



Colliers

For Sale

Prime Central Location Industrial Building

34-38 Industrial Street, Toronto, ON

Stewart Metcalfe*, SIOR
Executive Vice President
Industrial Facilities Group
+1 416 274 8987
stewart.metcalfe@colliers.com

Property Overview

Civic Address	34-38 Industrial Street, Toronto
Legal Address	Pt Blk A PL 2574 Leaside as in TL4785 & TL15886 except TL18553A; Pt Blk A PL 2643 Leaside as in EY236769; Toronto (E. York), City of Toronto
Location	Thornccliffe Park (Laird Dr/Industrial St)
Zoning	E1.0
Site Area	1.247 acres
Total Area	33,359.67 SF
Floor 1	29,429.89 SF (3,106.65 SF office)
Floor 2	3,929.78 SF office
Floor 2 Mezzanine	4,834.99 SF unfinished mezzanine and 3,086 SF steel grate mezzanine not included in total square footage
Ceiling Height	8'2" - 17'7"
Loading	5 truck level doors 1 Drive-in door
Available	Q3 2023
Property Tax	\$53,311.72 (2022)
Asking Price	\$7,900,000.00
Note:	All information and measurements to be verified by the Buyer and Buyer's Agent.

Location, Location, Location. Prime proximity to Leaside retail node, transit and Highway connections.

Freestanding industrial building for sale in a central location. Quick access to Don Valley Parkway (DVP) and public transit. Transit stop located on Laird Drive, Eglinton Crosstown is under construction, a midtown connection between east and west Toronto. Excellent proximity to Leaside retail node.



Don Valley Parkway
3.6KM | 10 Mins



33,359.67 SF total area on 1.247 acres



Freestanding industrial building



TTC bus stop Laird Dr/Industrial St to Eglinton Train Station, 1.1 KM to Eglinton Crosstown



Clear height ranges from 8'2" - 17'7"



