

397 HUMBERLINE DRIVE

ETOBICOKE, ONTARIO

INDUSTRIAL CONDOS AVAILABLE FOR SALE



WESTMOUNT
PARK INVESTMENTS

AVISON
YOUNG

397 HUMBERLINE DRIVE

ETOBICOKE, ONTARIO

Premium Industrial Condos Available

397 Humberline Drive presents a rare opportunity to own industrial space in Etobicoke's thriving business corridor. This recently upgraded complex offers 15 versatile units ideally suited for distribution centers, light manufacturing, showrooms, and small batch production. Featuring truck-level and drive-in access along with flexible bay configurations ranging from 2,425 to 15,500 sf, these units provide the perfect foundation for automotive, furniture, printing, and various other business operations.



30,421 sf
Total Available Area



11
Industrial Units



18'
Clear Height



Available
Ample parking



11
Truck Level

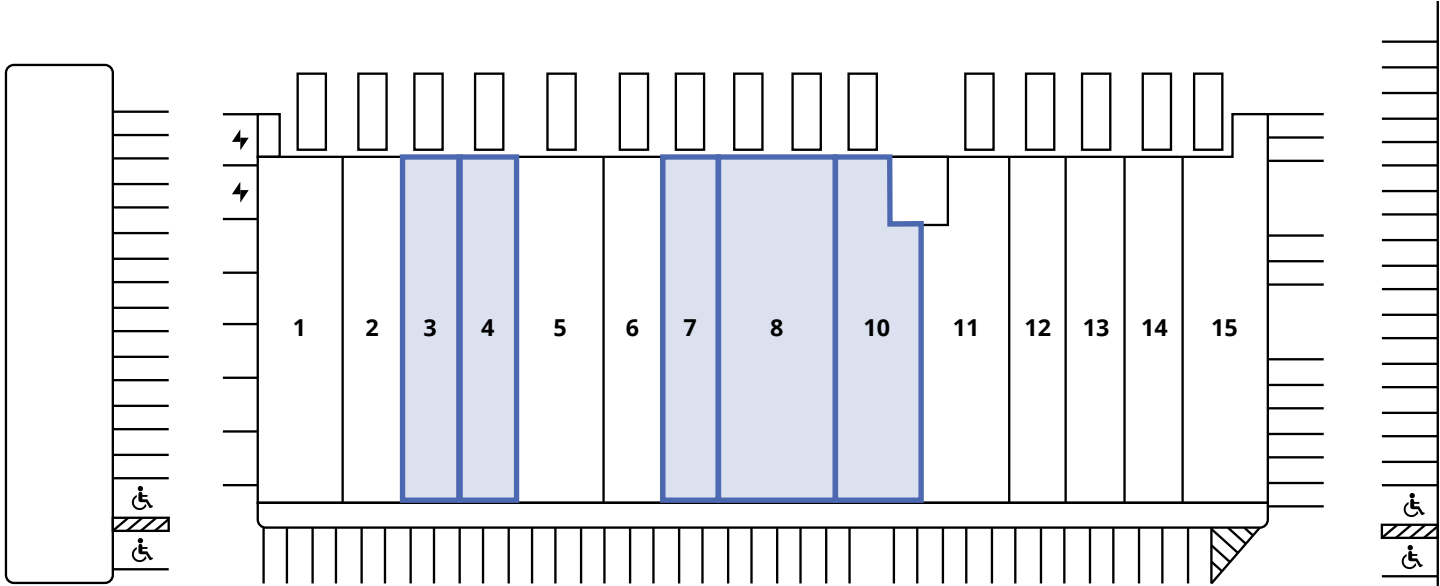


2
Drive-in

Property Highlights

- Units ranging from 2,425 to 15,500 sf
- Ability to combine units
- Modern loading facilities
- 20' or 30' bay width options
- Roof replaced in 2022/2024
- Ample parking available

