



INDUSTRIAL UNIT FOR LEASE

264 GALAXY BLVD
TORONTO, ONTARIO, CA

DIMA BABYCH

Broker

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PROPERTY HIGHLIGHTS

Beautifully renovated 3,924 SF industrial unit with 30% office space, featuring two truck-level doors, a bright open office area, one private office, a meeting room, kitchenette, and two washrooms. **Upgraded with LVT flooring and fresh paint throughout the office, and new LED lighting in the warehouse.** Conveniently located near Highways 427, 401, 409, 400, and Toronto Pearson Airport. All information to be verified by the prospect and co-operating agent/brokerage. Clean uses only; no automotive, food uses, or places of worship.



**PROXIMITY TO
HWY 400 SERIES**



**NEWLY
RENOVATED**



**GROWTH
POTENTIAL WITHIN
SAME COMPLEX**

BUILDING SIZE: 3,924 Square feet

OFFICE SIZE: 30%

ZONING: E 1.0

SHIPPING: 2 Truck level

CLEAR HEIGHT: 14 Feet

TERM: 36 - 60 Months

OCCUPANCY: Vacant

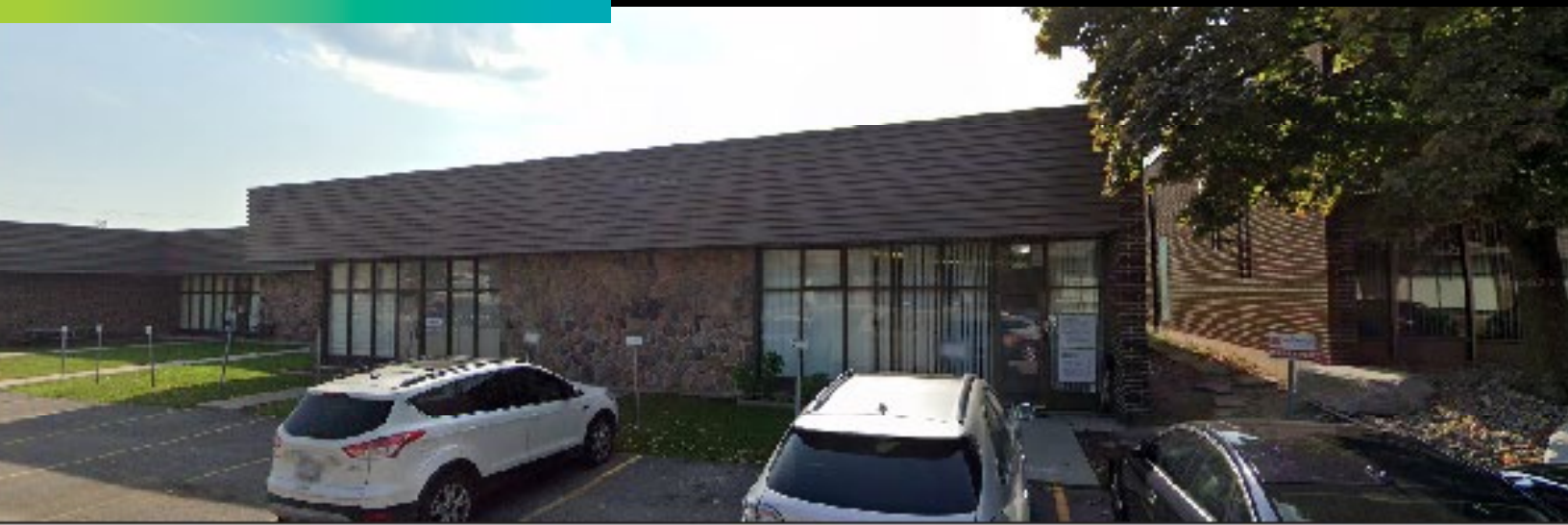
NET RATE: \$16.50 Per Square foot

T.M.I: \$5.75 Per Square foot



PROPERTY PHOTOS

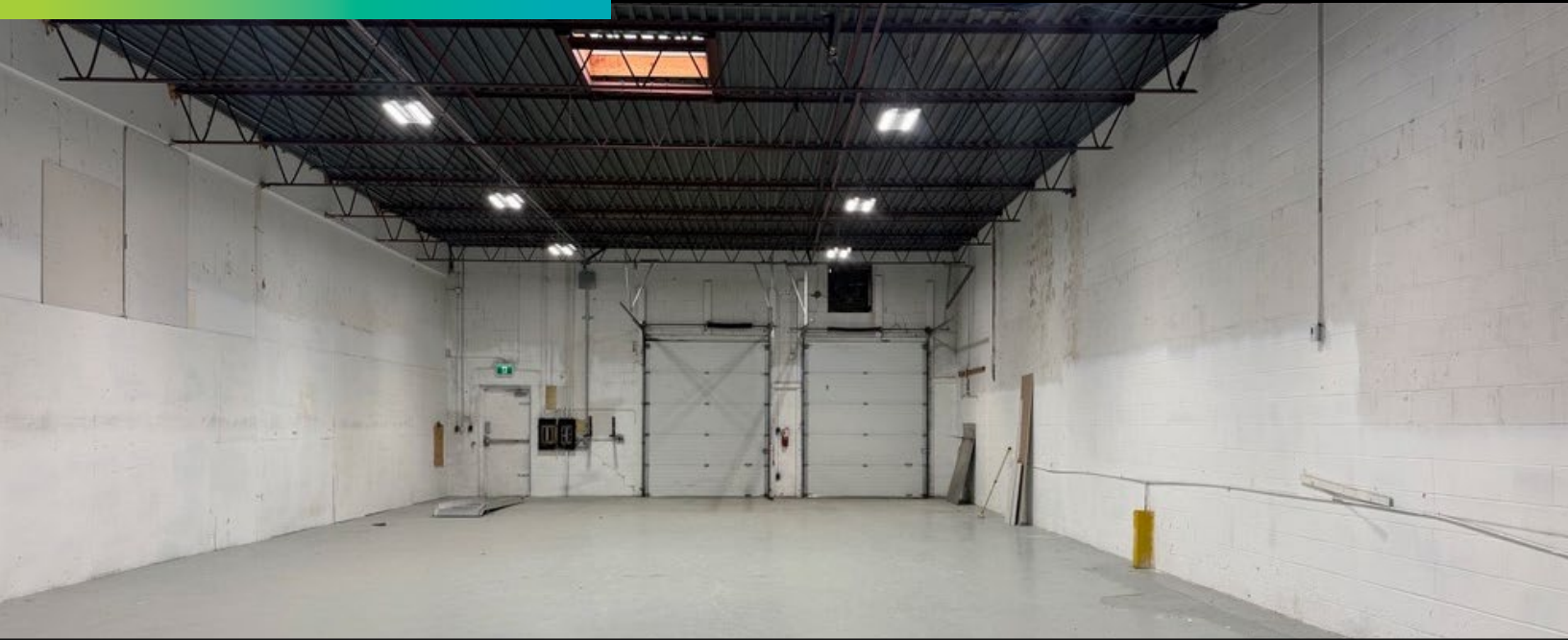
FOR LEASE — 264 GALAXY BLVD | TORONTO, ON

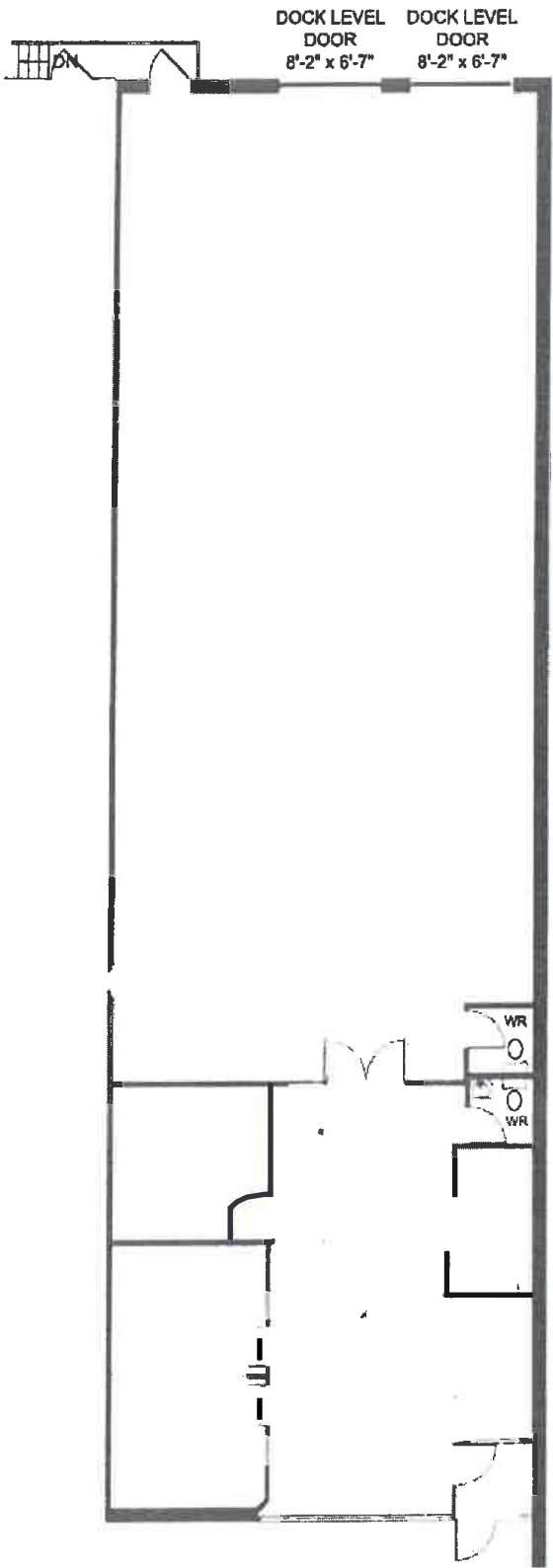


PROPERTY PHOTOS

FOR LEASE

264 GALAXY BLVD | TORONTO, ON





EMPLOYMENT INDUSTRIAL (E1.0)

