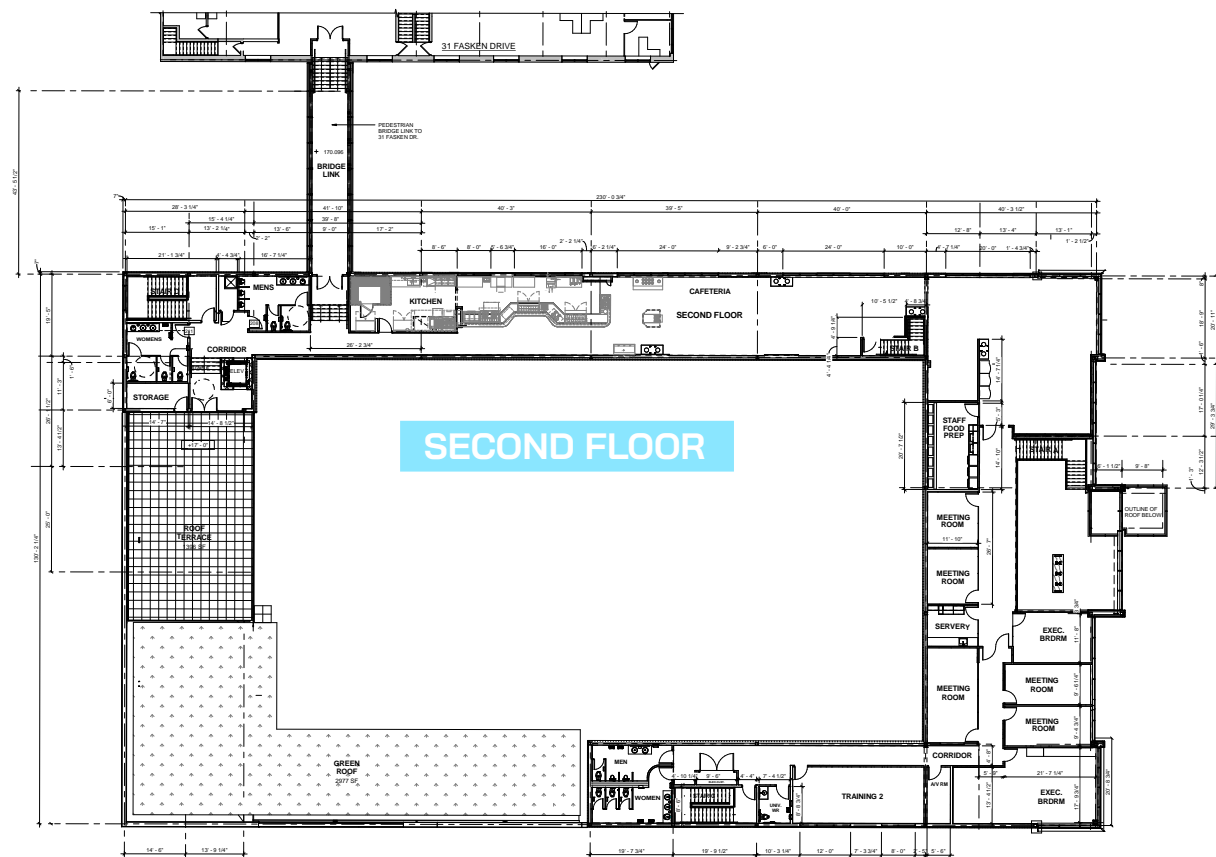
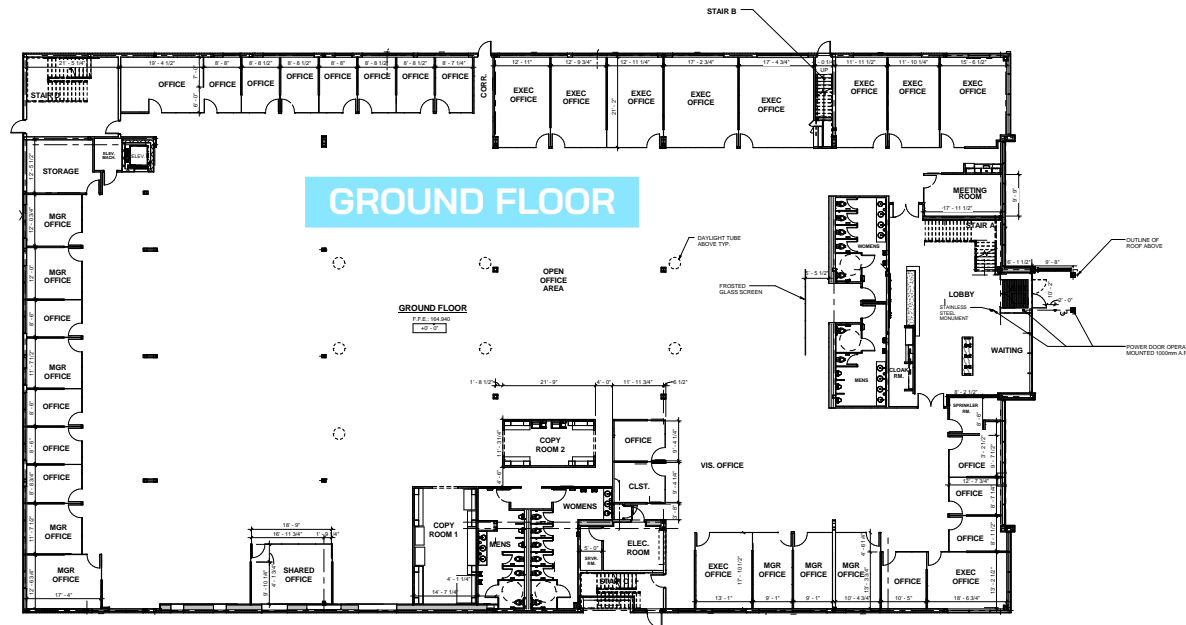
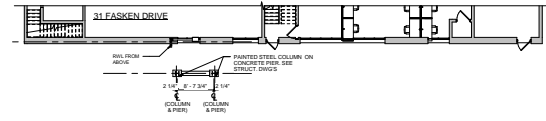
	27 FASKEN DRIVE	31 FASKEN DRIVE	27 & 31 FASKEN DRIVE
BUILDING SIZE	46,842 sq. ft.	45,128 sq. ft.	91,970 sq. ft.
LOT SIZE	3.02 acres	3.04 acres	6.06 acres
OFFICE	46,842 sq. ft.	41,583 sq. ft.	88,425 sq. ft.
WAREHOUSE	N/A	3,545 sq. ft.	3,545 sq. ft.
SHIPPING	N/A	1 TL & 1 DI	1 TL & 1 DI
CLEAR HEIGHT	10'	10' (8'11" clear height in warehouse area)	10'
POWER	1600A   600 V	800 Amp Service with 2 back-up generator on site	800 Amp Service with 2 back-up generator on site
ZONING	E1 (employment)	IC-2 (class 2 industrial)	E1 & IC-2
AVAILABILITY	Tenanted until January 31, 2028	Vacant, Immediate possession available	31 Fasken - Immediate 27 Fasken - Tenanted until Jan. 31, 2028
ASKING PRICE	\$16,301,016.00	\$13,923,231.00	\$30,224,247.00
TAXES (2025)	TBD	TBD	TBD
COMMENTS	<ul style="list-style-type: none"> <li>Buildings are connected via walkway.</li> <li>Fully equipped kitchen + employee cafeteria</li> <li>Beautifully finished office building with modern conveniences</li> <li>Ample employee parking/excess land.</li> <li>Green roof and employee rooftop patio.</li> <li>Great proximity to Pearson Airport, 400-series highways, Highway 427 exposure, public transit &amp; many amenities.</li> <li>Good mix of boardrooms, training rooms, private offices and open area.</li> <li>Building equipped with a public elevator</li> </ul>	<ul style="list-style-type: none"> <li>Buildings are connected via walkway.</li> <li>Back up generator x 2 @ 250 KW each, 7000 litre and 2000 litre of diesel fuel capacity.</li> <li>Site is equipped with 2 EV charging stations</li> <li>Great proximity to 400-series highways, Highway 427 exposure, public transit &amp; many amenities.</li> <li>Ample employee parking/excess land.</li> </ul>	<ul style="list-style-type: none"> <li>Buildings are connected via walkway.</li> <li>Highway 427 exposure &amp; direct access.</li> <li>Ample employee parking/excess land.</li> <li>Great proximity to 400-series highways, public transit &amp; many amenities.</li> </ul>

