

FLEX SPACE AVAILABLE

FOR LEASE

285 Midwest Road, Toronto, ON, M1P 3A6



MATTHEW BROWN

Vice President | Sales Representative

O: +1(416)636.8898 EXT. 223

C: +1(416)738.1391

mbrown@thebehargroup.com

VANESSA TSE

Director, Sales & Leasing | Sales Representative

O: +1(416)636.8898 EXT. 294

C: +1(416)220.1000

vanessat@thebehargroup.com

The Behar Group Realty Inc., Brokerage

1170 Sheppard Avenue West, Suite 24

Toronto, ON M3K 2A3

Tel: 416.636.8898

Fax: 416.636.8890

www.TheBeharGroup.com

PROPERTY DETAILS

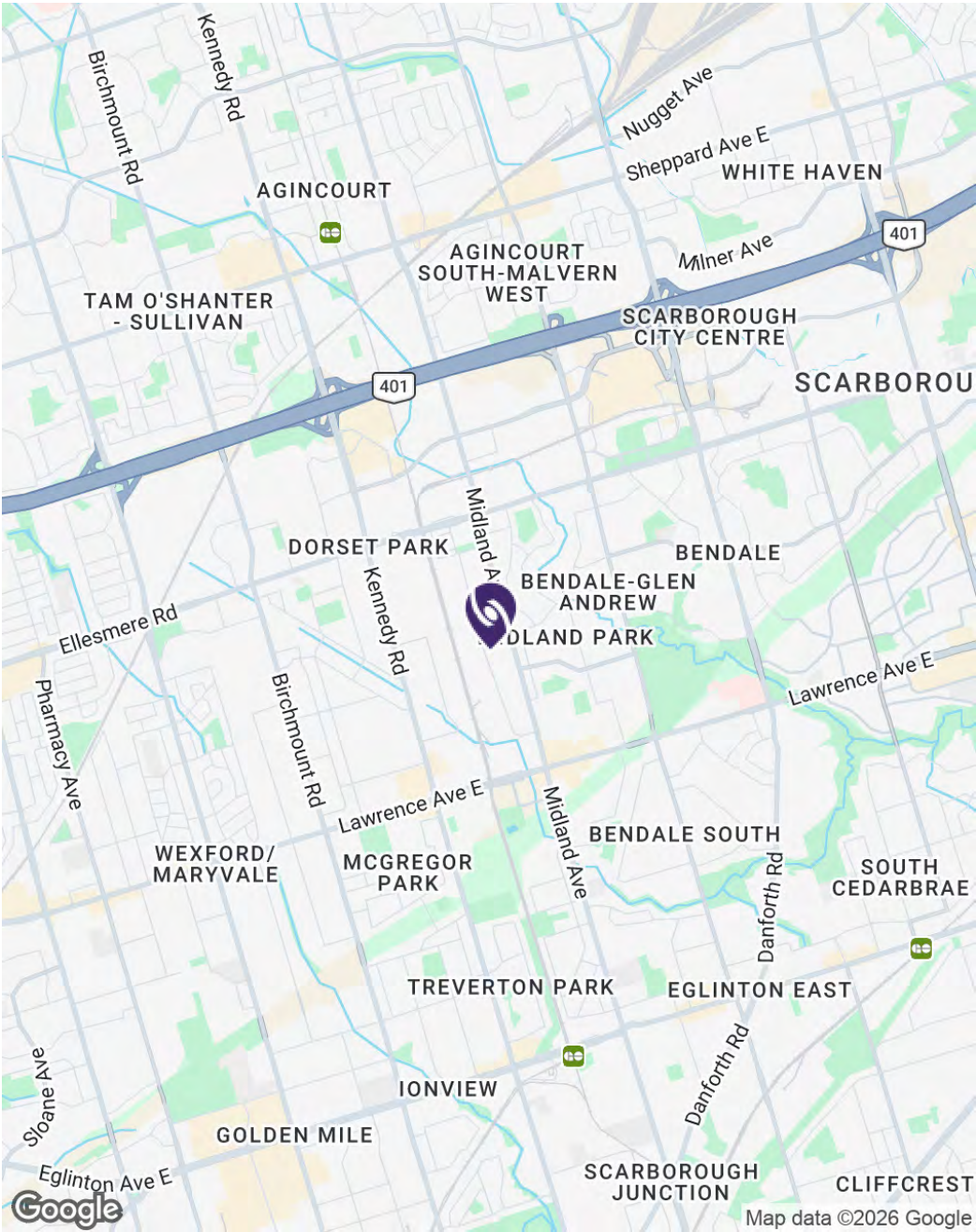
PROPERTY HIGHLIGHTS

- Flex office/industrial space available at Midland & Ellesmere with easy access to major highways.
- Multiple layout options available, with varying amounts of office and warehouse space and the potential to include drive in and truck level loading doors.
- Ideal for businesses looking for a smaller footprint, offering a combination of warehousing, storage and showroom space.
- Proportionate share of utilities is the Tenant's responsibility, in addition to gross rent.
- Up to 5 dedicated parking spots and signage potential on front of building.

TRAFFIC COUNT

Midwest Rd Traffic Count - 2,812 (AADT, modeled, 2024)

OFFERING SUMMARY			
	Option 1	Option 2	Option 3
Size (sq.ft)	7,309	6,545	4,563
Warehouse Ratio	50%	55%	20%
Shipping	1 DI, 1 TL	1 DI	1 DI
Asking (Semi-Gross)	\$21.00	\$21.00	\$16.00
Zoning	E.07		

