

INDUSTRIAL AND OFFICE SPACES FOR LEASE

83 GALAXY BLVD ETOBICOKE, ON

UNITS 1A & 19



**GROWTH POTENTIAL
WITHIN THE SAME
COMPLEX**



**MINUTES TO 400
SERIES HIGHWAYS**



MIN 3 YEAR TERM

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PROPERTY PROFILE

THE OPPORTUNITY

Exceptional leasing opportunity in Central Etobicoke featuring newly renovated industrial and office spaces with flexible layouts, including private offices, open-concept areas, boardroom facilities, kitchenettes, washrooms, and select units with drive-in shipping doors. Fresh paint, modern lighting, and abundant natural light enhance the professional work environment. Ideally located minutes from Toronto Pearson International Airport with excellent access to Highways 409, 427, 401, 400, 403, and 27, this professionally managed property offers outstanding connectivity for a wide range of business users.



LEASE OPTIONS:

	UNIT 1A	UNIT 19
TOTAL UNIT SIZE:	3,034 SF	1,238 SF
OFFICE AREA:	100%	25%
INDUSTRIAL AREA:	0%	75%
CLEAR HEIGHT:		14 FT
SHIPPING:		1 DRIVE IN
ZONING:		E1.0
TERM:		3-5 YEARS
T.M.I.:	\$9.00 (2026)	\$6.50 (2026)
ASKING PRICE:	\$16.00 PSF	\$17.50 PSF

YOUR SUCCESS IS OUR TARGET.

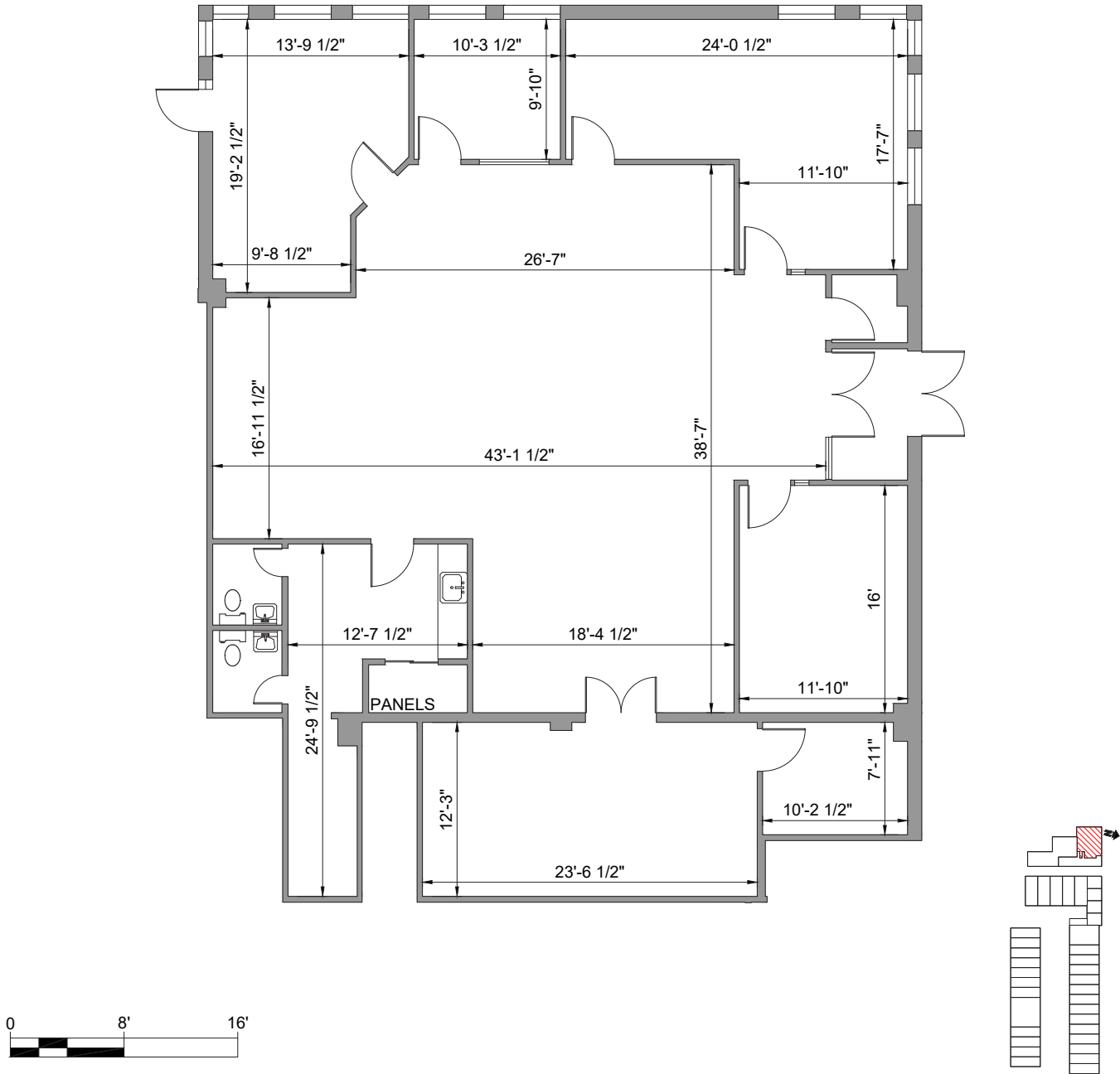
*All information to be confirmed.