# SITE PLAN

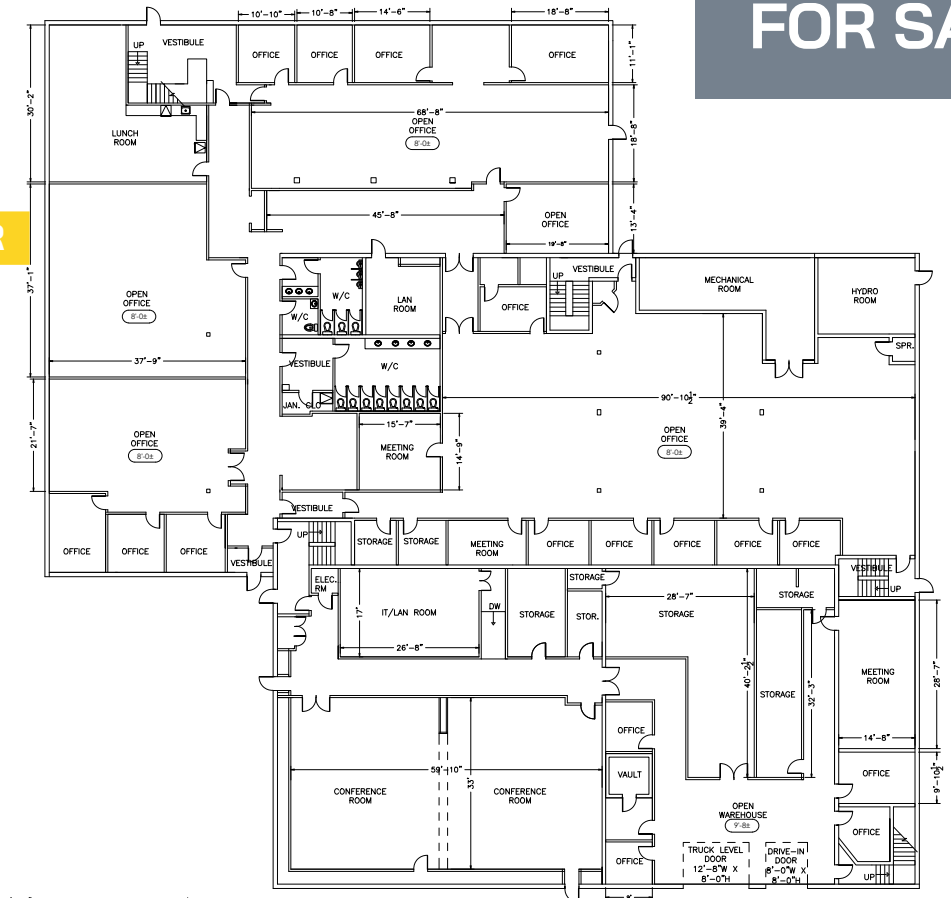


27 FASKEN DRIVE

31 FASKEN DRIVE



GROUND FLOOR



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# ZONING E1

## 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

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 & Processing  
Warehouse  
Wholesaling Use

## ZONING INFO

31 FASKEN DRIVE

# ZONING IC-2 PERMITTED USES

## BUSINESS

Flea market abutting an arterial road  
Trade and convention centres abutting an arterial road  
Administrative offices (does not include day-care facilities)  
Veterinary clinics  
Waste-recycling facilities  
*(except such uses shall not be permitted on lands identified as IC2 on the zoning maps referred to in Chapters 330 and 340 of the Zoning Code.)*

## MANUFACTURING

Establishments which may generate obnoxious emissions, but such emissions are not prejudicial to the health of or not injurious to the surrounding neighbourhood, and including concrete batching operations, and asphalt operations as defined within the Zoning Code, but prohibiting paint and/or varnish manufacturing, fuel oil storage-yards and cement works.