5 truck level doors and 1 drive-in door





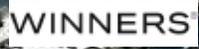
Millwood Road

Laird Ave

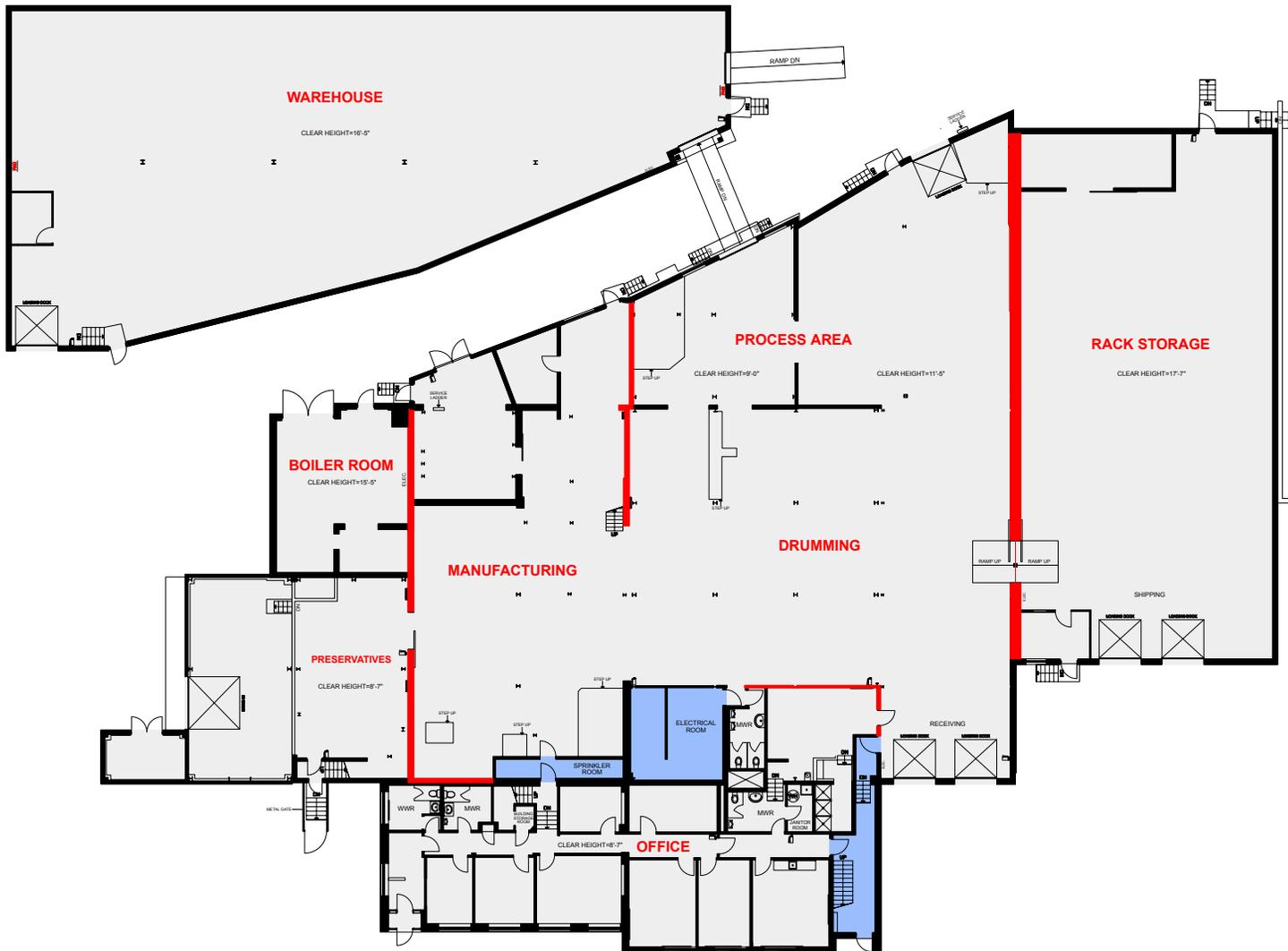
Industrial Street

Commercial Road

Wicksteed Ave



Floor 1



Highlights

- Freestanding industrial building with exterior ramp access to warehouse
- Generous shipping with 5 truck level doors and 1 drive-in door
- Clear height ranges from 8'7" - 17'7"
- Property is on 1.247 acres in prime location close to Leaside retail node

