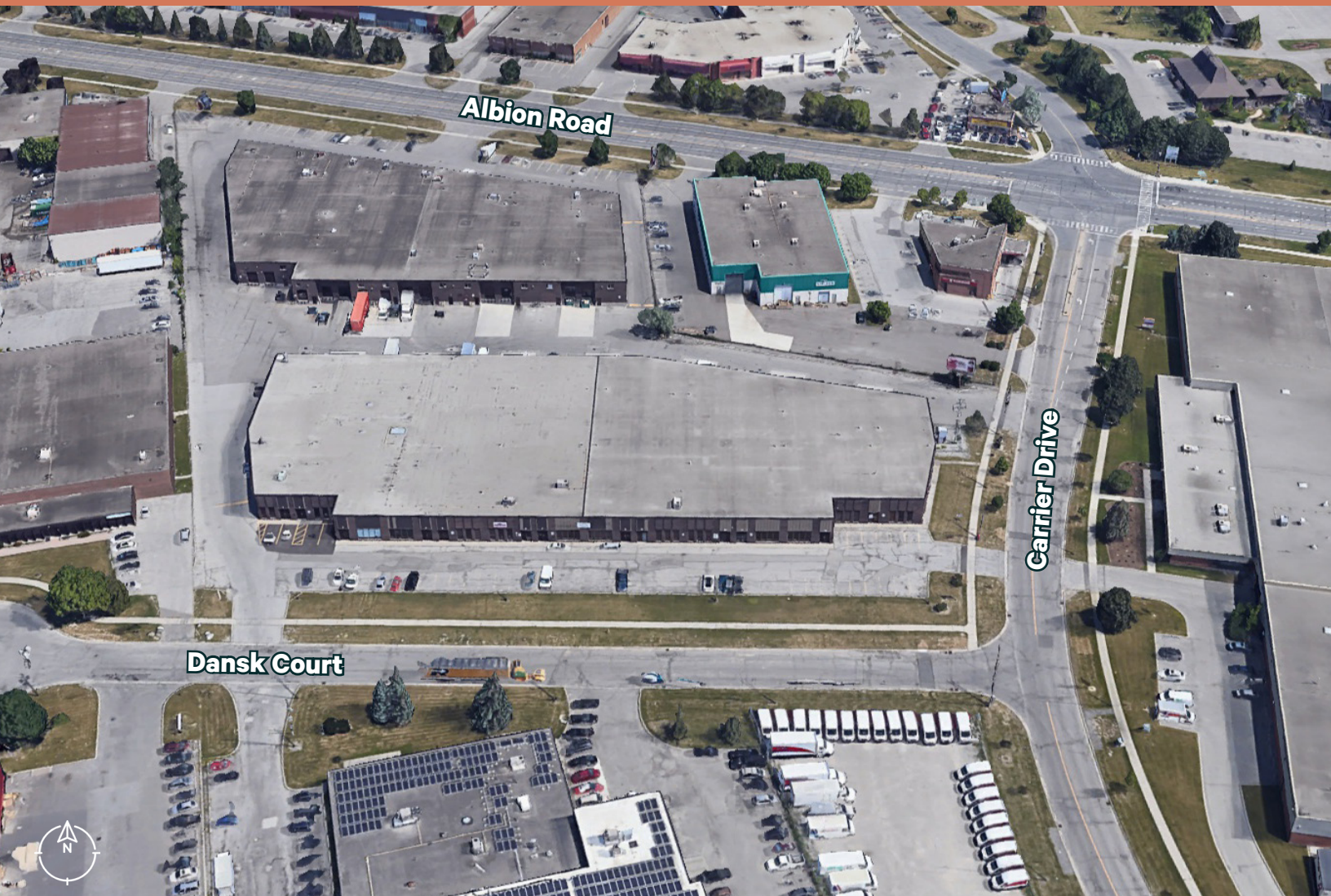


10 Dansk Court

Etobicoke, ON

UP TO ±17,531 SQ. FT. INDUSTRIAL SPACE AVAILABLE



