



 **VIRTUAL TOUR**

FOR LEASE

Rare industrial freestanding building perfect for food users

21 Colville Road
Toronto, ON

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**AVISON
YOUNG**

FOR LEASE

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Colville Road
Toronto, ON

Property details

TOTAL AVAILABLE AREA

15,200 sf

OFFICE AREA

5%

CLEAR HEIGHT

12' 5"

SHIPPING

3 TL doors (accomodate 53' trailers)

POWER

400 Amps, 600 Volts

ZONING

E1.0

POESSESSION

February 1, 2026

ASKING NET RENT

\$17.95 psf

ADDITIONAL RENT

\$5.00 psf (2025)

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Features



Freestanding industrial facility, former chocolate factory



Partially temperature-controlled warehouse. Certified HACCP & CFIA, fully compliant for food operations



Recently renovated office space



LED lighting throughout the warehouse



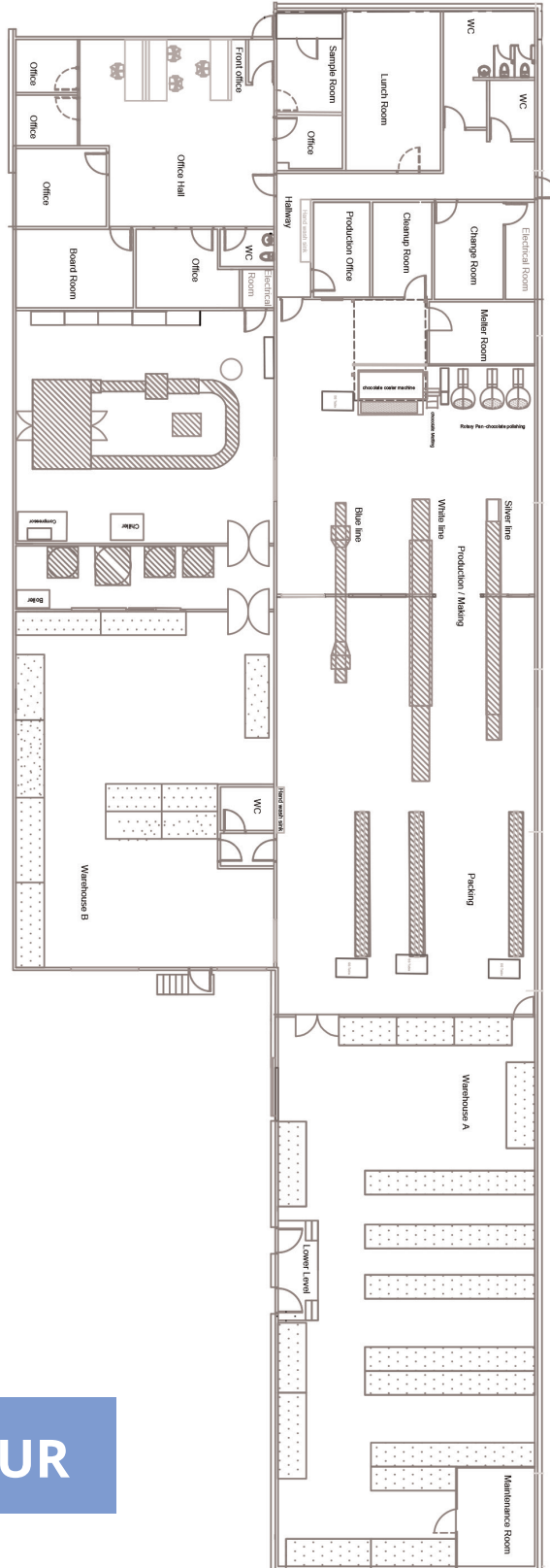
Outside storage capability



