



**CURRENTLY UNDER FULL RENOVATION**

# 110

**RONSON DRIVE  
ETOBICOKE**

**±72,156 SQ. FT.**  
**FREESTANDING  
INDUSTRIAL BUILDING  
FOR SALE OR LEASE**

For more information, please contact us:

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# PROPERTY OVERVIEW

## 110 RONSON DRIVE, ETOBICOKE

110 Ronson Drive (the “Property”) is a well-maintained, high quality industrial freestand with Highway 401 exposure and excellent signage opportunity. The Property is available for immediate occupancy and offers heavy power of 2,500 amps, 14 ft clear height, and is currently being renovated. The site boasts excellent connectivity to 400 series highways, public transit, Pearson Airport and is surrounded by numerous amenities. The location also benefits from an abundant labour pool in the vicinity.

PRICE GUIDANCE

**CONTACT  
LISTING TEAM**

# PROPERTY PROFILE

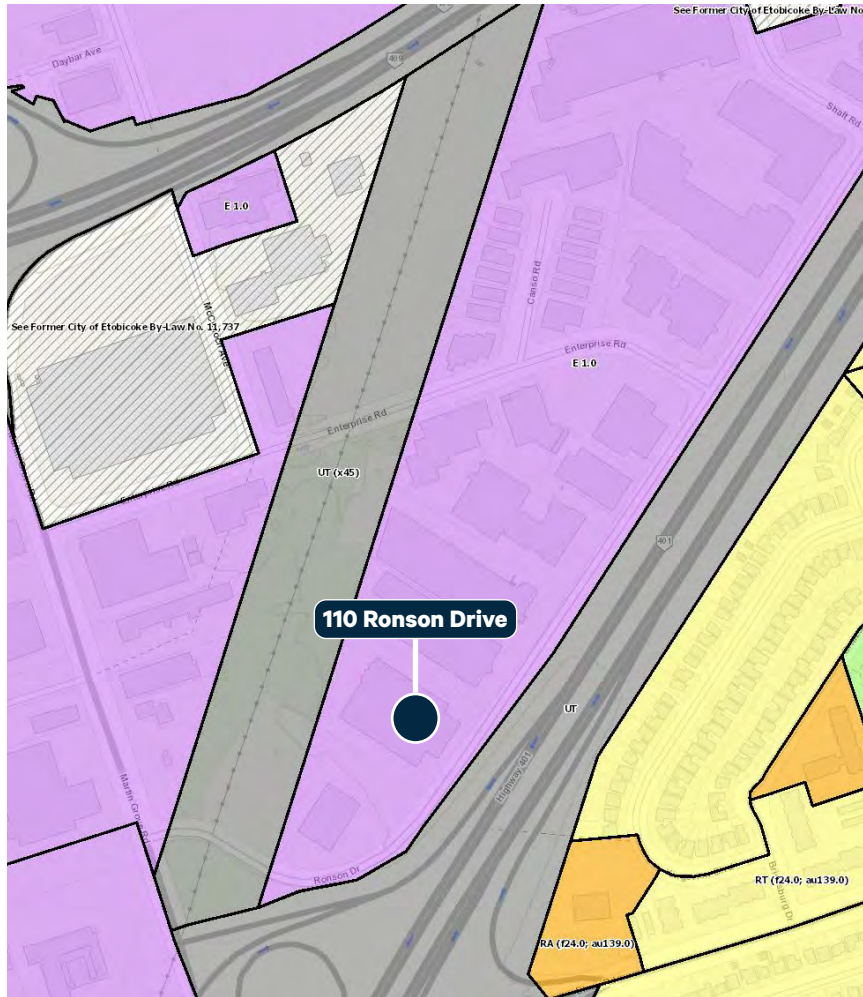
## 110 RONSON DRIVE, ETOBICOKE

BUILDING SIZE	±72,156 Sq. Ft.
INDUSTRIAL AREA	±59,563 Sq. Ft.
OFFICE AREA	±12,593 Sq. Ft.
LOT SIZE	±3.59 Acres (46% coverage)
CLEAR HEIGHT	14'
POWER	2,500 Amps / 600 Volts
SHIPPING	3 Truck Level Doors   3 Drive-In Doors
HEATING	Gas forced air open
SPRINKLERS	Fully sprinklered
ZONING	E 1.0 - Accessory outside storage permitted
PROPERTY TAXES (2024)	\$86,869.76 CAD
POSSESSION	Immediate
LEGAL DESCRIPTION	PT LT D PLAN 5210 & PT LT 22 CON 1 FRONTING THE HUMBER, PTS 1 & 2 64R6091 S/T EB434522 ETOBICOKE , CITY OF TORONTO
