

# 55

## ESANDAR DRIVE TORONTO

FOR SALE

Functional Urban Industrial in Toronto's  
Leaside Business Park.

LOGISTICS IN LEASIDE. OWNERSHIP IN TORONTO.



Concept image - final materials, colors, and finishes may vary

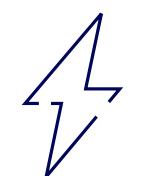
# Premier Rare Industrial Facility

## in Toronto's Leaside Business Park

55 Esandar is an exceptional property located in one of Toronto's most established and evolving neighborhoods. Situated in the thriving Leaside Business Park, this opportunity offers a rare combination of strategic location, functional space, and seamless connectivity. With proximity to major transportation routes, the Eglinton Crosstown LRT, and a wealth of surrounding amenities, 55 Esandar is perfectly positioned to support a wide range of commercial uses.

Whether you're looking to expand operations, attract top talent or establish a presence in a high-demand area, this property delivers on every front.

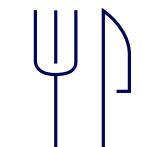
### Property Features



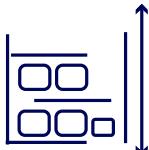
Power  
600V;2000 Amps



Transit-Connected & Future  
Ready Opportunity



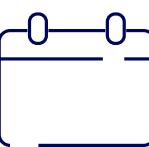
Access to Ample Next-Door  
Amenities



Clear Height  
24'6"



Formerly Food-Grade  
Facility



Immediate  
Occupancy



# Unlock Operational Potential

## Building Specifications

<b>TOTAL BUILDING AREA:</b>	81,030 SF (47% Coverage)
<b>INDUSTRIAL AREA:</b>	73,169 SF
<b>OFFICE:</b>	7,861 SF
<b>LAND AREA:</b>	3.77 Acres
<b>POWER:</b>	2000A   600V
<b>SHIPPING:</b>	10 Truck Level
<b>CLEAR HEIGHT:</b>	24'6"
<b>BAY SIZES:</b>	39' & 28'-10'
<b>ZONING:</b>	E1
<b>OCCUPANCY:</b>	Immediate
<b>LIST PRICE:</b>	\$26,334,750 (\$325 PSF)
<b>TAXES:</b>	\$150,224.08



# Zoning Overview

## 60.20.20.10 PERMITTED USES

### [I] USE -E ZONE

In the E Zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contactor'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 vegetable fibres;
- 15) Resin, Natural or Synthetic Rubber Manufacturing;
- 16) Tannery

