

# 96-98 Carrier Drive

Etobicoke, ON

UP TO ±75,950 SQ. FT. INDUSTRIAL SPACE AVAILABLE



## Contact Us

### DRAKE LAFONTAINE

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# Property Details

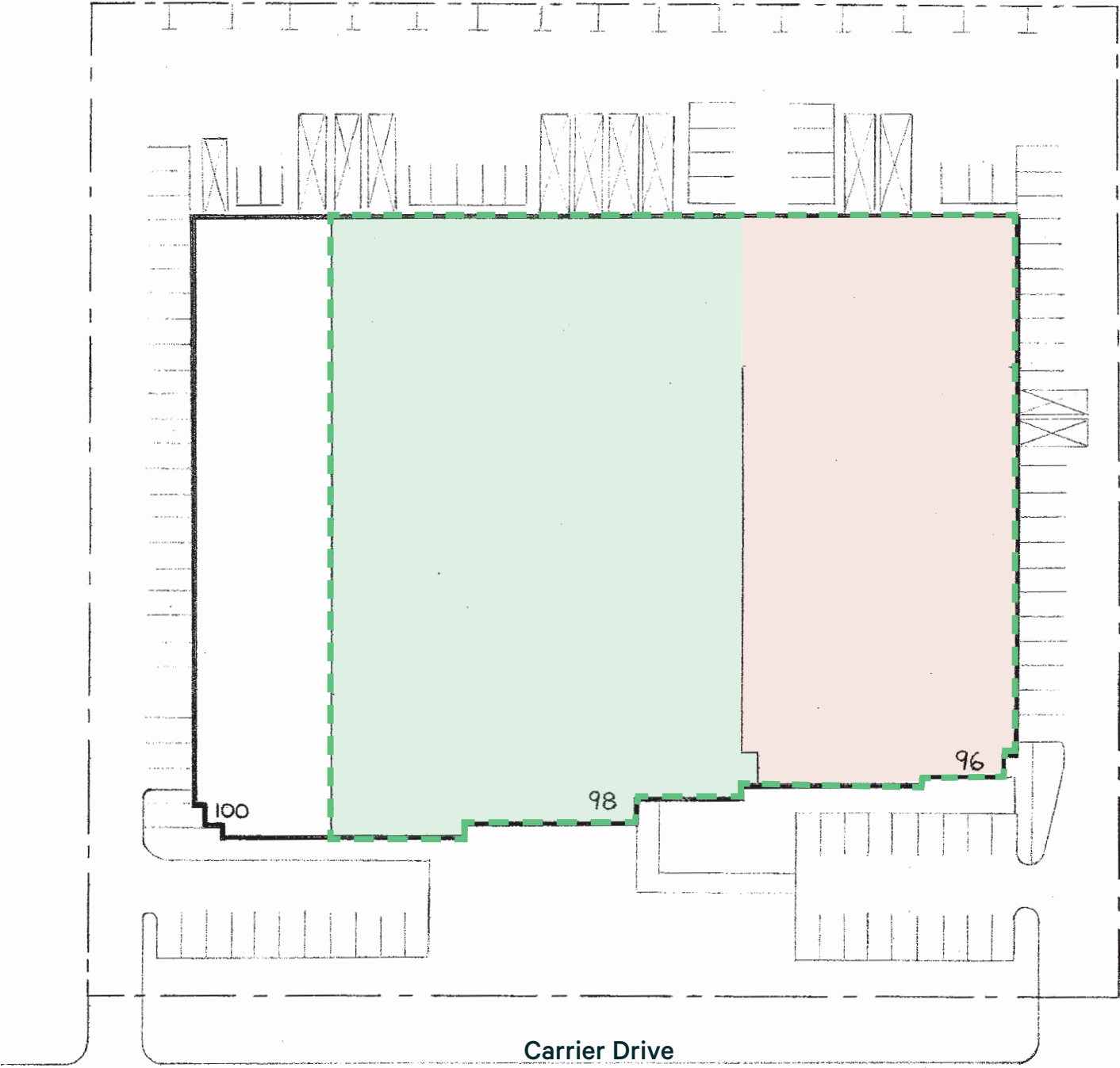


UNIT	UNIT 96	UNIT 98	UNIT 96-98
TOTAL AREA	±26,330 Sq. Ft.	±49,620 Sq. Ft.	±75,950 Sq. Ft.
WAREHOUSE AREA	±23,830 Sq. Ft.	±34,620 Sq. Ft.	±58,450 Sq. Ft.
OFFICE AREA	±2,500 Sq. Ft.	±15,000 Sq. Ft.	±17,500 Sq. Ft.
SHIPPING	6 Truck Level Doors	6 Truck Level Doors	12 Truck Level Doors
CLEAR HEIGHT	22'	22'	22'
POWER	600 V / 400 Amps	600 V / 400 Amps	600 V / 400 Amps
ZONING	E 1.0	E 1.0	E 1.0
POSSESSION	Immediate	Immediate	Immediate
LEASE RATE	\$15.00 Net Per Sq. Ft.	\$14.75 Net Per Sq. Ft.	\$14.50 Net Per Sq. Ft.
T.M.I. (2024)	\$3.60 Per Sq. Ft.	\$3.60 Per Sq. Ft.	\$3.60 Per Sq. Ft.

## COMMENTS

- High quality industrial units with great curb appeal.
- Space is clean and well maintained with efficient layout.
- Close proximity to Highway 27 offers access to 400-series highways.
- Public transit and amenities nearby.
- Great location to access surrounding labour pool.

# Floor Plan



- Unit 98: ±49,620 Sq. Ft.
- Unit 96: ±26,330 Sq. Ft.
- Unit 96-98: ±75,950 Sq. Ft.