29,429

square feet
available

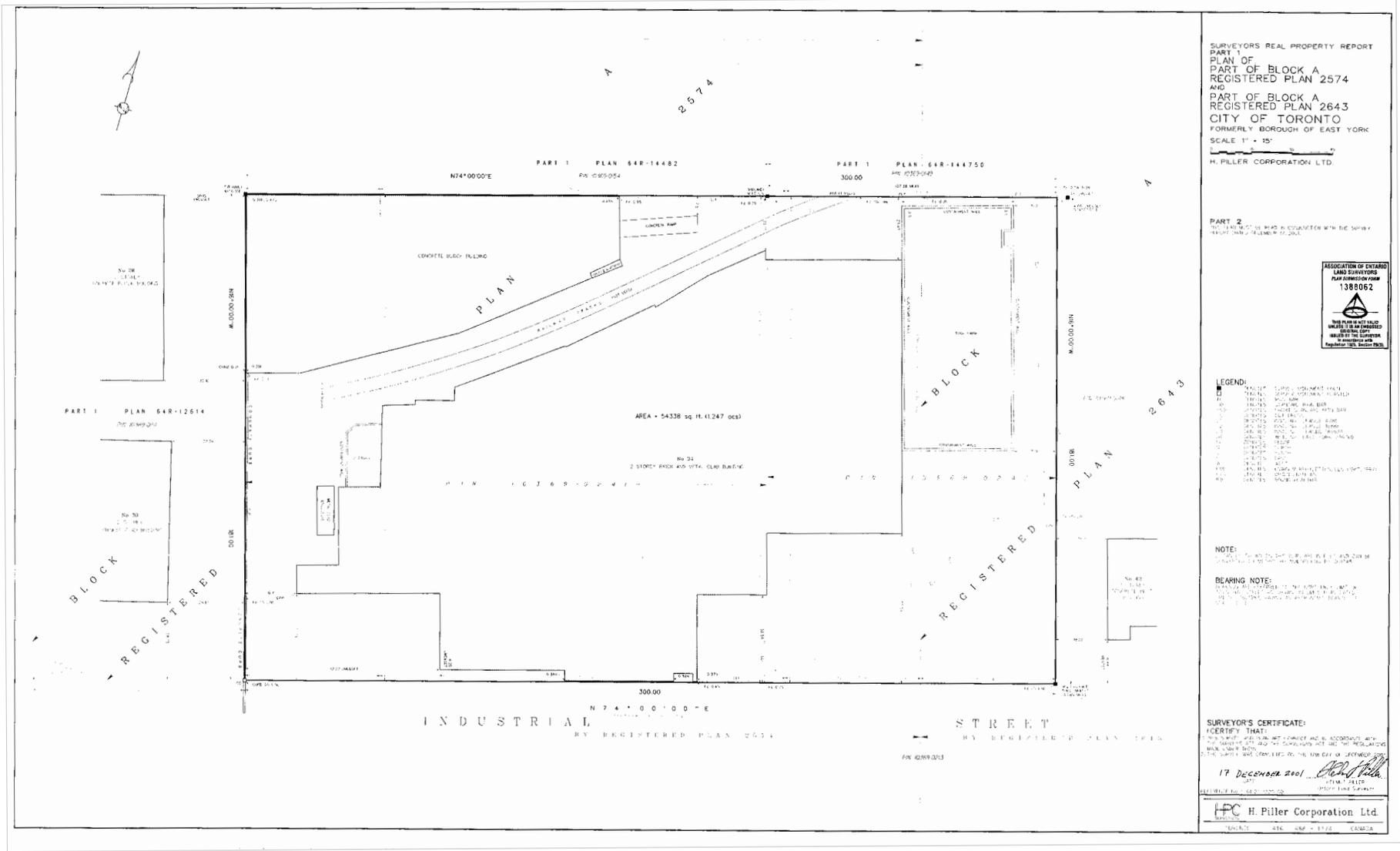
Floor 2



Highlights

- Offices and storage area
- Clear height ranges from 8`2" - 13`9"
- 4,834.99 SF unfinished mezzanine and 3,086 SF steel grate mezzanine not included in total square footage

3,929
square feet
available



SURVEYORS REAL PROPERTY REPORT
PART 1
 PLAN OF
 PART OF BLOCK A
 REGISTERED PLAN 2574
 AND
 PART OF BLOCK A
 REGISTERED PLAN 2643
 CITY OF TORONTO
 FORMERLY BOROUGH OF EAST YORK
 SCALE 1" = 35'
 H. PILLER CORPORATION LTD.

PART 2
 TO BE READ IN CONJUNCTION WITH THE SURVEY
 REPORT DATED FEBRUARY 11, 2001



LEGEND:

1	TRAILING	TRAILING
2	TRAILING	TRAILING
3	TRAILING	TRAILING
4	TRAILING	TRAILING
5	TRAILING	TRAILING
6	TRAILING	TRAILING
7	TRAILING	TRAILING
8	TRAILING	TRAILING
9	TRAILING	TRAILING
10	TRAILING	TRAILING
11	TRAILING	TRAILING
12	TRAILING	TRAILING
13	TRAILING	TRAILING
14	TRAILING	TRAILING
15	TRAILING	TRAILING
16	TRAILING	TRAILING
17	TRAILING	TRAILING
18	TRAILING	TRAILING
19	TRAILING	TRAILING
20	TRAILING	TRAILING