## RETAIL SALES

Retail sales of products manufactured or warehoused on-site, provided that the retail floor area does not exceed 25% of the gross floor area of the industrial building, to a maximum retail floor area on-site of 700 square metres.

FOR SALE

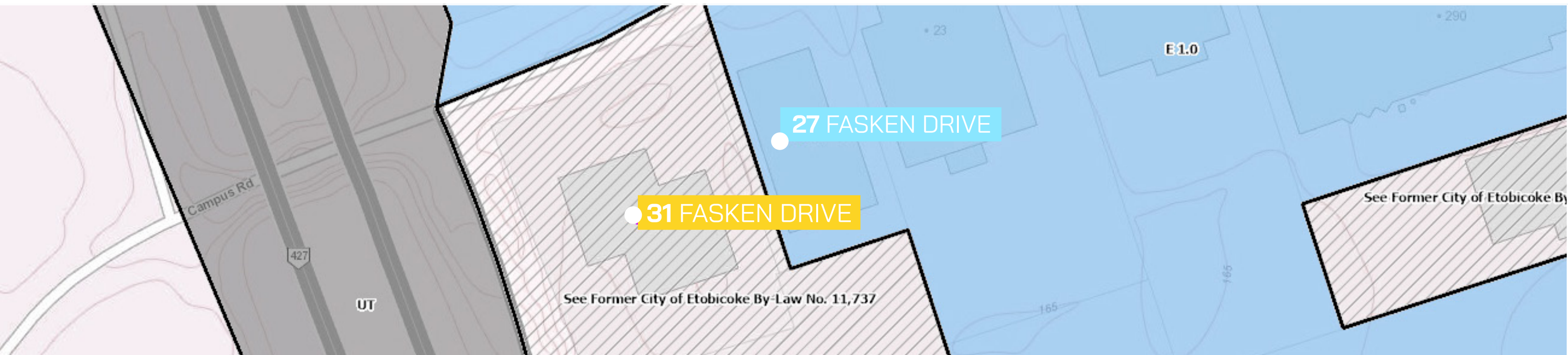
## INSTITUTIONAL

Community centres  
Athletic fields  
Playgrounds  
Libraries  
Daycares  
Places of worship

## COMMERCIAL/ RECREATIONAL FACILITIES

Cinemas  
Bowling  
Alleys  
Curling rinks  
Bingo halls  
Arenas  
Race-tracks and ancillary facilities;  
Nightclubs  
Fraternal organizations  
Fitness clubs  
Commercial sport/recreational facilities  
Studios for arts- related purposes  
Amusement arcades.

\*Not an exhaustive list. Purchaser to verify that intended use complies with zoning.

