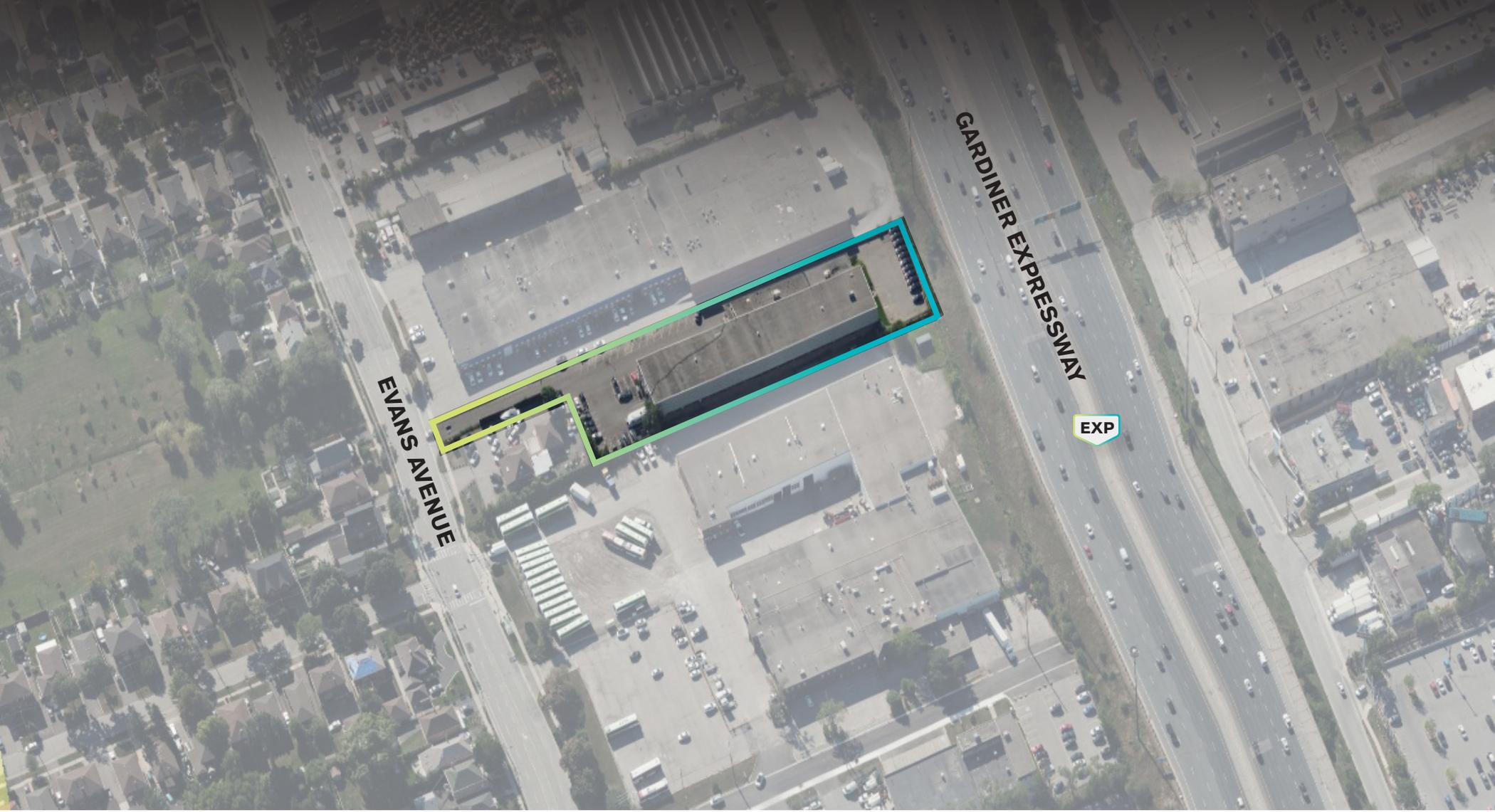


# INDUSTRIAL FOR LEASE



**476 EVANS AVENUE**  
TORONTO, ONTARIO, CA

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# INDUSTRIAL FOR LEASE

476 EVANS AVENUE, TORONTO ON

## PROPERTY HIGHLIGHTS

Opportunity to lease a 26,270 square foot free-standing building with direct exposure on the Gardiner Expressway. The property offers 400 amps and 600 volts in power with E1.0 zoning, permitting a variety of uses. Transit located steps from the building with connection to Kipling Station.