Close to Design District, amenities, Hwy 400/401

Toronto, ON

FLOOR PLAN

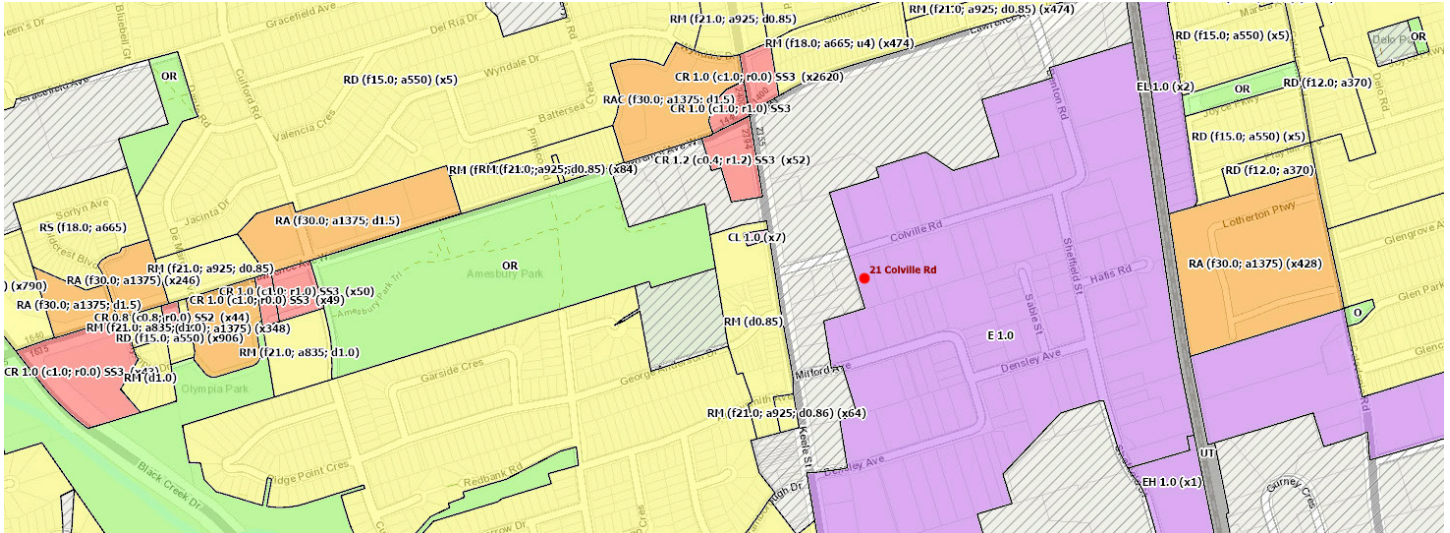


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PHOTOS





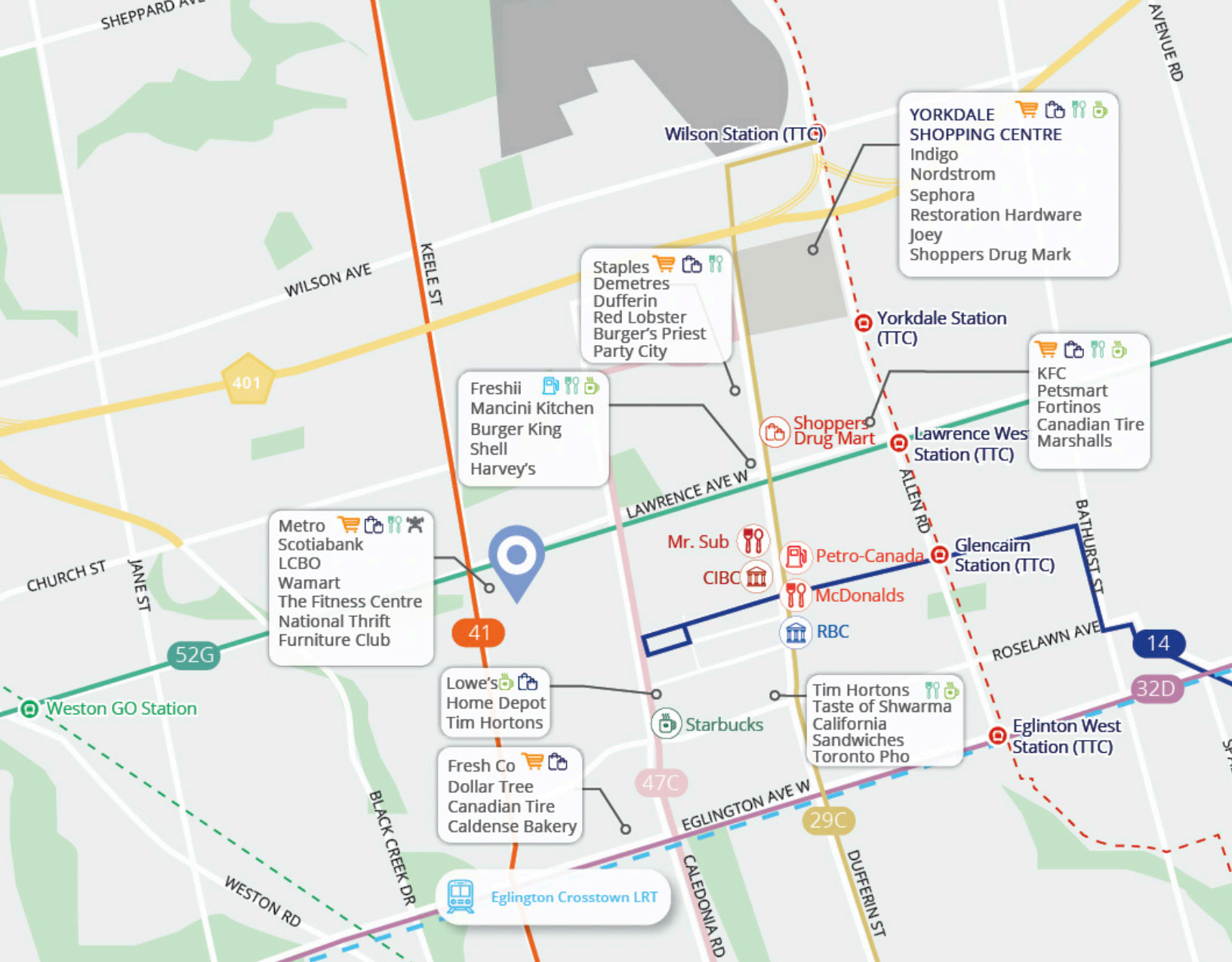
E 1.0 - Employment Zoning

Permitted Uses

- | | |
|------------------------------------|---------------------------------------|
| - Ambulance Depot | - Kennel |
| - Animal Shelter | - Laboratory |
| - Artist Studio | - Office |
| - Automated Banking Machine | - Park |
| - Bindery | - Performing Arts Studio |
| - Building Supply Yards | - Pet Services |
| - Carpenter's Shop | - Police Station |
| - Cold Storage | - Printing Establishment |
| - Contractor's Establishment | - Production Studio |
| - Custom Workshop | - Public Works Yard |
| - Dry Cleaning or Laundry Plant | - Service Shop |
| - Financial Institution | - Software Development and Processing |
| - Fire Hall | - Warehouse |
| - Industrial Sales and Service Use | - Wholesaling Use |

Permitted Uses - With Conditions

- | | |
|---|--|
| - Body Rub Service (32) | - Renewable Energy (26) |
| - Cogeneration Energy (26) | - Retail Service (3) |
| - Crematorium (33) | - Retail Store (4,30) |
| - Drive Through Facility (5,21) | - Shipping Terminal (11) |
| - Eating Establishment (1,19,30) | - Take-out Eating Establishment (1,30) |
| - Marihuana production facility (2) | - Transportation Use (28) |
| - Metal Factory involving Forging & Stamping (25) | - Vehicle Depot (6) |
| - Outdoor Patio (9) | - Vehicle Fuel Station (16,30) |
| - Open Storage (10) | - Vehicle Repair Shop (23) |
| - Public Utility (27,29) | - Vehicle Service Shop (17,31) |
| - Recovery Facility (8) | - Vehicle Washing Establishment |
| - Recreation Use (7) | |



Amenities within 5KM



661

Restaurants



1758

Retail



61

Gas Stations



80

Banks



35

Fitness Centres

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