NOTE:
 TO BE READ IN CONJUNCTION WITH THE SURVEY REPORT DATED FEBRUARY 11, 2001

BEARING NOTE:
 ALL BEARINGS ARE TO THE CENTER OF THE EARTH

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 2. THE SURVEY WAS CONDUCTED BY THE SURVEYOR OR UNDER HIS SUPERVISION;
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 11. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 12. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 13. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 14. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 15. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 16. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 17. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 18. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 19. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;
 20. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE THEREUNDER;

17 DECEMBER 2001
 [Signature]
 H. PILLER CORPORATION LTD.
 1700 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1S 1T5

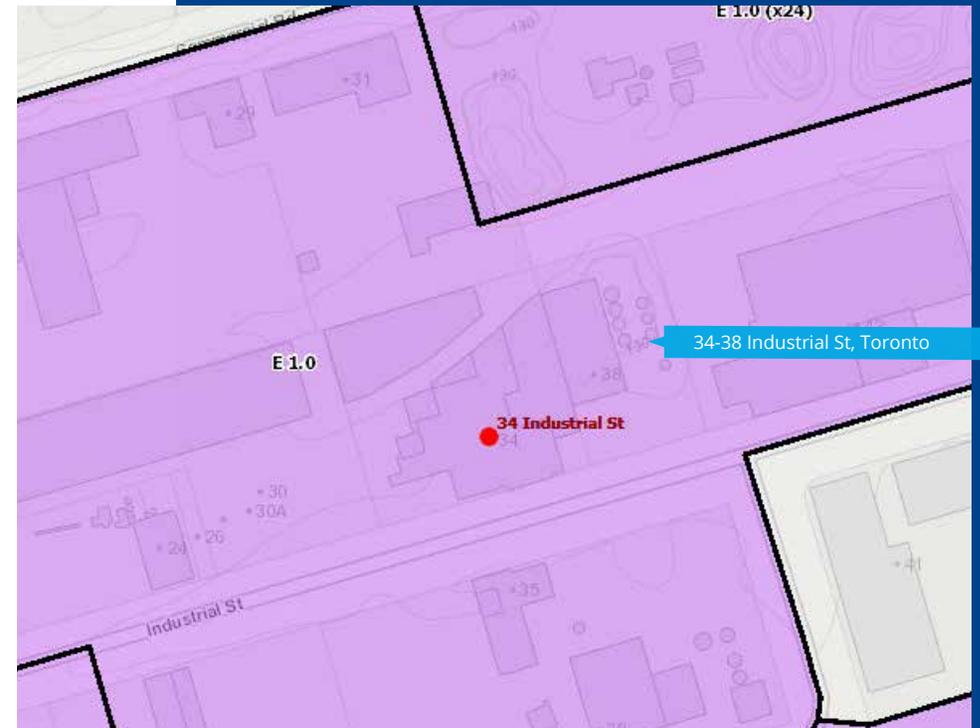
H.P.C. H. Piller Corporation Ltd.
 TORONTO 416 491-1111 CANADA

Survey

Zoning - E1.0

Permitted Uses (See below links for further information)