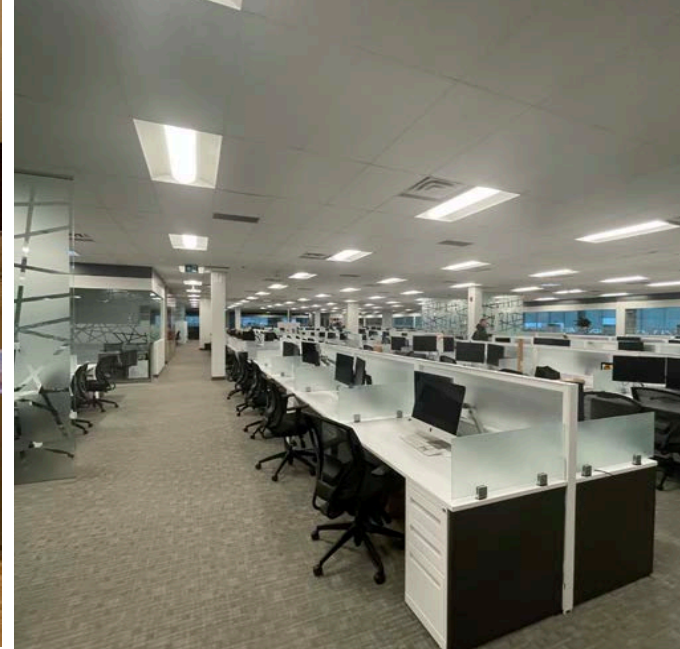
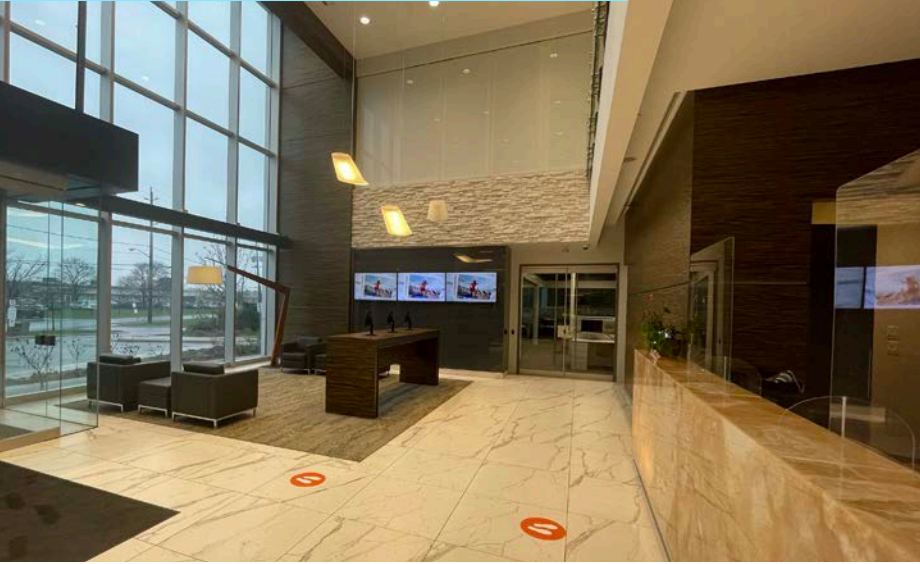