AMPLE SURFACE  
PARKING



HIGHWAY  
EXPOSURE



E1.0  
ZONING



## NUMBERS AT A GLANCE

**BUILDING SIZE:** **26,270 SF**  
*\*includes 2,587 sf mezzanine*

**SHIPPING:** **1 Drive In**

**CLEAR HEIGHT:** **27'**

**OFFICE %:** **23%**

**OCCUPANCY:** **TBC**

**ASKING RATE:** **\$23.95 PSF NET**

**T.M.I:** **\$4.00 (2024)**



PROPERTY PHOTOS



INDUSTRIAL FOR LEASE

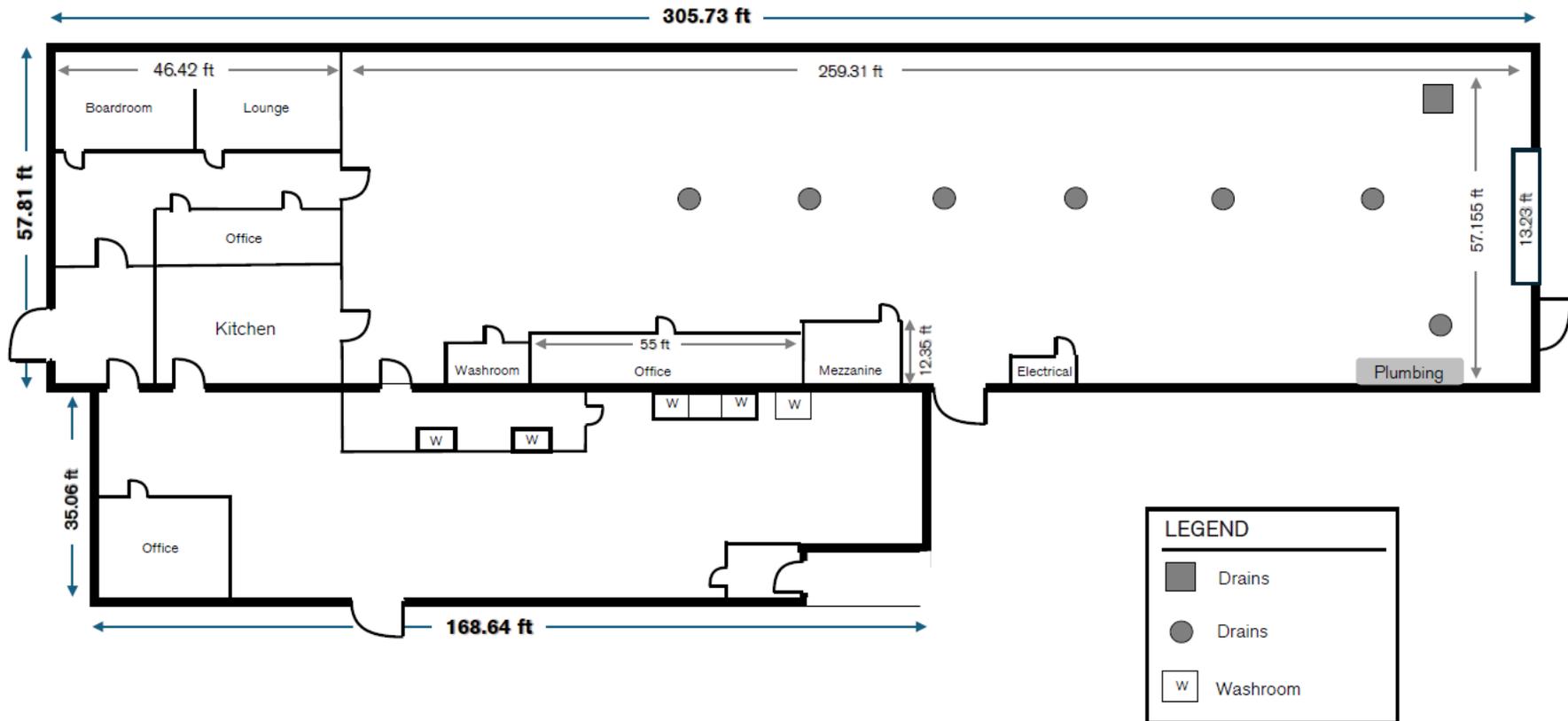
476 EVANS AVENUE, TORONTO ON

PROPERTY PHOTOS



FLOOR PLAN

476 EVANS AVE FLOOR PLAN



\*All measurements are approximate and for illustrative purposes only. Actual dimensions may vary.