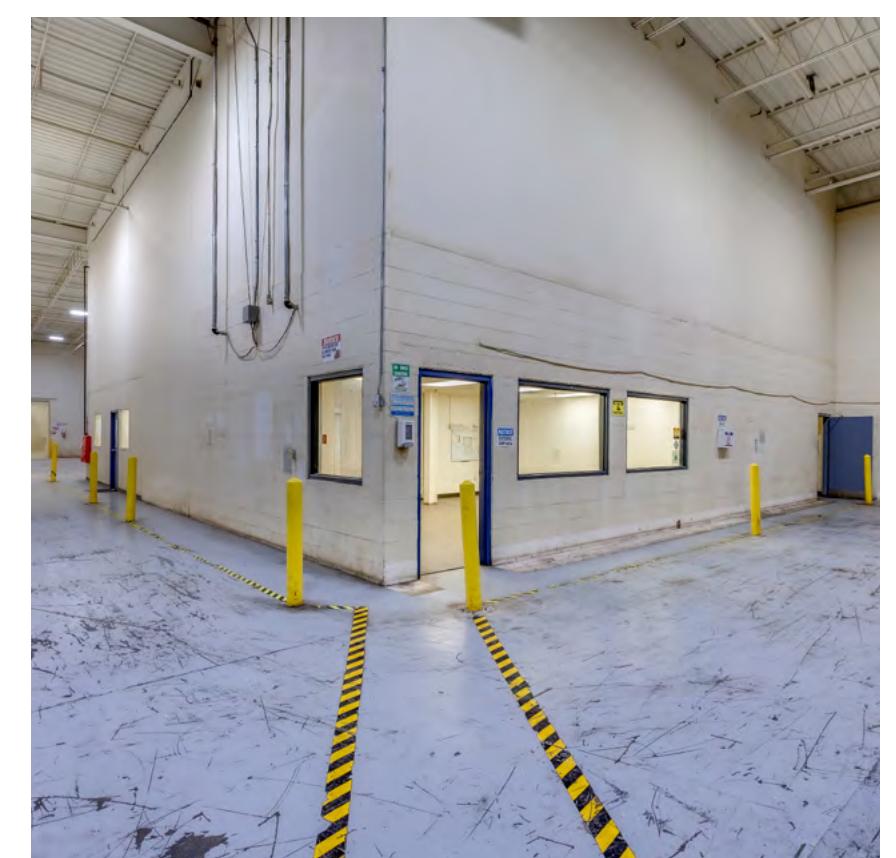
Office	Cogeneration Energy (26)
Park	Crematorium (33)
Performing Arts Studio	Drive Through Facility (5,21)
Pet Services	Eating Establishment (1,19,30)
Police Station	Marihuana production facility (2)
Printing Establishment	Metal Factory involving Forging and Stamping (25) Open
Production Studio	Storage (10)
Public Works Yard	Outdoor Patio (9)
Service Shop	Public Utility (27,29)
Software Development and Processing	Recovery Facility (8)
Warehouse	Recreation Use (7)
Wholesaling Use [ By-law: 0MB PL 130592 J ]	Renewable Energy (26)
<b>60.20.20.20 PERMITTED USES - WITH CONDITIONS</b>	
<b>[I] USE WITH CONDITIONS -E ZONE</b>	
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:	
Body Rub Service (32)	[By-law: 0403-2014]
	[By-law: 1124-2018]
	[By-law: 1198-2019]

**Manufacturing Use** means the use of premises for fabricating, processing, assembling, packaging, producing or making goods or commodities, and it includes repair of such goods or commodities.

\*Subject to By-laws



## Gallery



Whether you're looking to expand operations, attract top talent or establish presence in a high-demand area, this property delivers on every front.

# Connected. Convenient.

## Positioned for Growth.

At 55 Esandar Drive, logistics meets location. Strategically positioned in Toronto's established Leaside Business Park, this opportunity offers direct access to key transit and transportation corridors that keep your operations moving.

Just minutes from the new Laird Station on the Eglinton Crosstown LRT, the site ensures efficient access for employees and clients alike. Multiple TTC bus routes along Laird and Eglinton provide direct links to Toronto's subway system.

The property is ideally positioned with fast access to major routes including the Don Valley Parkway, Bayview Extension, and Highway 401. When uptime matters and logistics are key, 55 Esandar Drive delivers the connectivity your business depends on.