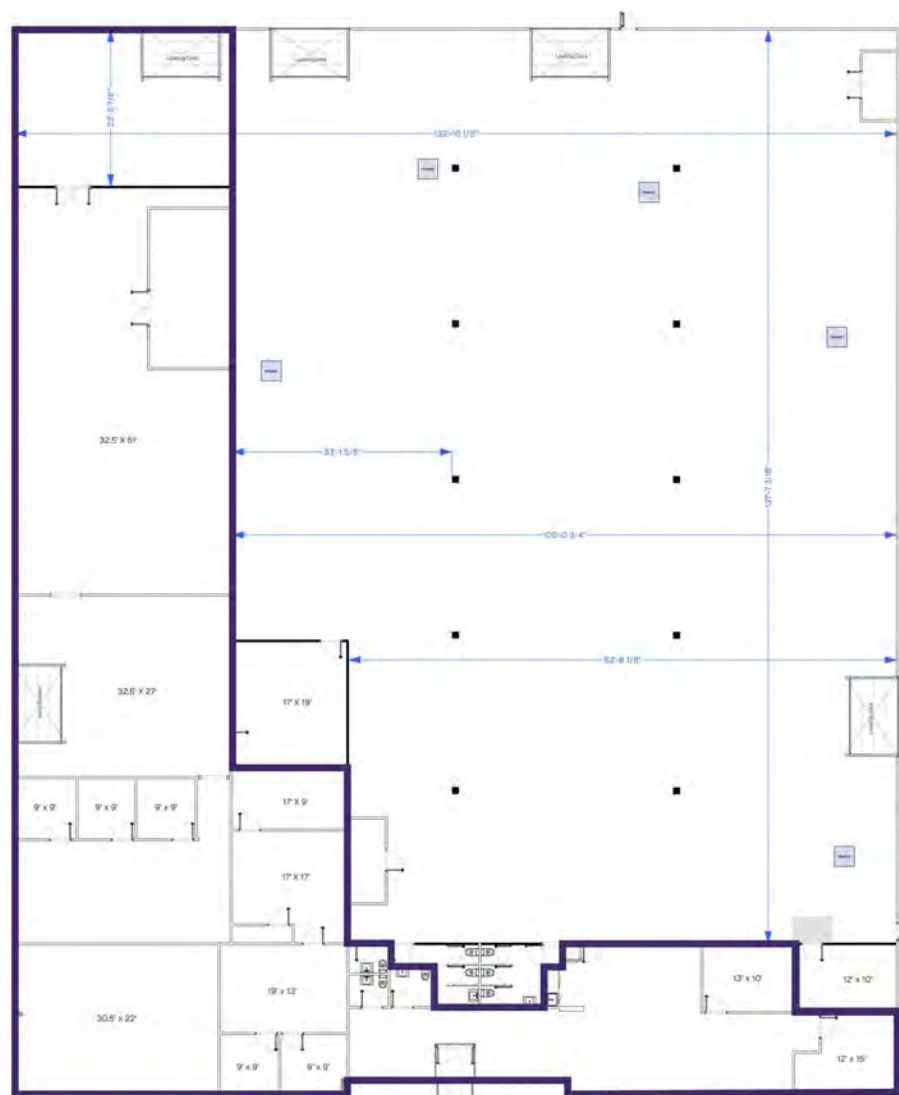


DEMOGRAPHICS



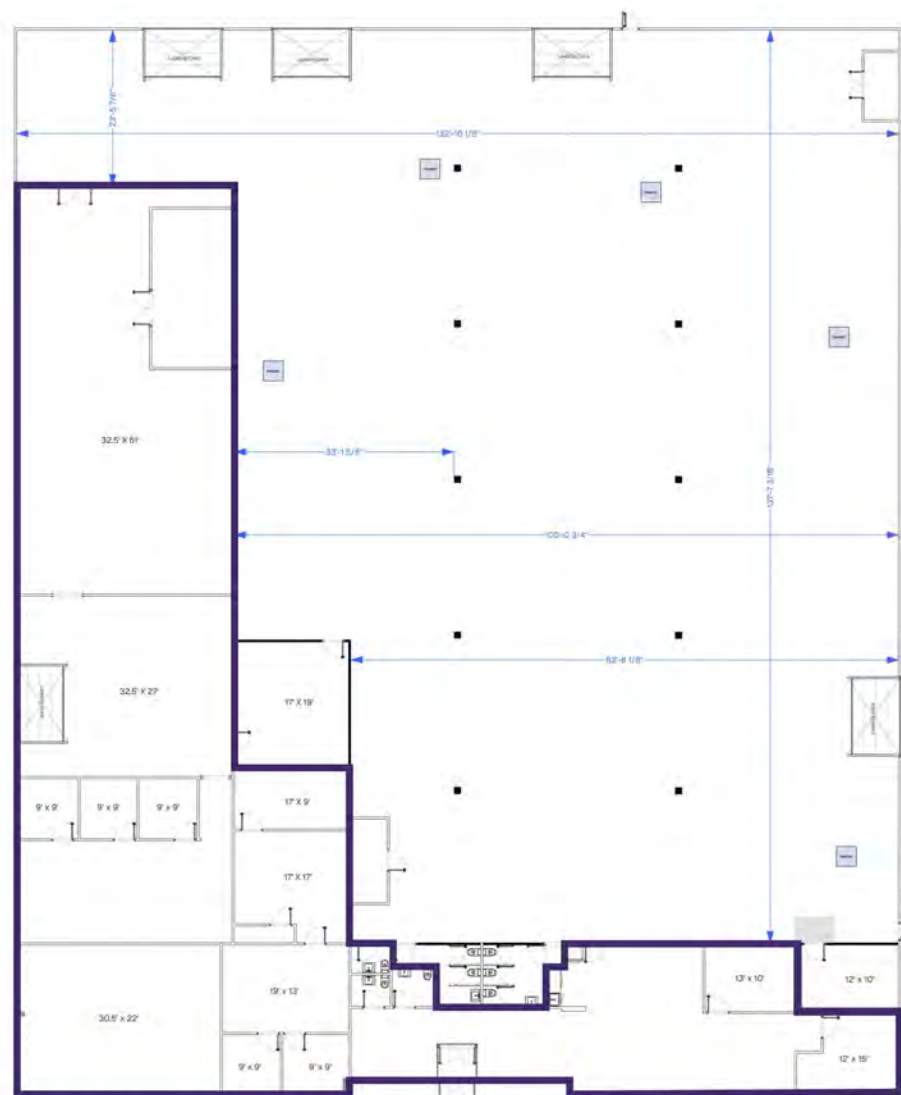
DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	11,044	122,194	364,152
Daytime Population	16,392	133,614	358,053
Total Households	3,402	42,828	126,568
Average Household Income	\$110,613	\$101,887	\$104,657
Data Source: Environics Estimates 2025			