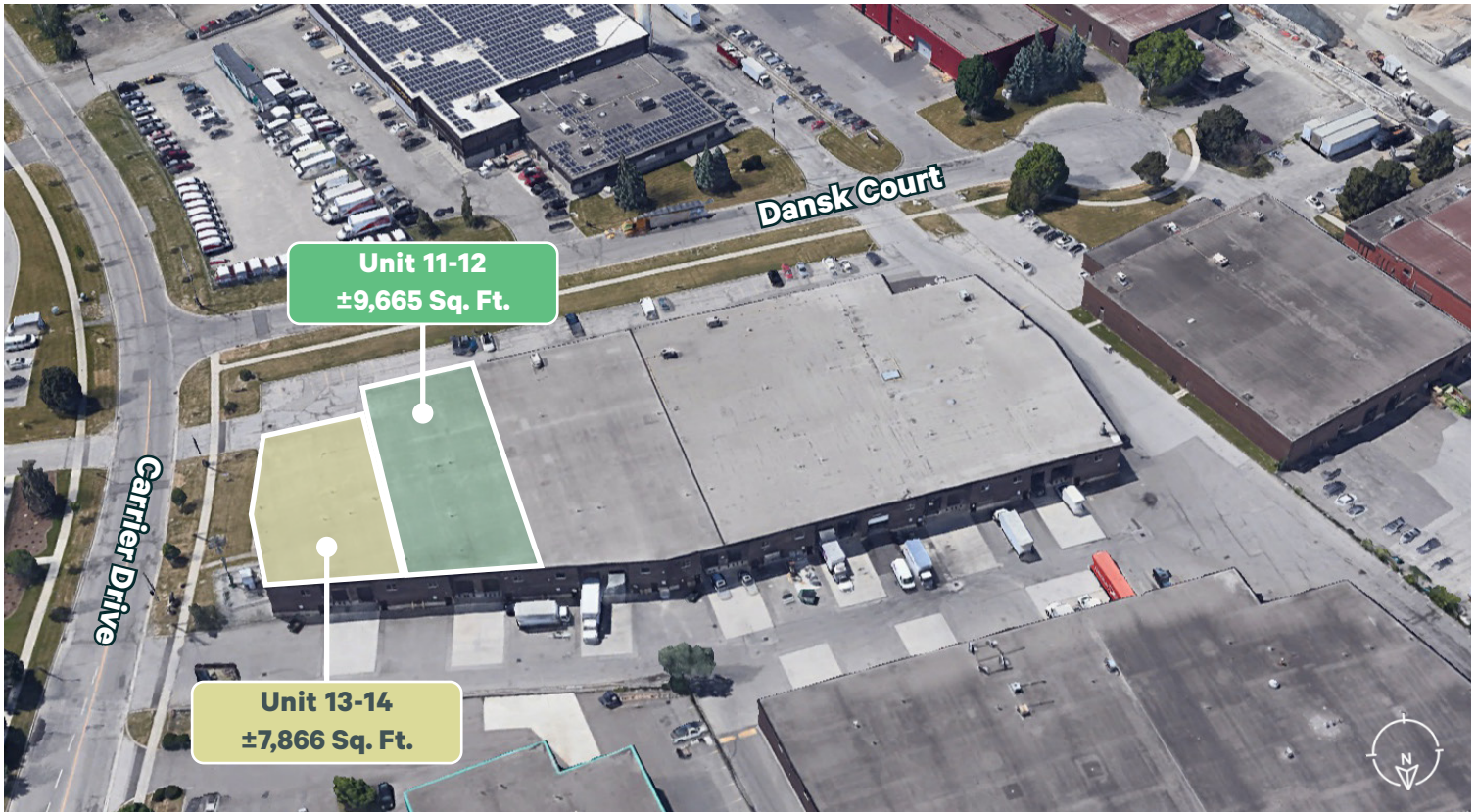
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Property Details