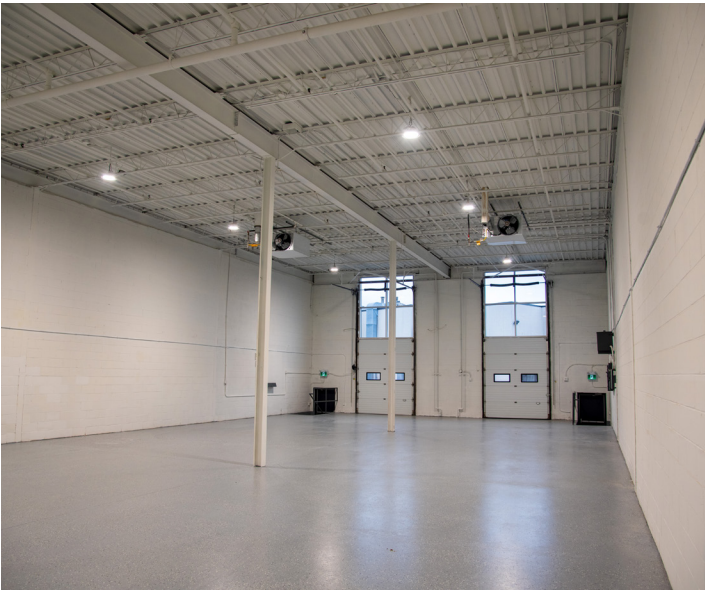
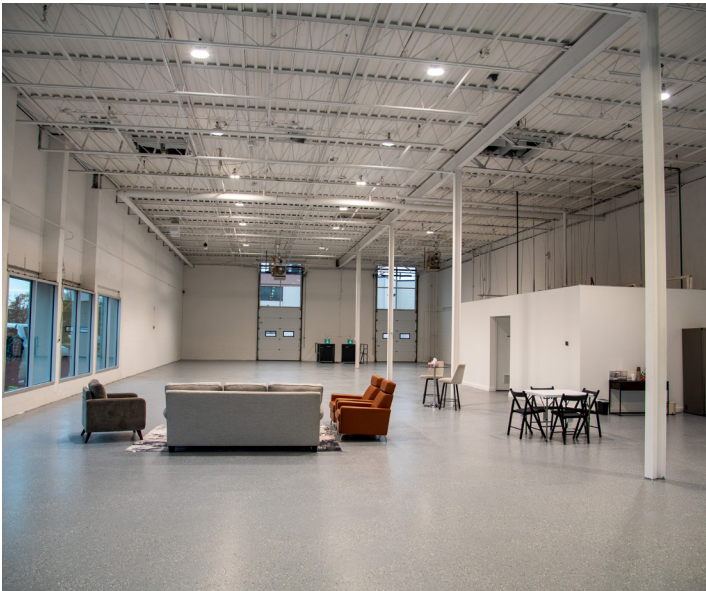


