

INDUSTRIAL LAND | FOR LEASE

295 BELFIELD ROAD TORONTO, ON

3.04 ACRES FULLY PAVED & FENCED LOT



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CBRE

*SALES REPRESENTATIVE

PROPERTY OVERVIEW

| | |
|---------------------|---------------------|
| LOT SIZE | 3.04 ACRES |
| ZONING | E1 |
| LEASE PRICE | \$14,500/ACRE/MONTH |
| ANNUAL TAXES (2025) | \$39,934.64 |
| POSSESSION | MAY 16 2026 |



CORNER PROPERTY WITH CLEAR VISIBILITY TO HIGHWAY 409



APROXIMATELY 1 MIN FROM THE 409



LAND IS FULLY PAVED AND FENCED



INCLUDES PERIMETER LIGHTING FOR SAFETY & VISIBILITY

409

295
BELFIELD ROAD
TORONTO, ON

SURROUNDING AREA



HIGHWAY - 110

ISLINGTON - 37

TTC BUS ROUTES

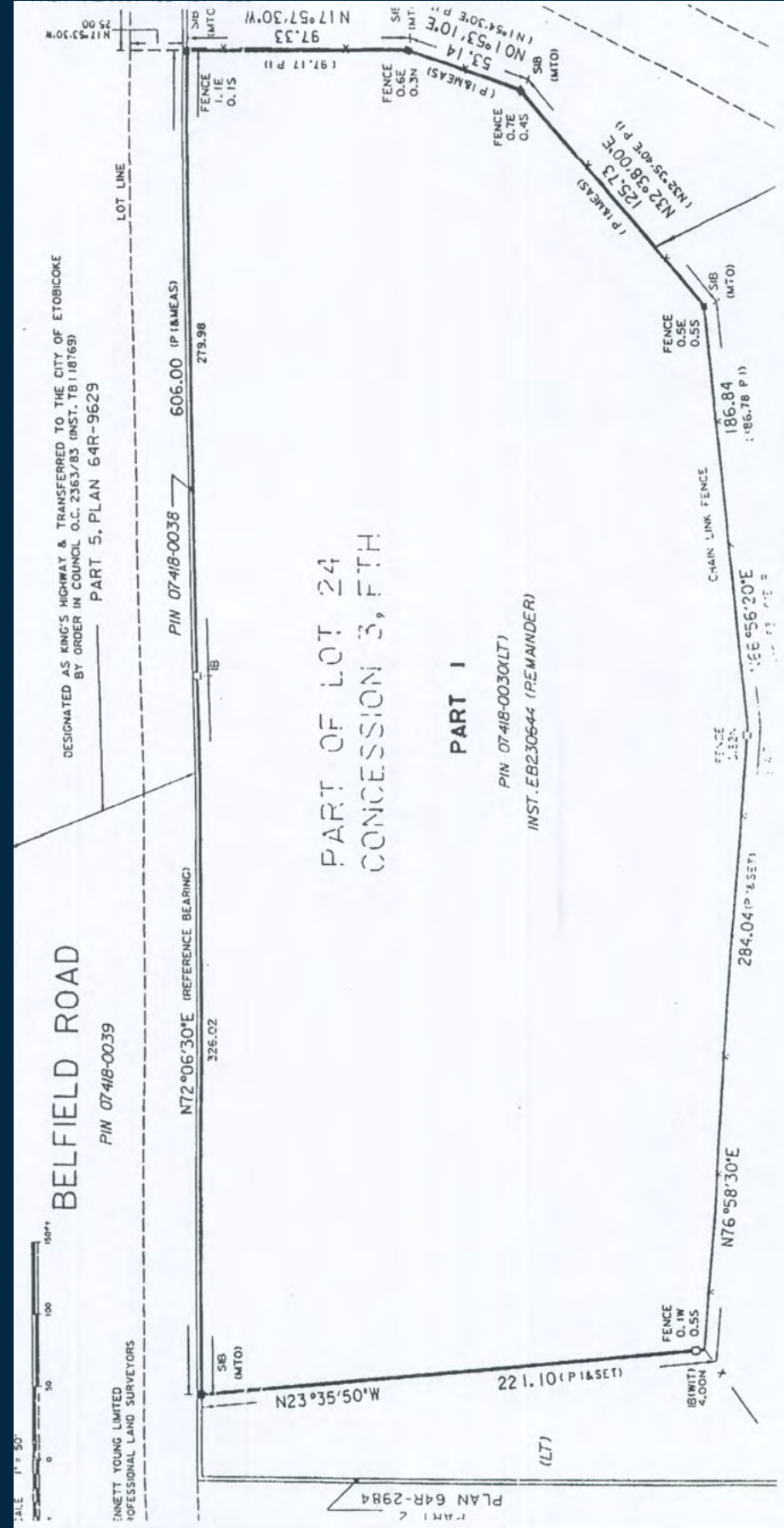
MARTIN GROVE - 46

KIPLING - 45

LAWRENCE WEST - 52