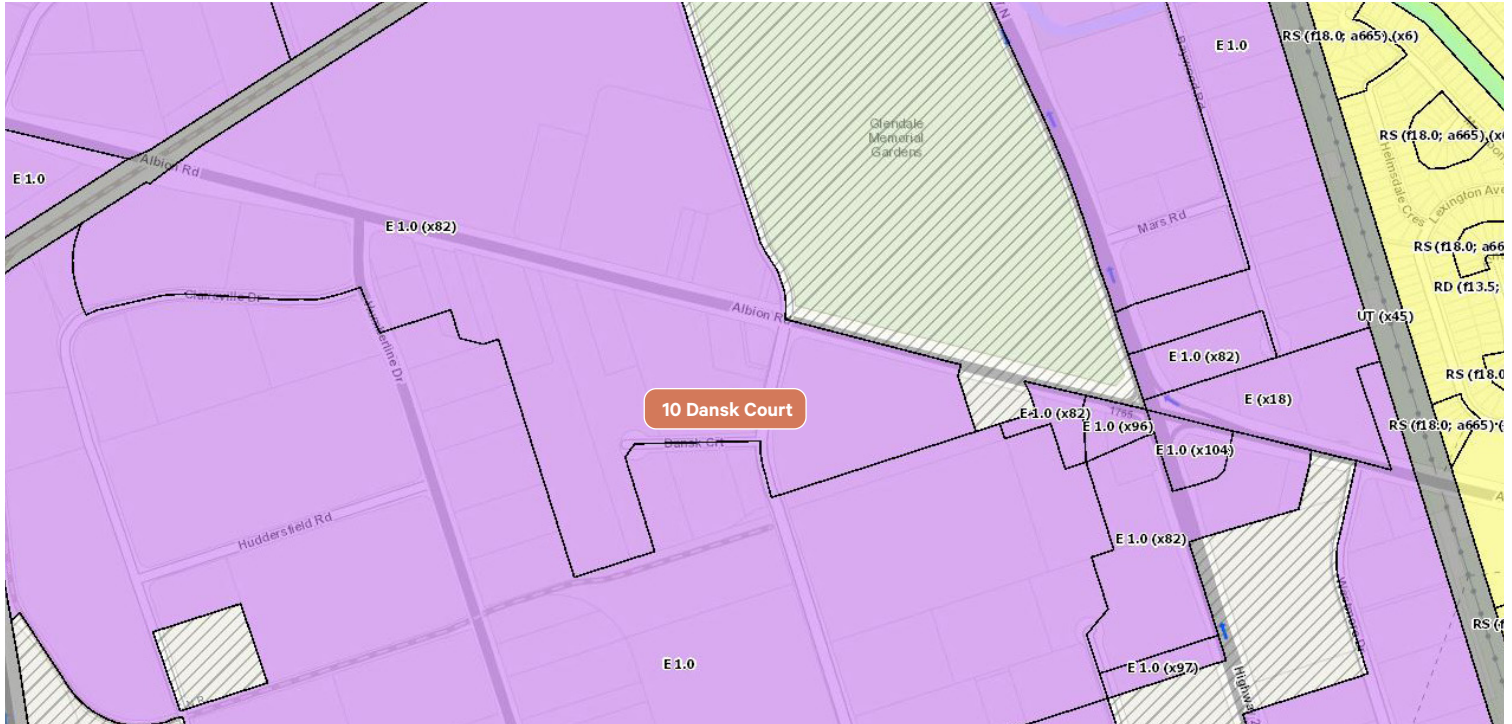
AVAILABILITY DETAILS

	Unit 11-12	Unit 13-14
TOTAL AREA	±9,665 Sq. Ft.	±7,866 Sq. Ft.
WAREHOUSE AREA	100%	±7,666 Sq. Ft.
OFFICE AREA	None	±200 Sq. Ft.
SHIPPING	2 Truck Level Doors	2 Truck Level Doors
CLEAR HEIGHT	17' 5"	17' 5"
ZONING	E 1.0 (exemption 82)	E 1.0 (exemption 82)
POSSESSION	Immediate	April 2025
LEASE RATE	\$15.00 Net Per Sq. Ft.	\$15.00 Net Per Sq. Ft.
T.M.I. (2024)	\$3.31 Per Sq. Ft. (est.)	\$3.31 Per Sq. Ft. (est.)