FLOOR PLAN - OPTION 1



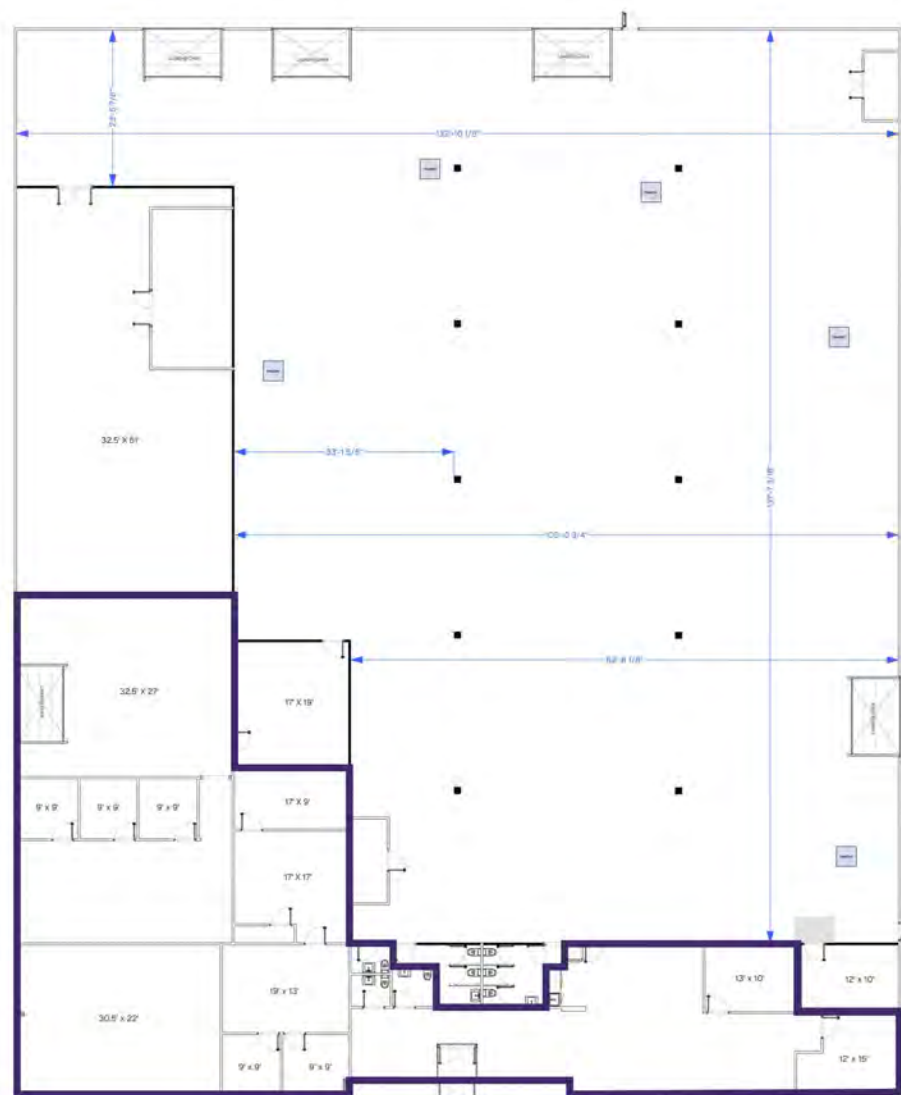
7,309 SF Total
~ 50% Warehouse

FLOOR PLAN - OPTION 2



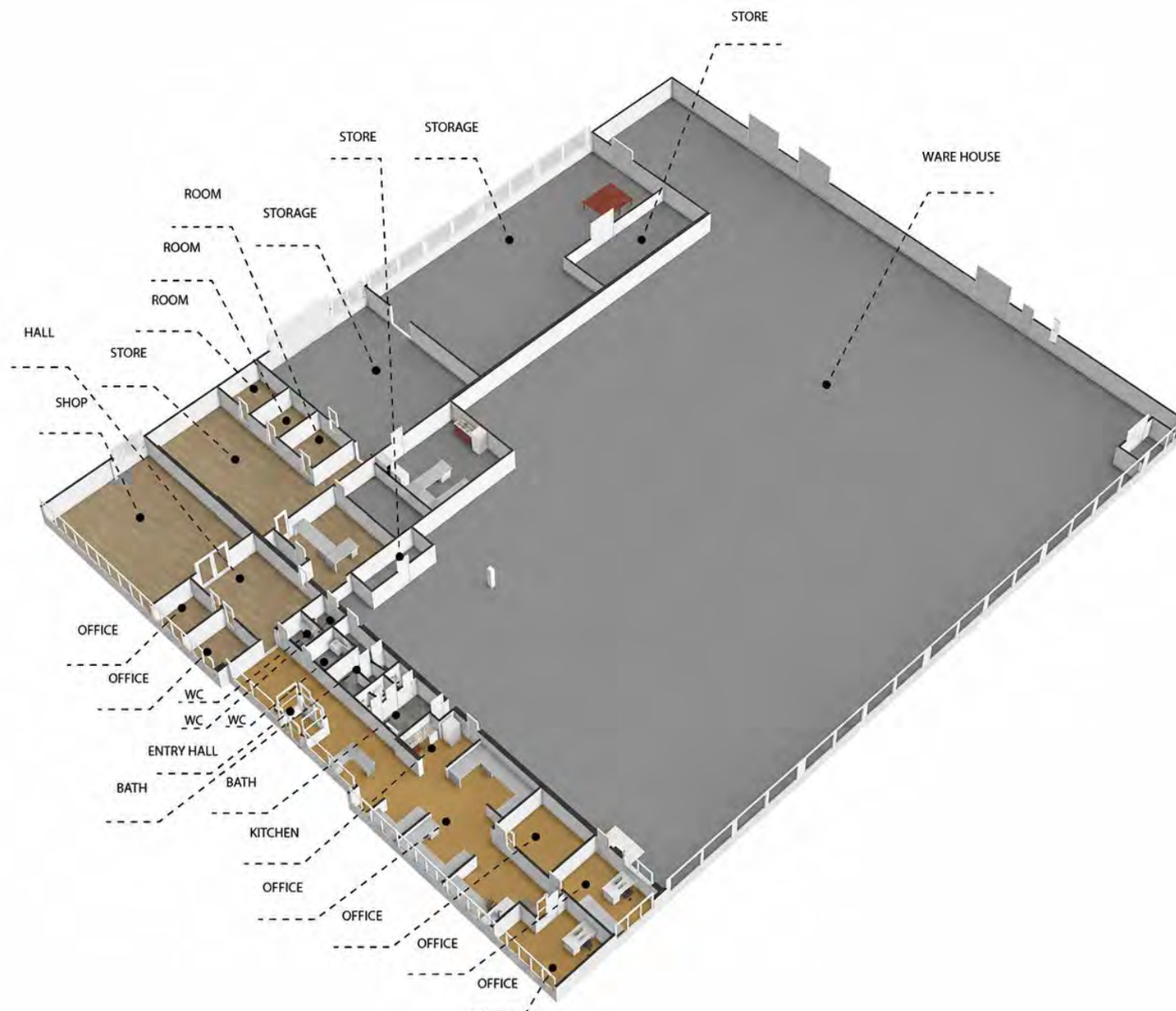
6,545 SF Total
~ 55% Warehouse

FLOOR PLAN - OPTION 3



4,563 SF Total
~ 20% Warehouse

3D FLOOR PLAN



ZONING

E 0.7 (x192)

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 and Processing
 Warehouse
 Wholesaling Use

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)
 Vehicle Service Shop (17,31)
 Vehicle Washing Establishment (18)

LINK TO BY-LAW SECTION:

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm

PERMITTED USES - WITH CONDITIONS:

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)

CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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THE BEHAR GROUP™
BROKERAGE & COMMERCIAL
REAL ESTATE SERVICES

LANDLORD SERVICES

Head Office (Mailing Address)
1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3
Tel: 416.636.8898 | Fax: 416.636.8890

TENANT SERVICES

Downtown Office
30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

CAPITAL MARKETS

Vancouver Office
1110 Hamilton St, Unit 206
Vancouver, BC V6B 6C5
Tel: 604.616.0013

ADVISORY SERVICES

Calgary Office
639 5th Ave SW, Suite 2500
Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage

www.TheBeharGroup.com

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

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