



**VIRTUAL TOUR**

**FOR LEASE**

**Rare industrial freestanding building perfect for food users**

**21 Colville Road**  
Toronto, ON

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**Tom Clancy**  
Sr. Vice President, Broker, Principal  
+1 647 774 6040  
[tom.clancy@avisonyoung.com](mailto:tom.clancy@avisonyoung.com)

**Tessa Compagno, B.E.S**  
Sales Representative  
+1 416 400 1015  
[tessa.compagno@avisonyoung.com](mailto:tessa.compagno@avisonyoung.com)

**Noah Frankel**  
Sales Representative  
+1 647 287 4315  
[noah.frankel@avisonyoung.com](mailto:noah.frankel@avisonyoung.com)

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**AVISON  
YOUNG**



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21

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## Property details

### TOTAL AVAILABLE AREA

15,200 sf

### OFFICE AREA

5%

### CLEAR HEIGHT

12' 5"

### SHIPPING

3 TL doors (accommodate 53' trailers)

### POWER

400 Amps, 600 Volts

### ZONING

E1.0

### POSESSION

February 1, 2026

### ASKING NET RENT

\$17.95 psf

### ADDITIONAL RENT

\$5.00 psf (2025)

## 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

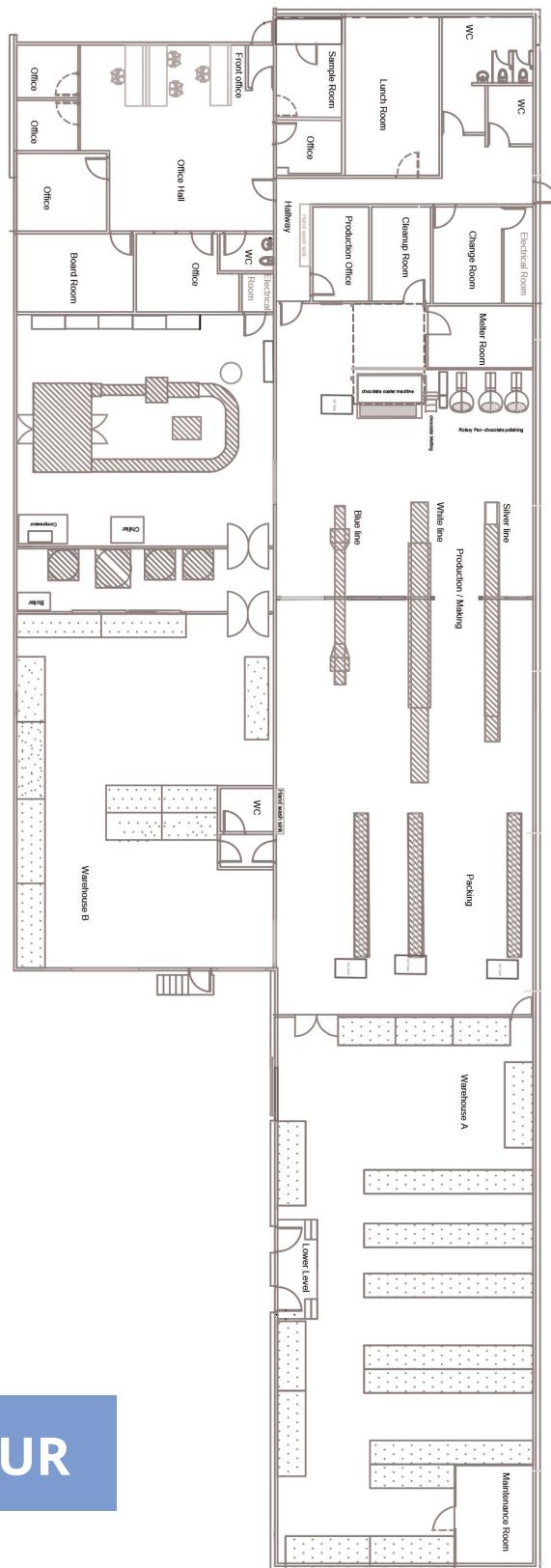


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## FLOOR PLAN



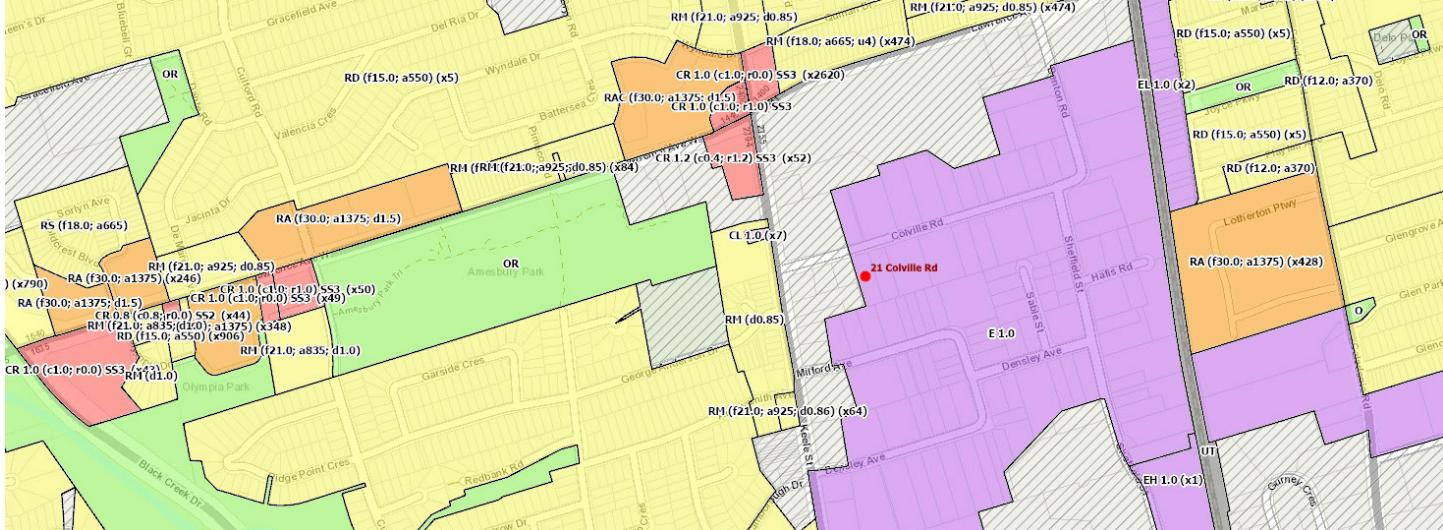
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PHOTOS