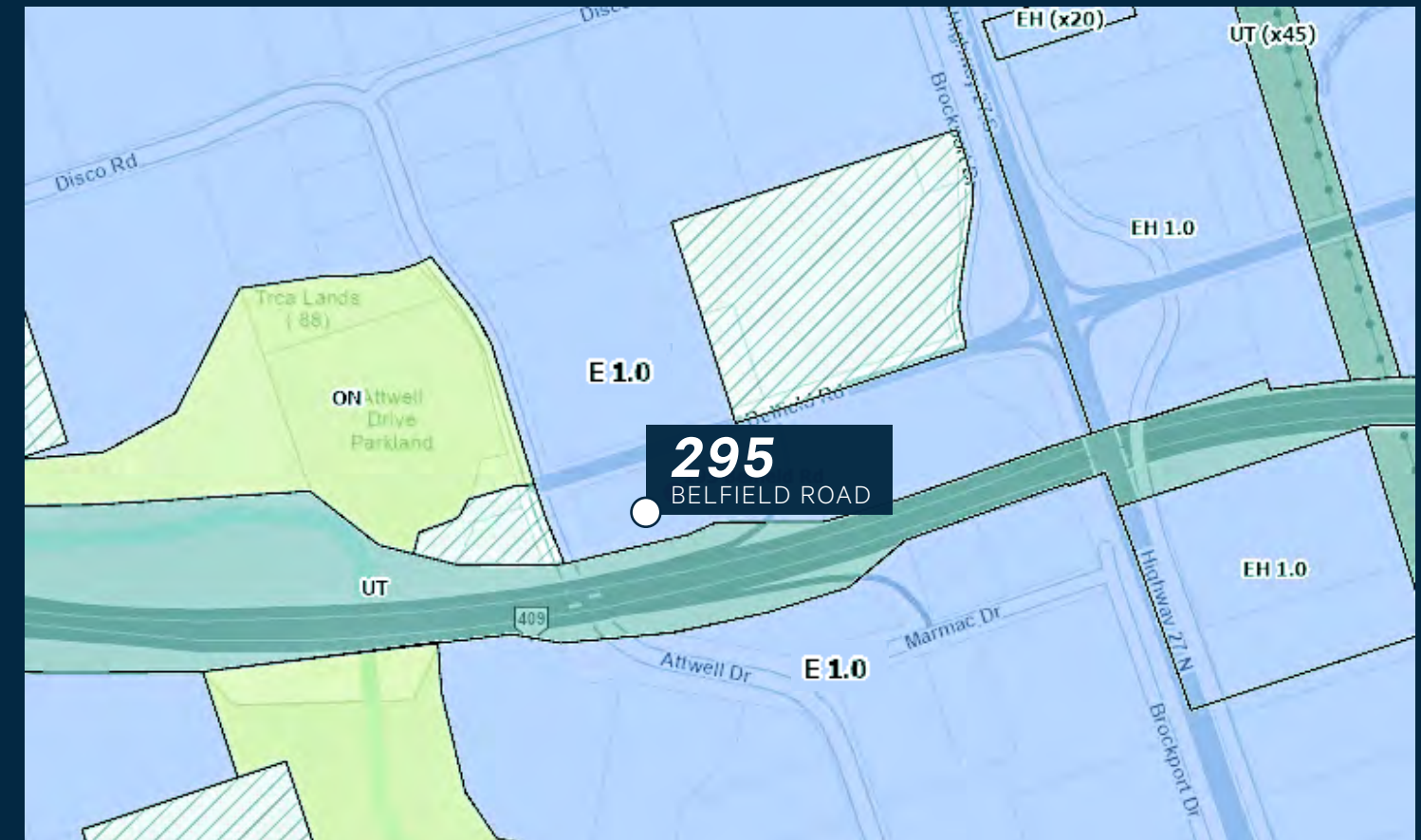
KITCHENER - (KI)
GO TRAIN LINE

PROPERTY SURVEY



ZONING
E1
PERMITTED USES

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 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 | <p>All Manufacturing Uses except:</p> <ol style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Office Park Performing Arts Studio Pet Services Police Station Printing Establishment Production Studio Public Works Yard Service Shop Software Development & Processing Warehouse Wholesaling Use |
|---|---|---|



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All outlines are approximate | CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON L4V 1W5 | T 416 674 7900 | F 416 674 6575 | www.cbre.com

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