**ZONING - EMPLOYMENT INDUSTRIAL (E1.0)**

**CITY OF TORONTO ZONING BYLAW 569-2013**

**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 Services 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:**

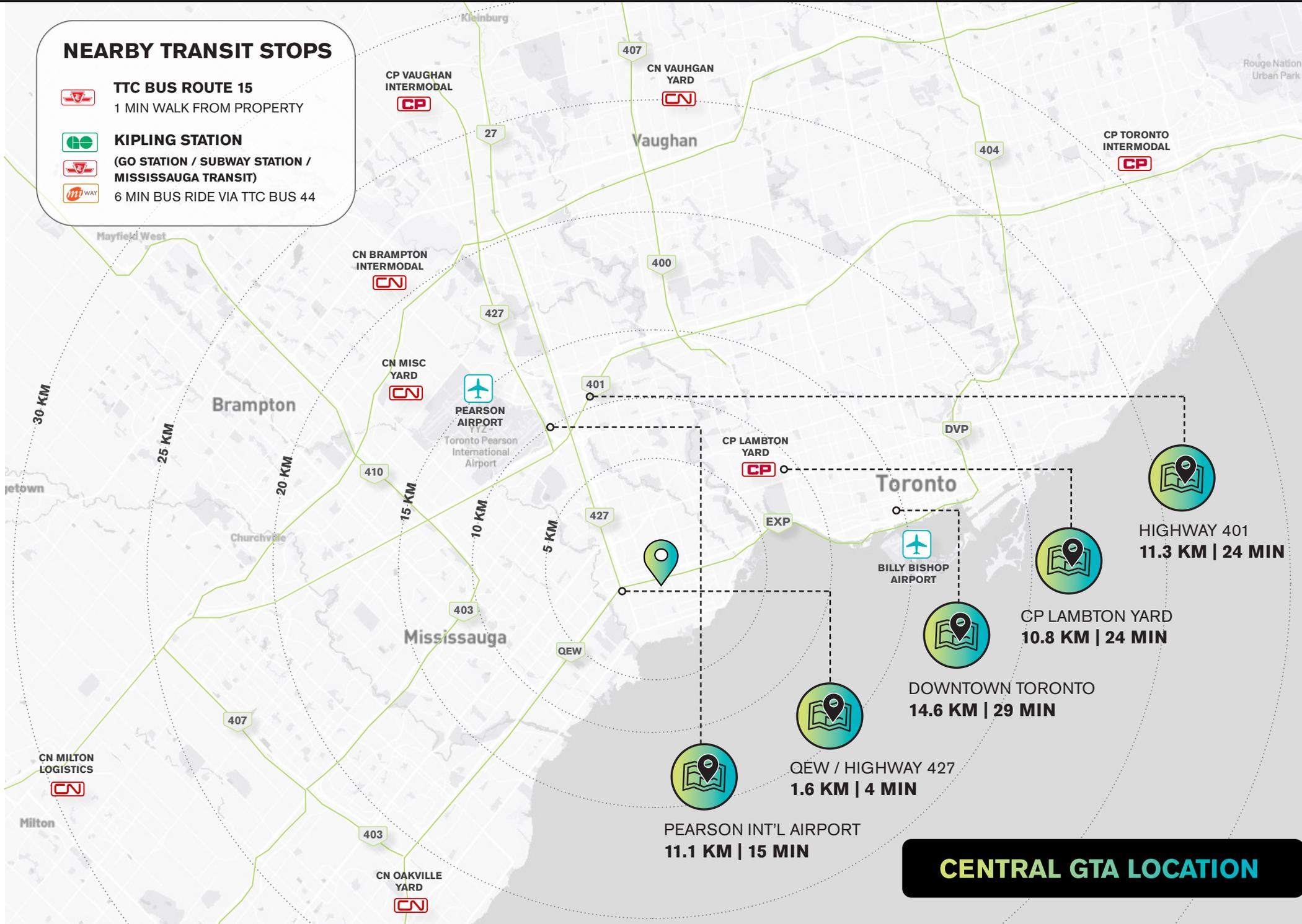
- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Takeout 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)

**ALL MANUFACTURING USES EXCEPT:**

- Abattoir, Slaughterhouse or Rendering of Animals Factory
- Ammunition, Firearms or Fireworks Factory
- Asphalt Plant, Cement Plant, or Concrete Batching Plant
- Crude Petroleum Oil or Coal Refinery
- Explosives Factory
- Industrial Gas Manufacturing
- Large Scale Smelting or Foundry Operations for the Primary
- Processing of Metals
- Pesticide or Fertilizer Manufacturing
- Petrochemical Manufacturing
- Primary Processing of Gypsum
- Primary Processing of Limestone
- Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives
- Pulp Mill, using pulpwood or other vegetable fibres
- Resin, Natural or Synthetic
- Rubber Manufacturing
- Tannery

NEARBY TRANSIT STOPS

-  **TTC BUS ROUTE 15**  
1 MIN WALK FROM PROPERTY
-  **KIPLING STATION**  
(GO STATION / SUBWAY STATION / MISSISSAUGA TRANSIT)
-  **6 MIN BUS RIDE VIA TTC BUS 44**



**CENTRAL GTA LOCATION**



# FOR LEASE

**476 EVANS AVENUE**  
**TORONTO, ON**

## CONTACT

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