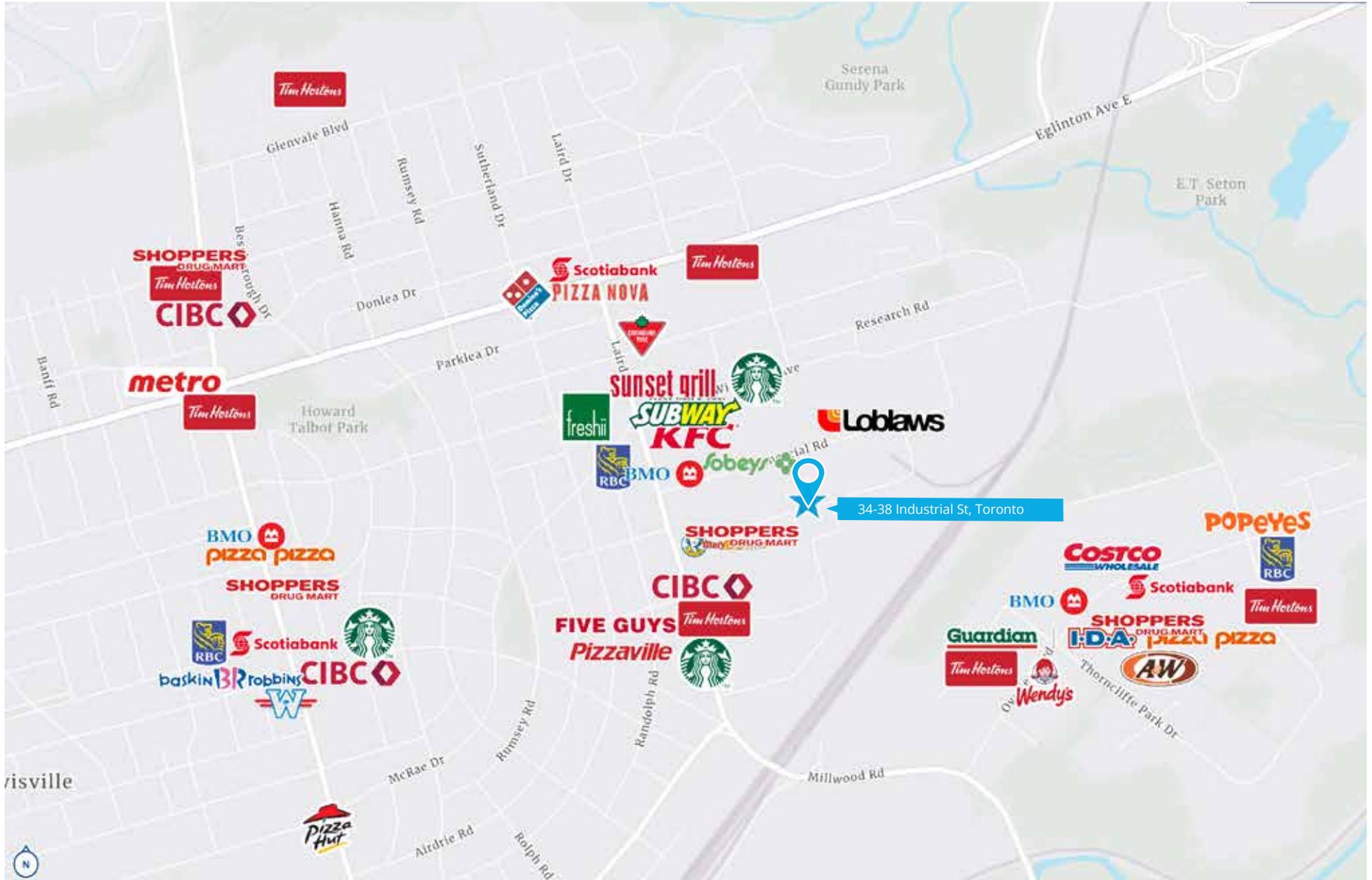
Ambulance Depot
Animal Shelter
Artist Studio
Automated Banking Machine
Bindery
Building Supply Yards
Carpenter's Shop
Cold Storage
Contractor's Establishment
Custom Workshop
Dry Cleaning or Laundry Plant
Financial Institution
Fire Hall
Industrial Sales and Service Use
Kennel
Laboratory
All Manufacturing 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 and Processing
Warehouse
Wholesaling Use