*All outlines are approximate.*



# Zoning Information (E)

In the E zone, the following uses are permitted:

- 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
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- 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 [ By-law: OMB PL130592 ]
  - 60.20.20.20 Permitted Use - with Conditions

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

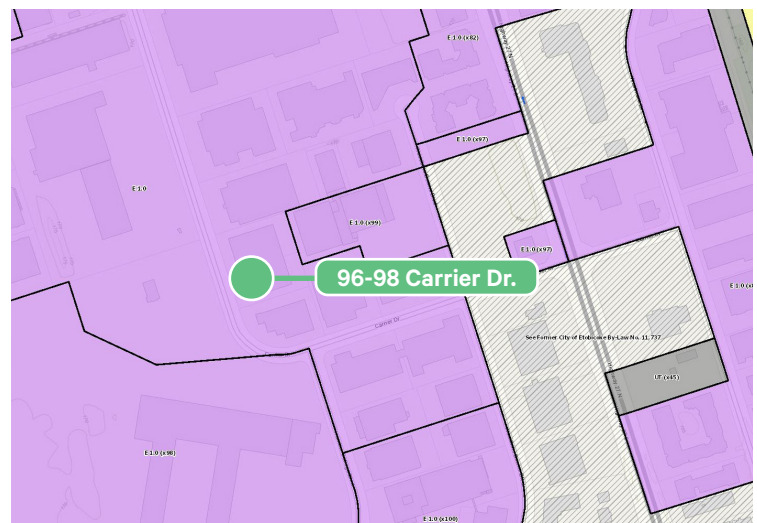
- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (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) [By-law: 0403-2014 ] [By-law: 1124-2018 ] [ By-law: 1198-2019 ] 60.20.20.100

*Not an exhaustive list. Tenant to verify that intended use complies with zoning.*



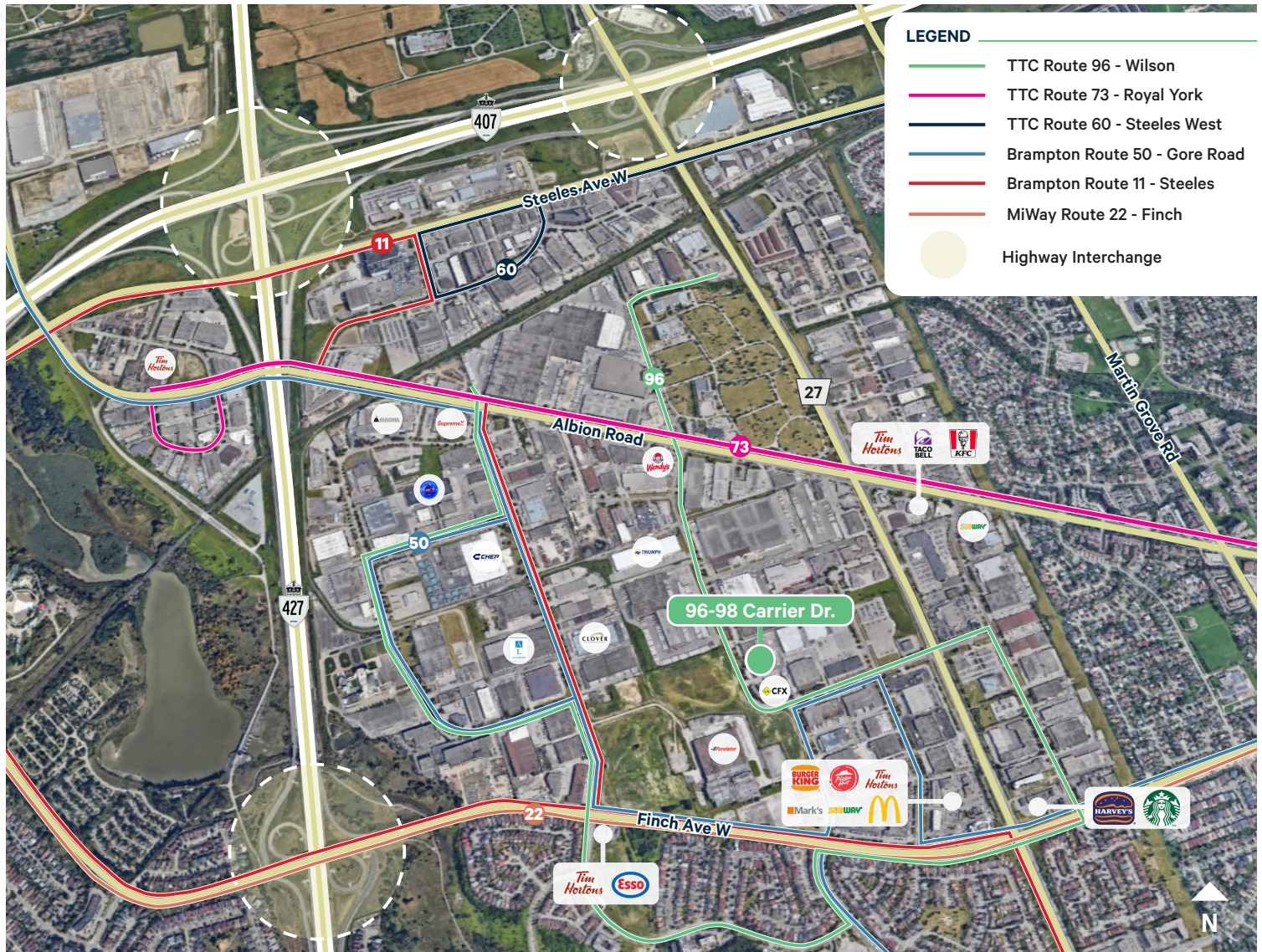
**ZONING WEBSITE**

Source: City of Toronto Website





# Amenities Map



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