FEATURES	<ul style="list-style-type: none"><li>• Immediate occupancy available.</li><li>• Great curb appeal and signage opportunity along Hwy. 401.</li><li>• Heavy power availability (2,500 amps).</li><li>• 2 points of ingress/egress.</li><li>• Owner is replacing the roof and a portion of the HVAC (as needed) in Q4 2024.</li><li>• Excellent connectivity to 400 series highways, public transit, and Pearson Airport.</li><li>• Close to many amenities.</li><li>• Abundant surrounding labour pool.</li><li>• Ample employee parking.</li><li>• Potential to license the adjacent Hydro lands for additional parking.</li><li>• Can be purchased or leased together or separately from 100 Ronson Drive.</li></ul>

All Information to be verified by purchaser.



# ZONING INFORMATION



[VIEW FULL ZONING HERE](#)

## UNDER THE E 1.0 ZONE, THE FOLLOWING USES ARE PERMITTED:

### PERMITTED USES (Industrial)

- 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 [ By-law: OMB PL130592 ]

### PERMITTED USES (With Conditions)

#### All Manufacturing Uses except:

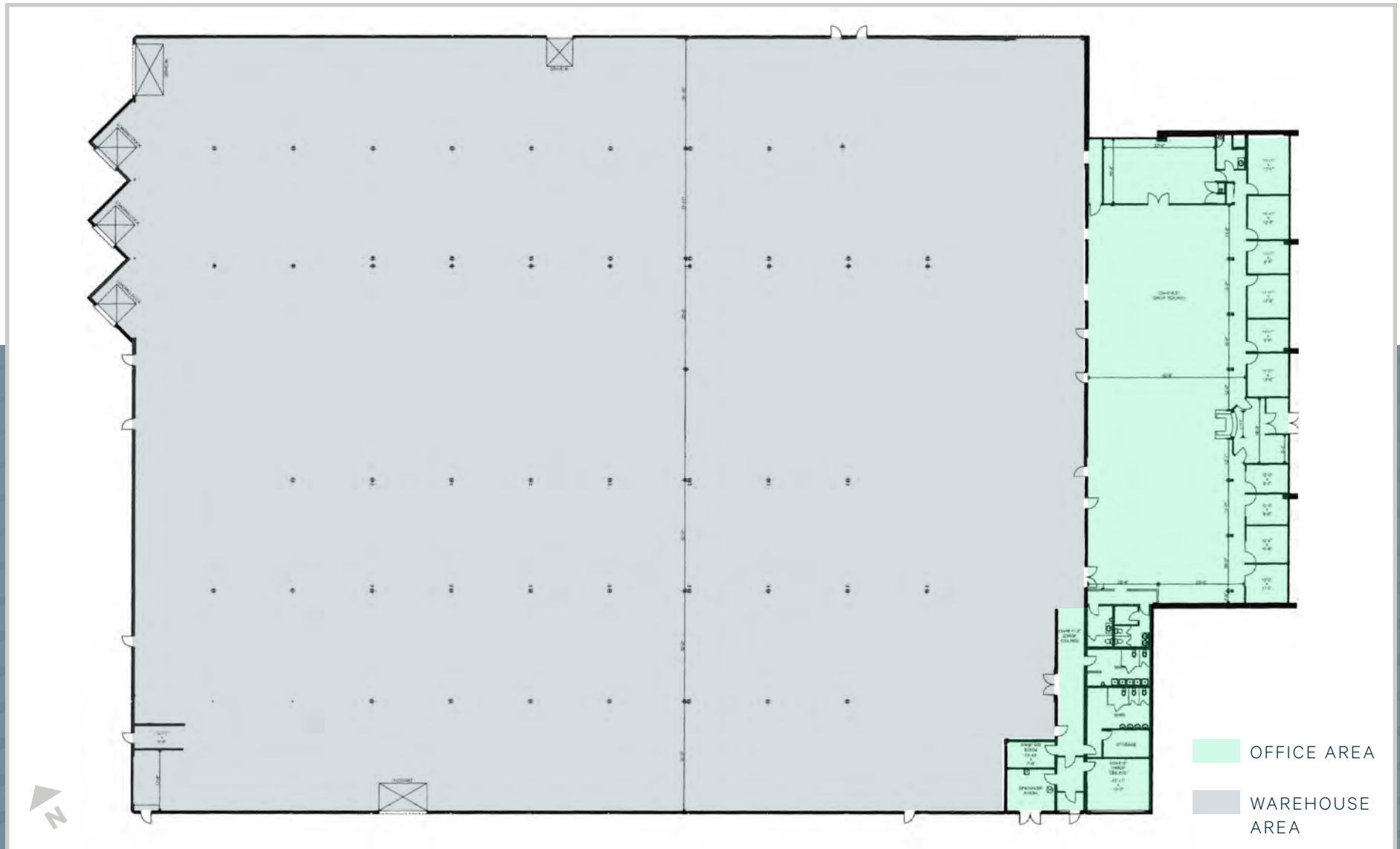
1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
2. Ammunition, Firearms or Fireworks Factory;
3. Asphalt Plant;
4. Cement Plant, or Concrete Batching Plant;
5. Crude Petroleum Oil or Coal Refinery;
6. Explosives Factory;
7. Industrial Gas Manufacturing;
8. Large Scale Smelting or Foundry 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