PROPERTY PROFILE

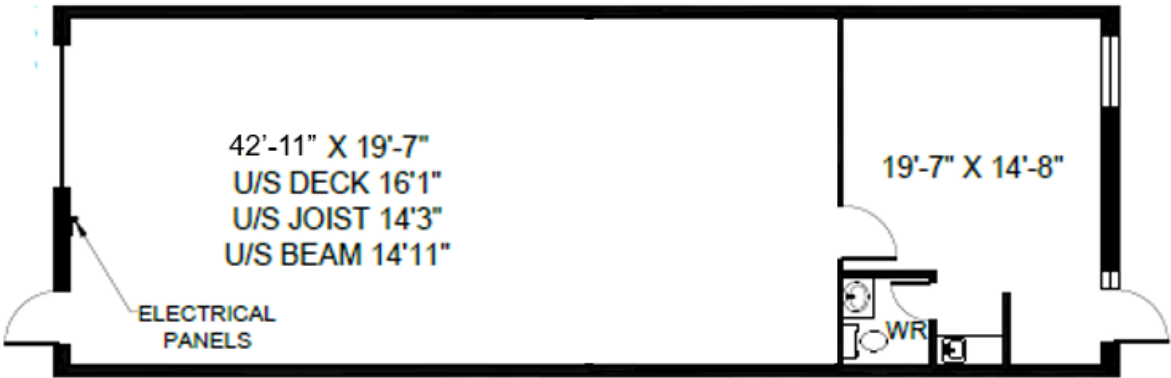
FLOOR PLAN

UNIT 1A



FLOOR PLAN

UNIT 19



PROPERTY PROFILE

PROPERTY PHOTOS

UNIT 1A



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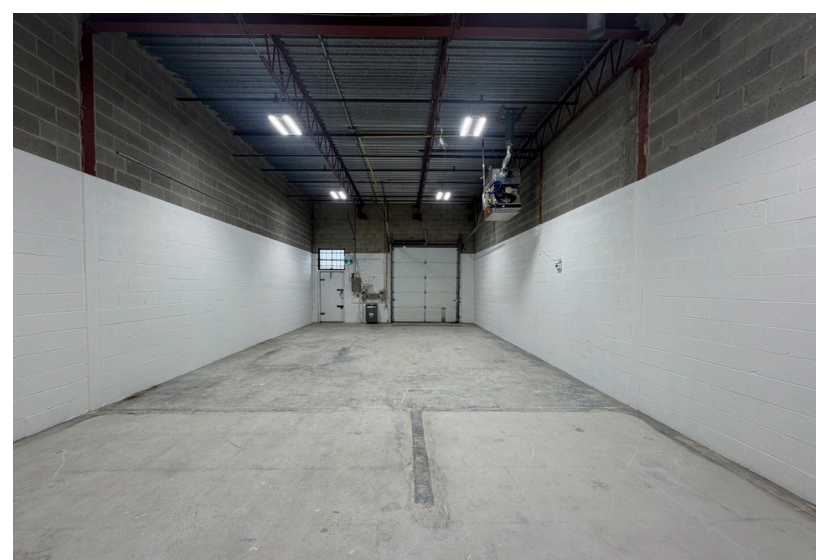
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PROPERTY PROFILE