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:

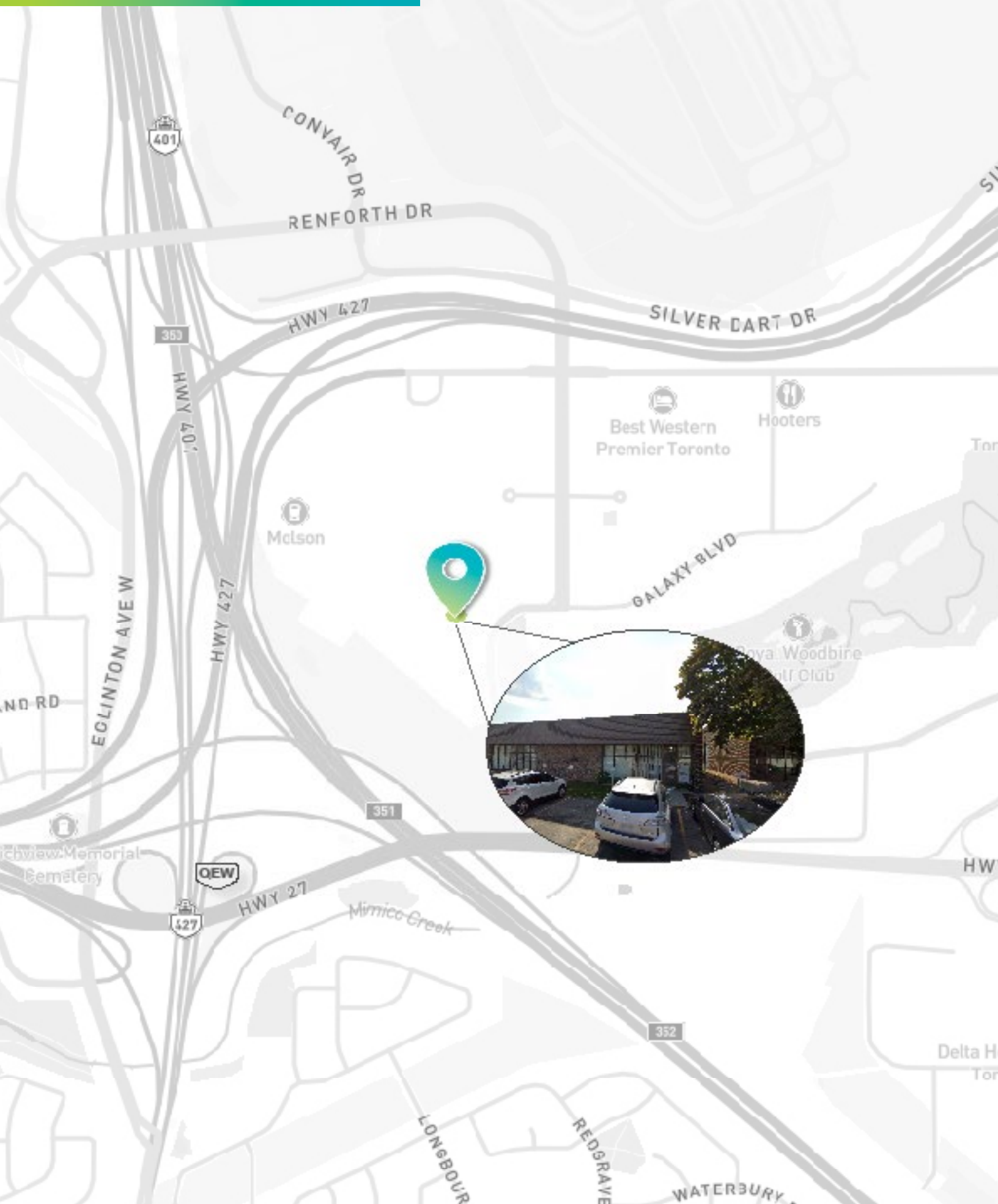
Abattoir, Slaughterhouse or Rendering of Animals Factory
Ammunition, Firearms or Fireworks Factory
Asphalt Plant, Cement Plant, or Concrete Batching Plant
Crude Petroleum Oil or Coal Refinery
Explosives Factory
Industrial Gas Manufacturing
Large Scale Smelting or Foundry
Operations for the Primary
Processing 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

LOCATION & ACCESS

FOR LEASE

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