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- 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 (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)

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

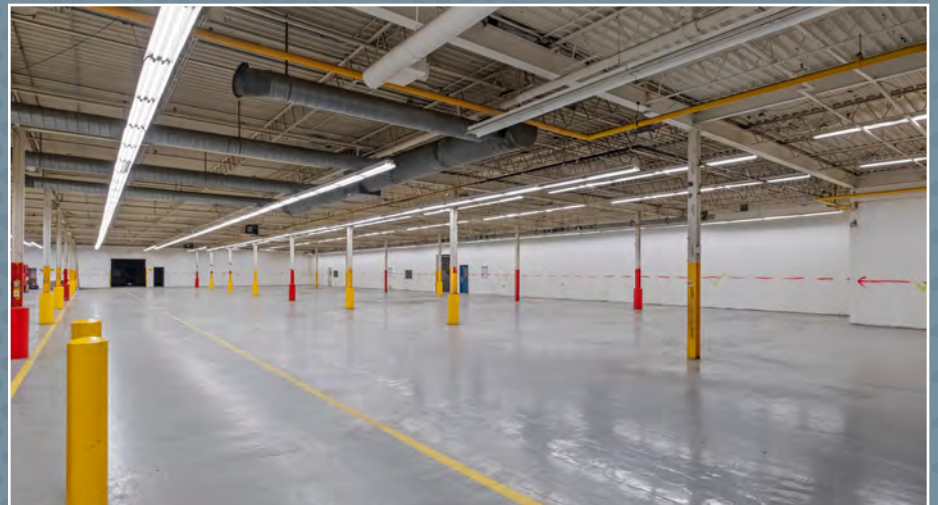
# ANTICIPATED Q4 FLOOR PLAN

110 RONSON DRIVE

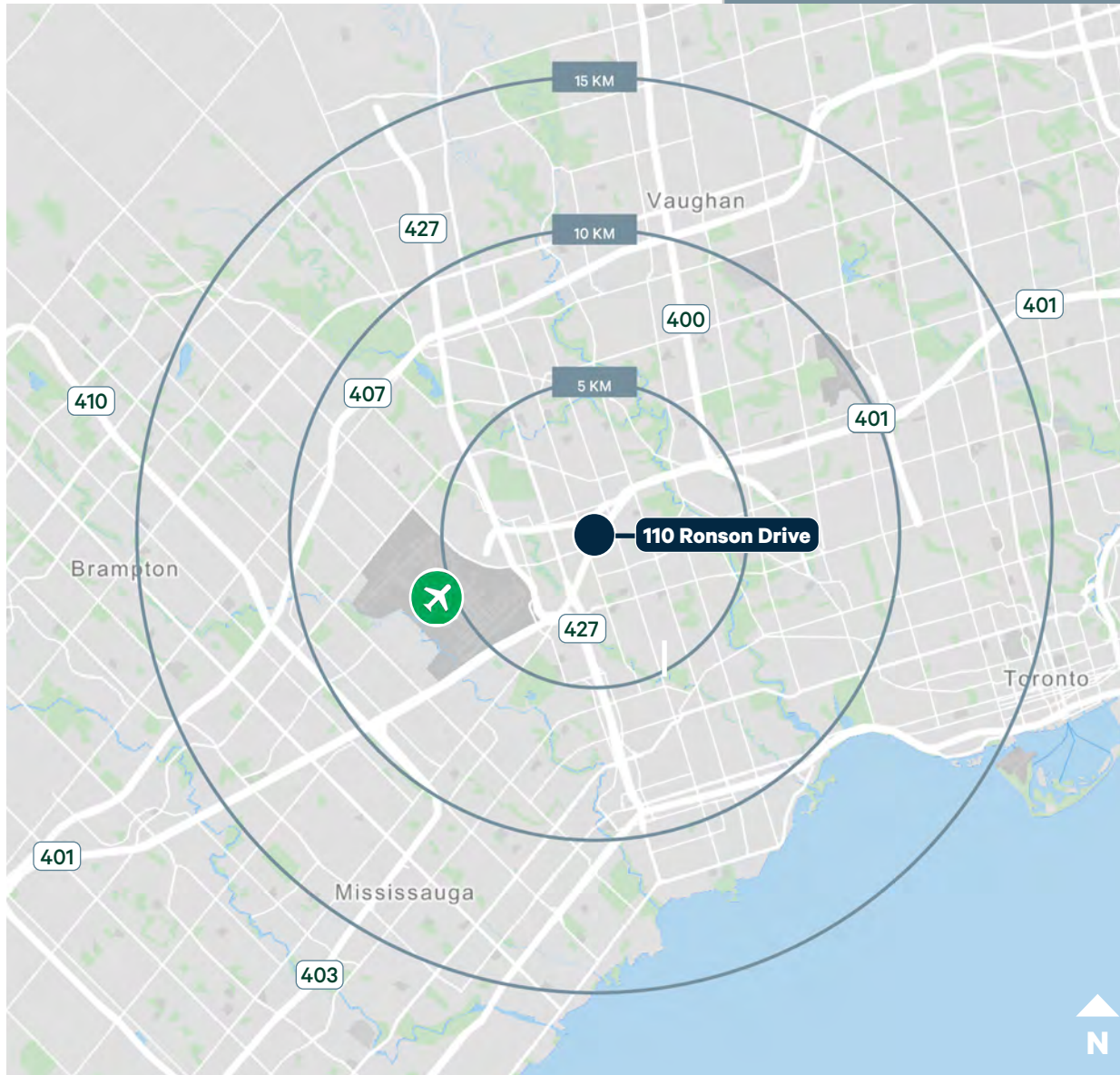