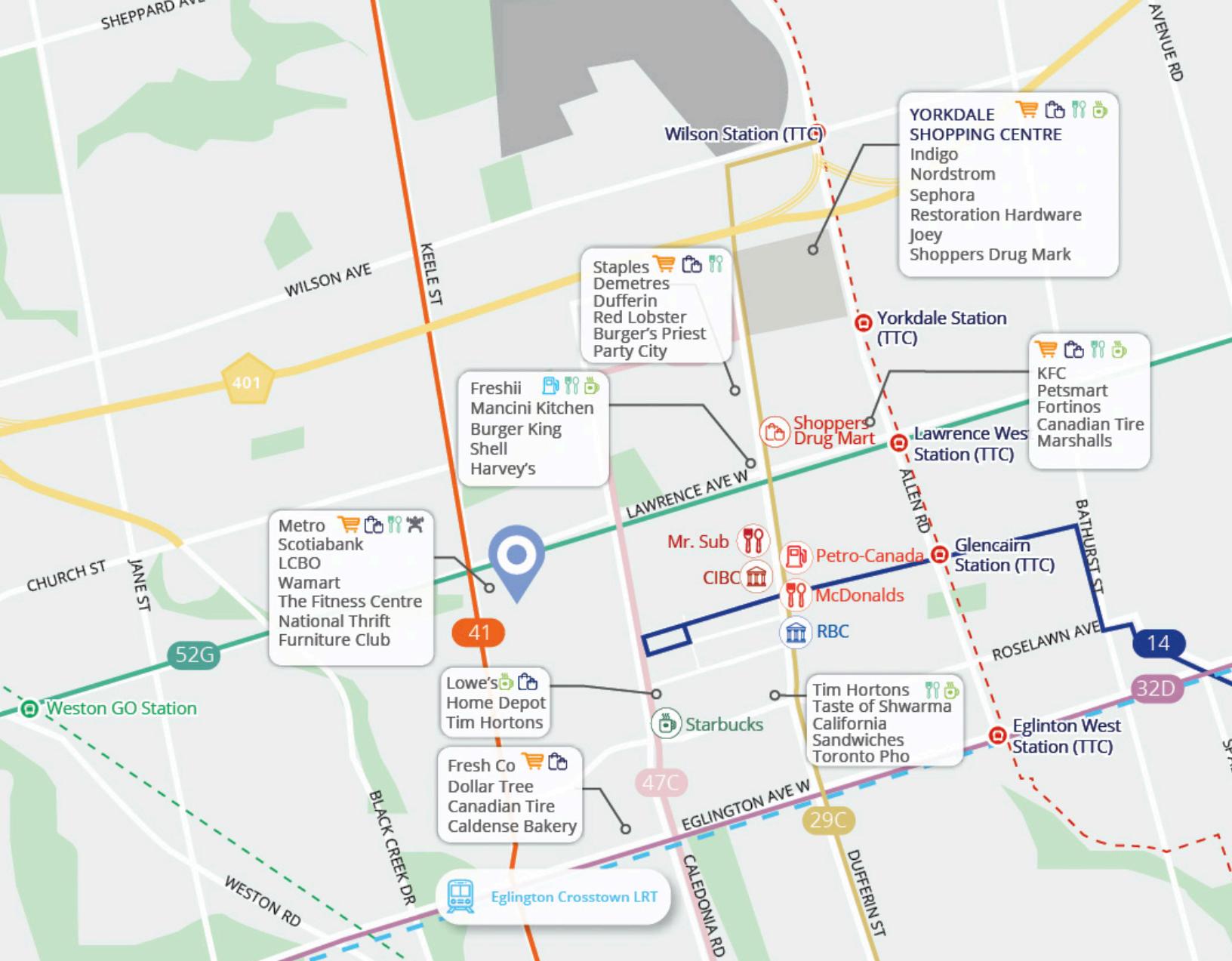
## E 1.0 - Employment Zoning

### 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
- 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

### 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 & Stamping (25)
- Outdoor Patio (9)
- Open Storage (10)
- Public Utility (27,29)
- 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



## Amenities within 5KM



**661**

Restaurants



**1758**

Retail



**61**

Gas Stations



**80**

Banks



**35**

Fitness Centres

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### Avion Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 [avisonyoung.ca](http://avisonyoung.ca)

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