1.247 AC of Land With 300 FT Road Frontage

Colliers

Nearby Amenities



Site Access



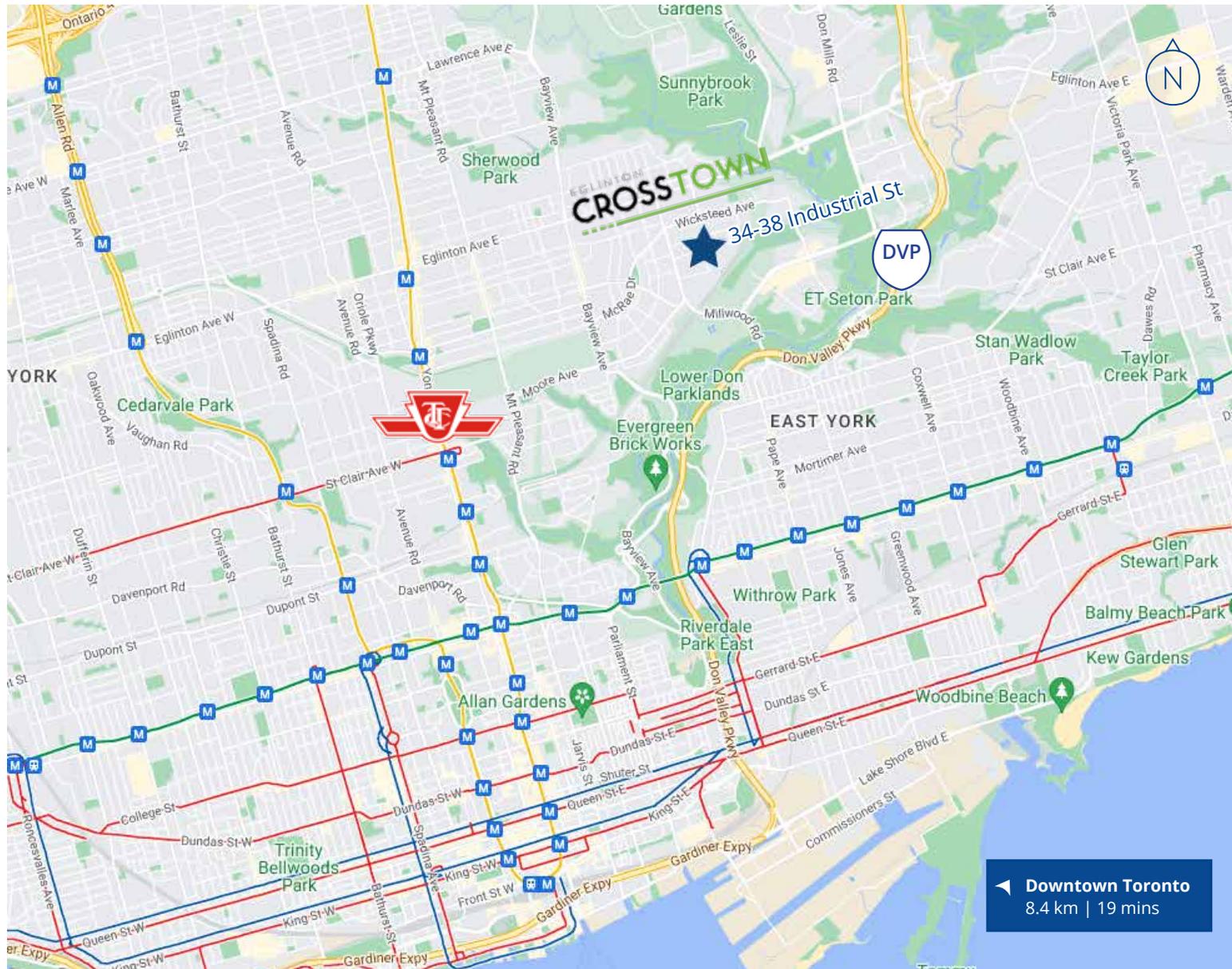
Don Valley Parkway
3.6 KM | 10 Mins

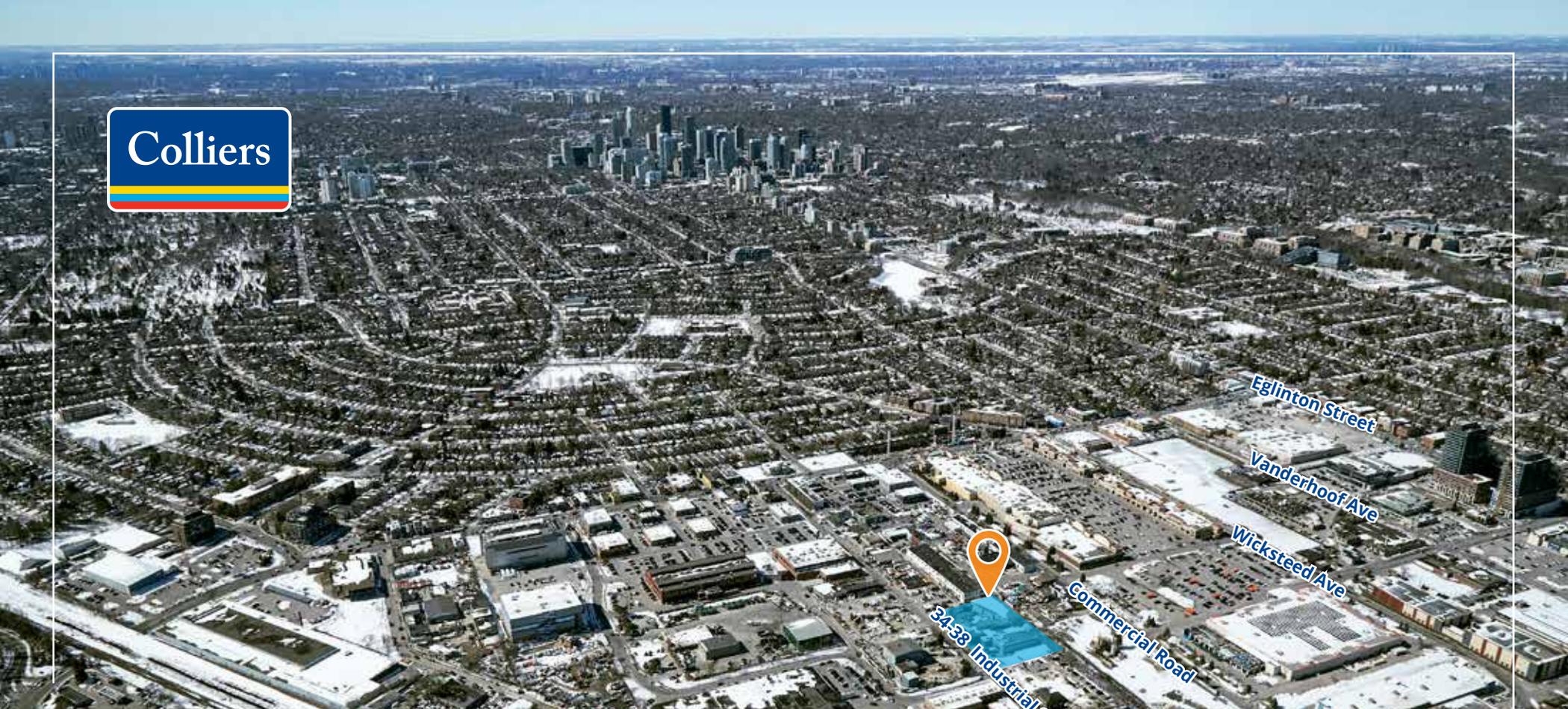


Pearson International Airport
30 KM | 33 Mins



Eglinton Crosstown
1.1 KM | 3 Mins





34-38 Industrial Street, Toronto

Stewart Metcalfe*, SIOR
Executive Vice President
Industrial Facilities Group
+1 416 274 8987
stewart.metcalfe@colliers.com

All Outlines Are Approximate.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage
*Sales Representative



[collierscanada.com](https://www.collierscanada.com)