# INTERIOR PHOTO GALLERY

110 RONSON DRIVE



# ACCESSIBLE GTA LOCATION



## DRIVE TIMES

Highway 401

**1.2 KM | 2 MIN**

Highway 409

**1.5 KM | 3 MIN**

Highway 27

**1.5 KM | 4 MIN**

Highway 427

**3.3 KM | 8 MIN**

Pearson International Airport

**5.0 KM | 8 MIN**

Vaughan CP Intermodal

**18.6 KM | 21 MIN**

Malport CN Intermodal

**13.8 KM | 19 MIN**

Downtown Toronto

**26.4 KM | 34 MIN**

Canada-US Border @

Lewiston Queenston Bridge

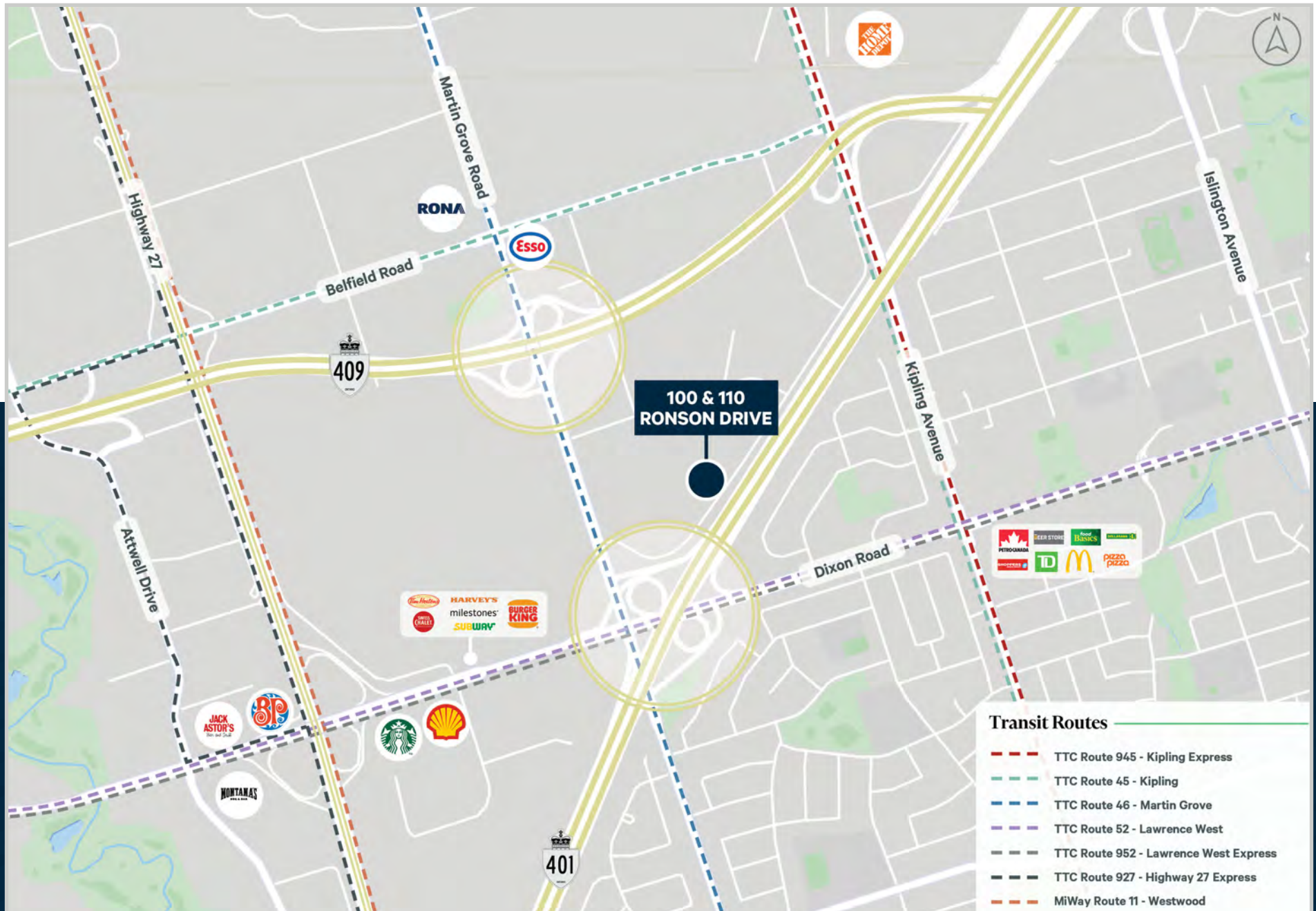
**133.4 KM | 1 HR**

**41 MIN**

## DEMOGRAPHICS

	Total Population	Total Labour Force
<b>5 KM</b>	183,292	96,428
<b>10 KM</b>	848,949	458,463
<b>15 KM</b>	2,270,113	1,290,584

# NEARBY AMENITIES & TRANSIT







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