### Transportation

**PAPE TTC** 7 min drive | 3.9 km

**LAIRD LRT STATION** 4 min drive | 1.6 km

**UNION STATION** 16 min drive | 14 km

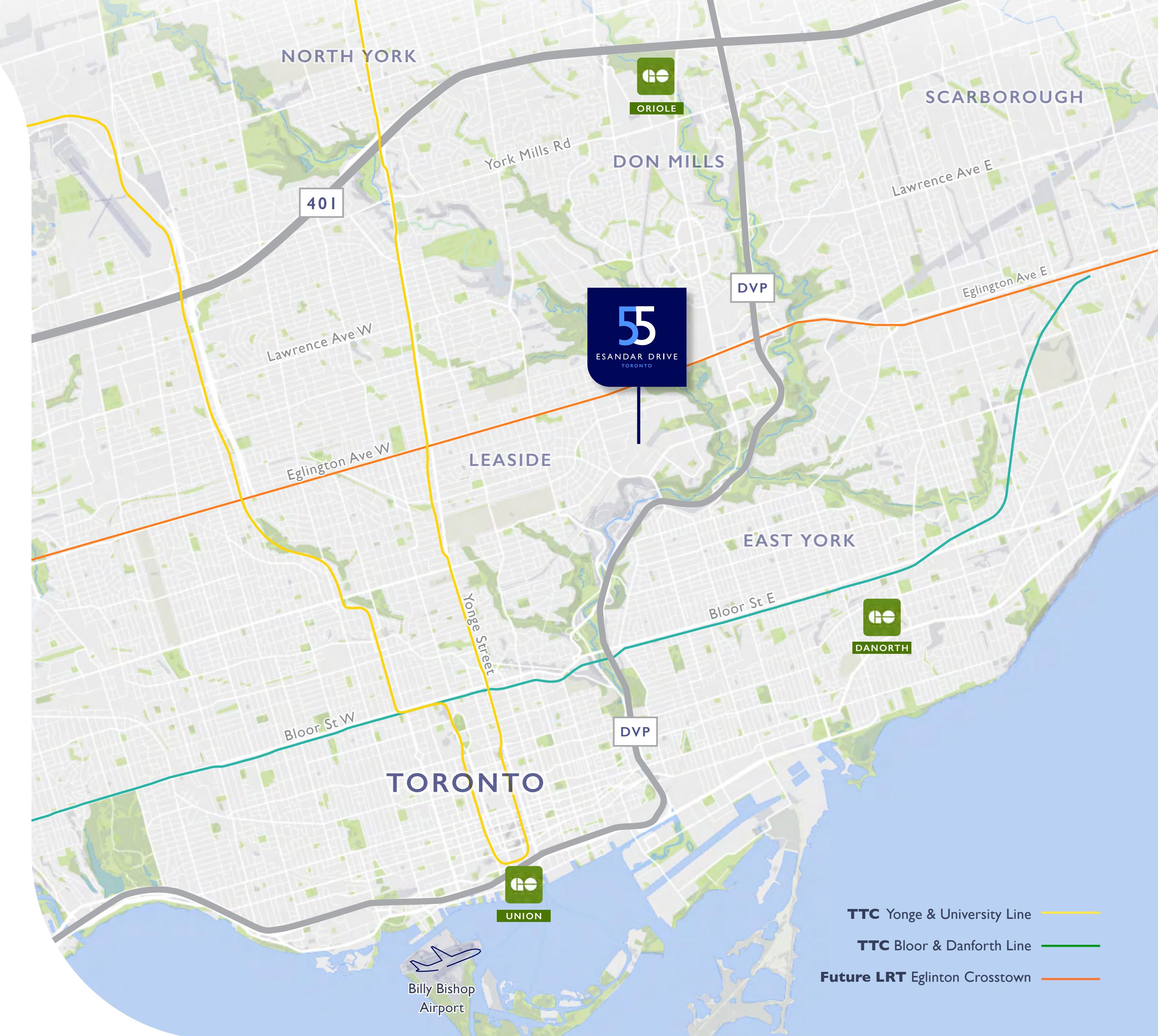
**ORIOLE GO** 16 min drive | 10 km

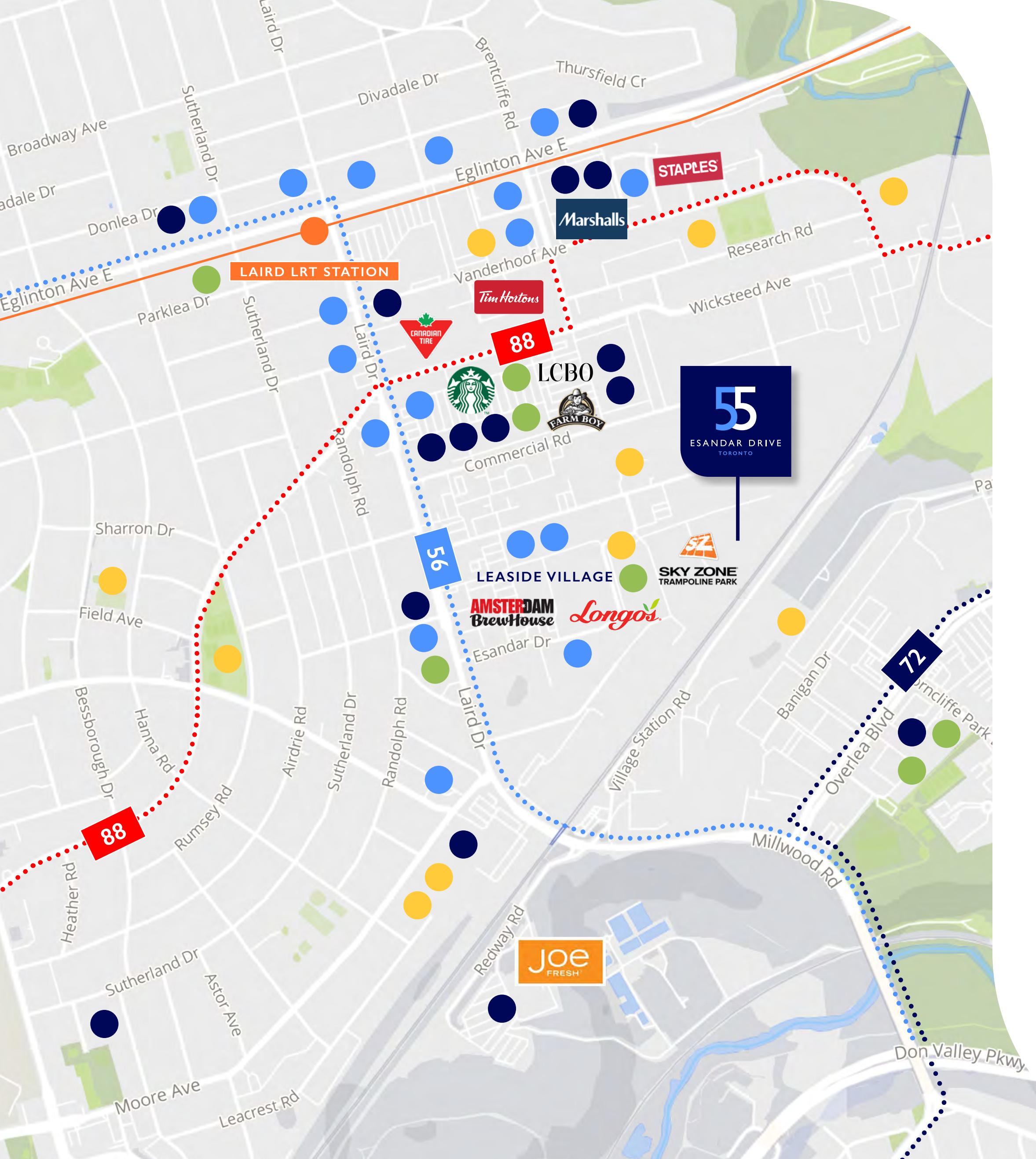
**PEARSON AIRPORT** 43 min drive | 34 km

**BILLY BISHOP** 21 min drive | 16 km

**MONTREAL** 5 hour drive | 535 km

**US BORDER** 2 hour drive | 143 km





## Grow Where it Counts In One of Toronto's More Accessible Hubs

The surrounding area features a vibrant mix of retail, dining, and service amenities, including shopping plazas, grocery stores, fitness centres, and banks—all within walking distance. Located adjacent to well-established residential neighbourhoods, 55 Esandar offers a convenient balance of workforce accessibility and local lifestyle amenities, making it a strategic choice for a wide range of commercial and industrial users.

- RESTAURANTS
- GROCERY STORES
- RETAIL STORES
- FITNESS

— LRT Eglinton Crosstown

···· 56 Bus Route

···· 88 Bus Route

···· 72 Bus Route



## A Thriving Community with Talent at Your Doorstep

Located in Toronto's established Leaside neighbourhood, 55 Esandar Drive is surrounded by a highly educated, affluent, and professionally active population. The area draws from a strong labour pool across midtown, East York, and North York, with easy access to a broader Toronto workforce thanks to excellent transit and road connections.

With a blend of seasoned residents and younger urban talent moving into the neighbourhood, this location offers access to one of Toronto's most stable and diverse demographics—ideal for businesses seeking long-term growth and a reliable talent base.

Demographics	5 km Radius	10 km Radius	15 km Radius
2024 TOTAL POPULATION	505,171	1,855,678	2,804,375
2029 PROJECTED POPULATION	557,178	2,041,734	3,040,221
AVERAGE HOUSEHOLD INCOME	\$190,427	\$149,860	\$142,534
MEDIAN AGE	39	37	38
EMPLOYMENT RATE	90.4%	90.1%	89.7%

# 55

ESANDAR DRIVE  
TORONTO

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