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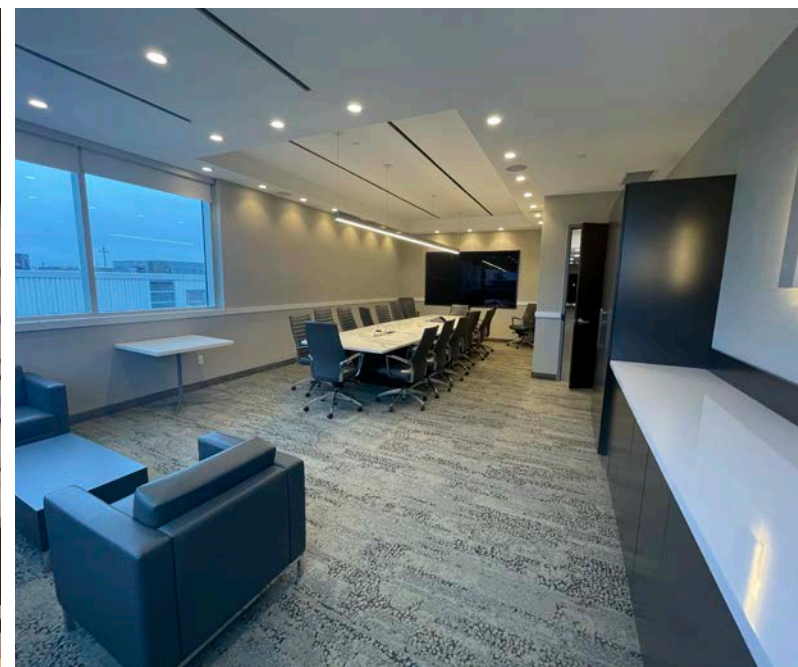
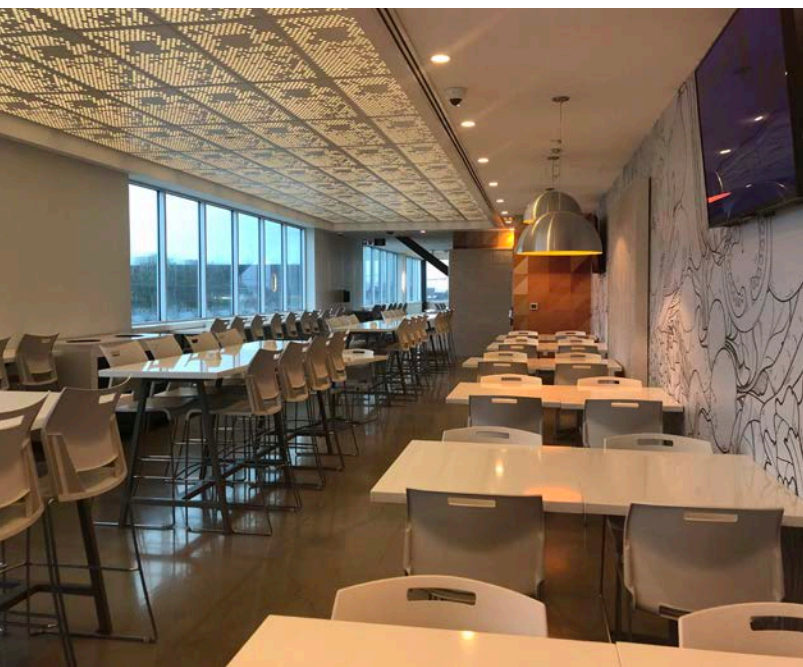
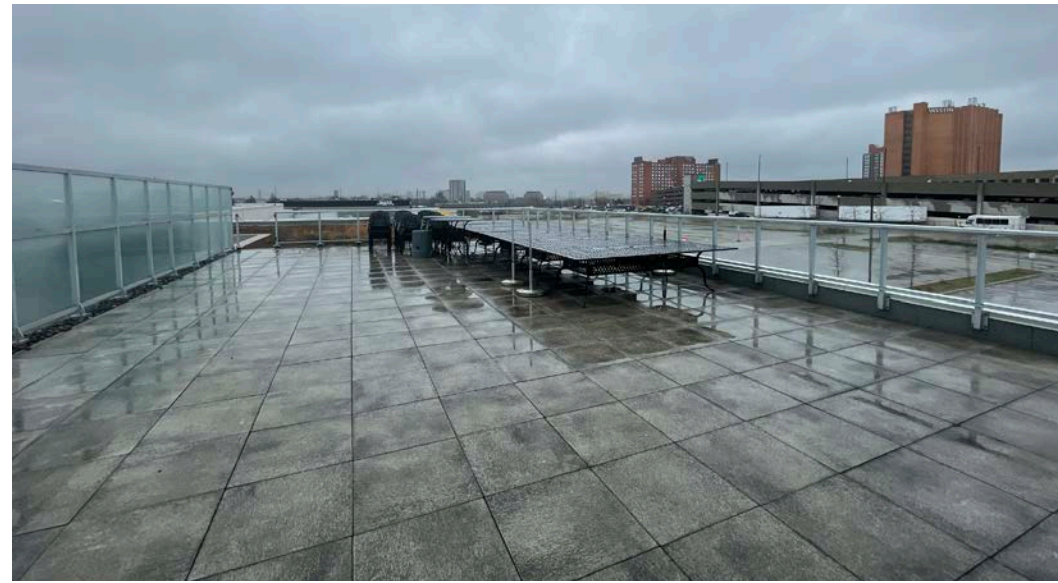
# PROPERTY PICTURES

FOR SALE

27 FASKEN DRIVE



31 FASKEN DRIVE



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ETOBICOKE, ON



AMENITIES &  
TRANSIT

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TRANSIT

- 7 ROUTE 7 - AIRPORT
- 24 ROUTE 24 - NORTHWEST
- 45 ROUTE 45 - KIPLING
- 52 ROUTE 52 - LAWRENCE WEST
- 107 ROUTE 107 - MALTON EXPRESS
- 112 ROUTE 112 - WEST MALL
- 900 ROUTE 900 - AIRPORT EXPRESS
- 927 ROUTE 927 - HWY 27 EXPRESS
- 952 ROUTE 952 - LAWRENCE WEST EXPRESS

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