PROPERTY PHOTOS

UNIT 19



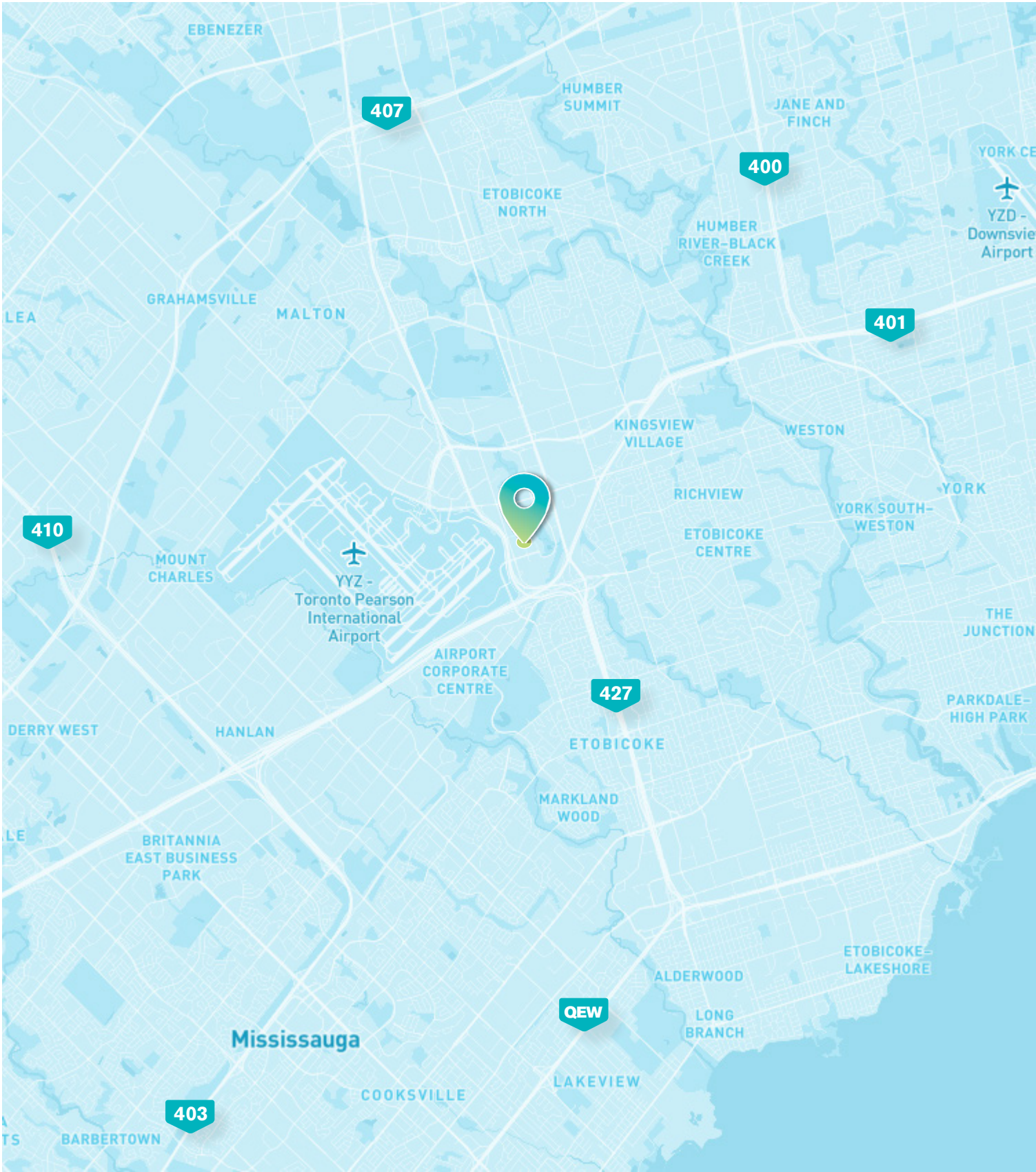
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LOCATION & ACCESS

MAP



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EMPLOYMENT INDUSTRIAL (E1.0)

Permitted Use

- 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
- 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

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

Permitted Use - 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)
- 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)



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INDUSTRIAL AND OFFICE UNITS AVAILABLE FOR LEASE

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