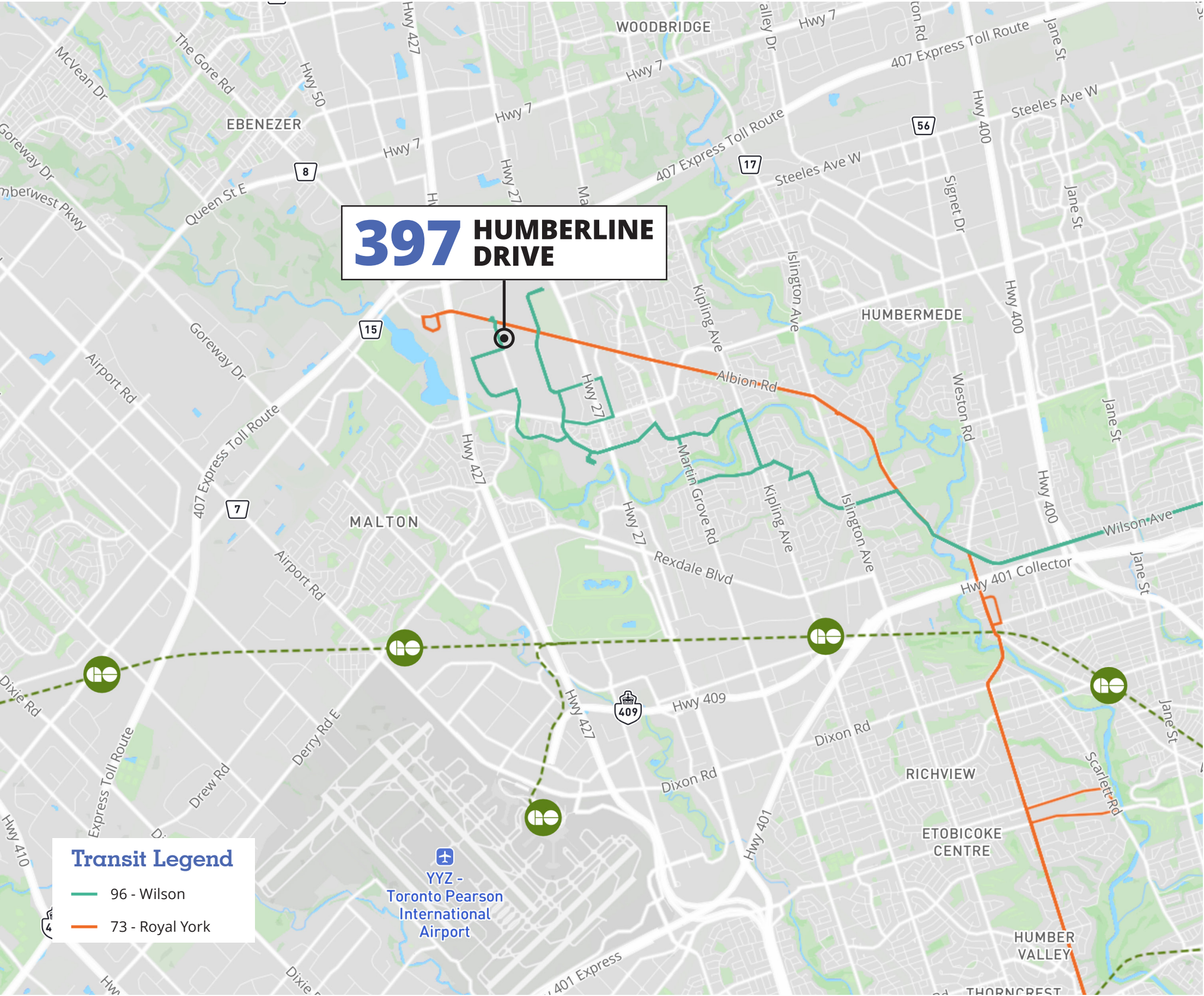


UNITS CURRENTLY AVAILABLE FOR SALE

Unit 3	Unit 4	Unit 7	Unit 8	Unit 10
2,425 sf	2,425 sf	2,425 sf	4,850 sf	3,396 sf
18' Clear height	18' Clear height	18' Clear height	18' Clear height	18' Clear height
1 Truck level door	1 Truck level door	1 Truck level door	2 Truck level doors	1 Truck level door

Speak to Listing Agents for pricing details and standard offer process





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Location Highlights

Humberline Industrial Condos are centrally located, giving owners immediate access to multiple different markets, including Mississauga, Etobicoke and Vaughan all within minutes. It is strategically located within 6 minutes from the 407, 3 minutes from the 427, and 9 minutes from the 401 allowing for quick access to all major highways. There are also numerous amenities in the immediate area along with public transit at your doorstep.

Amenities Within 5KM

**159**
Restaurants

**619**
Retail

**28**
Banks

**7**
Fitness Centres

Drive Times

Highway 427	3 Mins 1.9 KM
Highway ETR 407	6 Mins 3.2 KM
Highway 401	9 Mins 10.2 KM
Pearson International Airport	12 Mins 9.6 KM

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