COMMENTS

- Great location at Albion Road and Highway 27 in close proximity to 400-series highways, public transit and many amenities.
- In Unit 11-12 the white painted wall in the warehouse and windows provides lots of natural light and bright warehouse

Zoning Information



PERMITTED USES

60.20.20.10 Permitted Use

(1) Use - E Zone

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

- 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

(1) Use with Conditions - E Zone

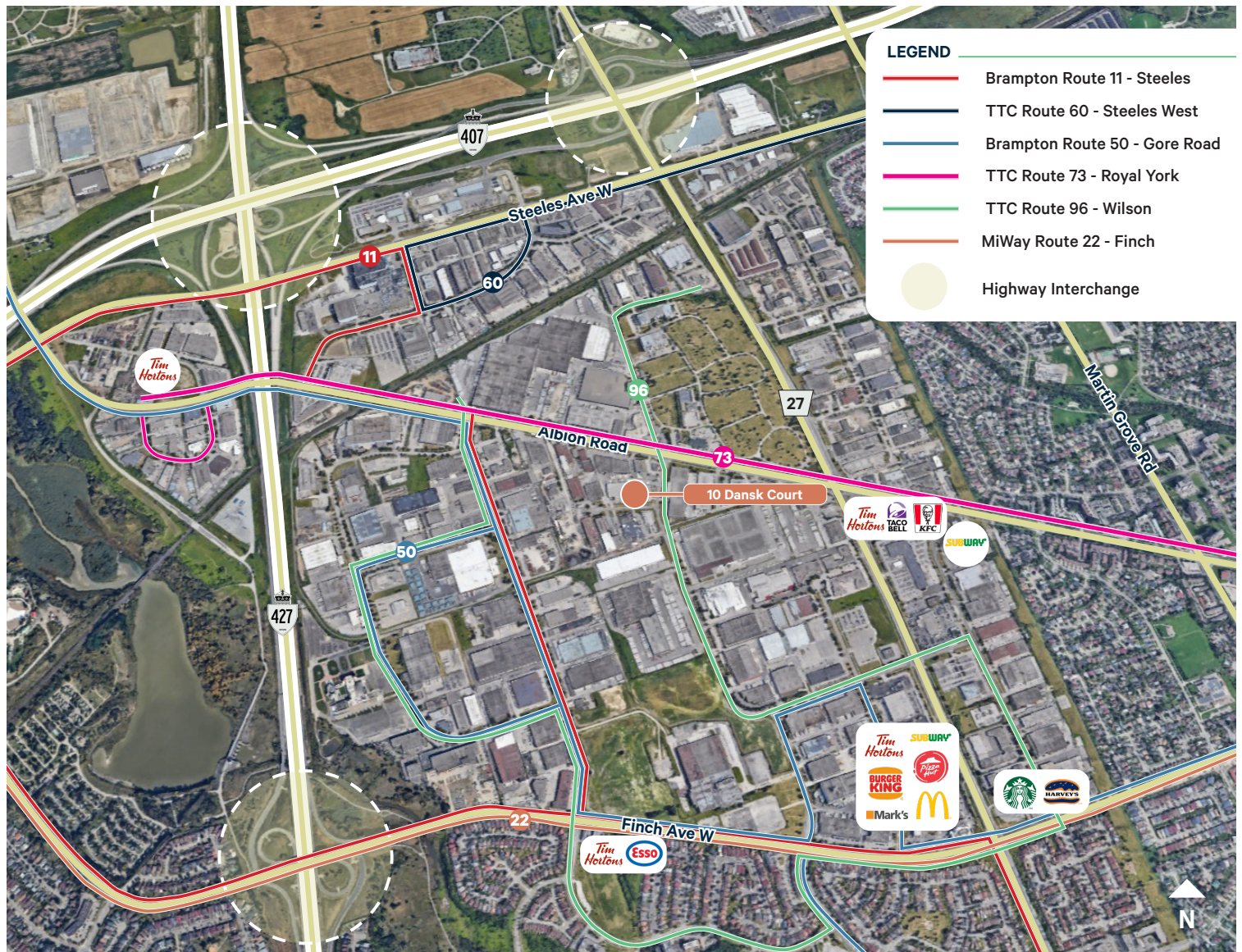
In the E zone, the following uses are permitted if they comply with the specific conditions

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]

[View Zoning Here](#)

Transit Map



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