



# 100

## RONSON DRIVE ETOBICOKE

**±74,091 SQ. FT.**  
**FREESTANDING  
INDUSTRIAL BUILDING  
FOR SALE OR LEASE**

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# PROPERTY OVERVIEW

## 100 RONSON DRIVE, ETOBICOKE

100 Ronson Drive (the “Property”) is a well-maintained, high quality industrial freestand with Highway 401 exposure and great curb appeal. The Property is available for immediate occupancy and offers heavy power of 3,000 amps, clear heights ranging from 14 ft. to 22 ft., and was recently renovated. The site boasts excellent connectivity to 400 series highways, public transit, Pearson Airport and is surrounded by numerous amenities. The location also benefits from an abundant labour pool in the vicinity.

PRICE GUIDANCE

**CONTACT  
LISTING TEAM**

# PROPERTY PROFILE

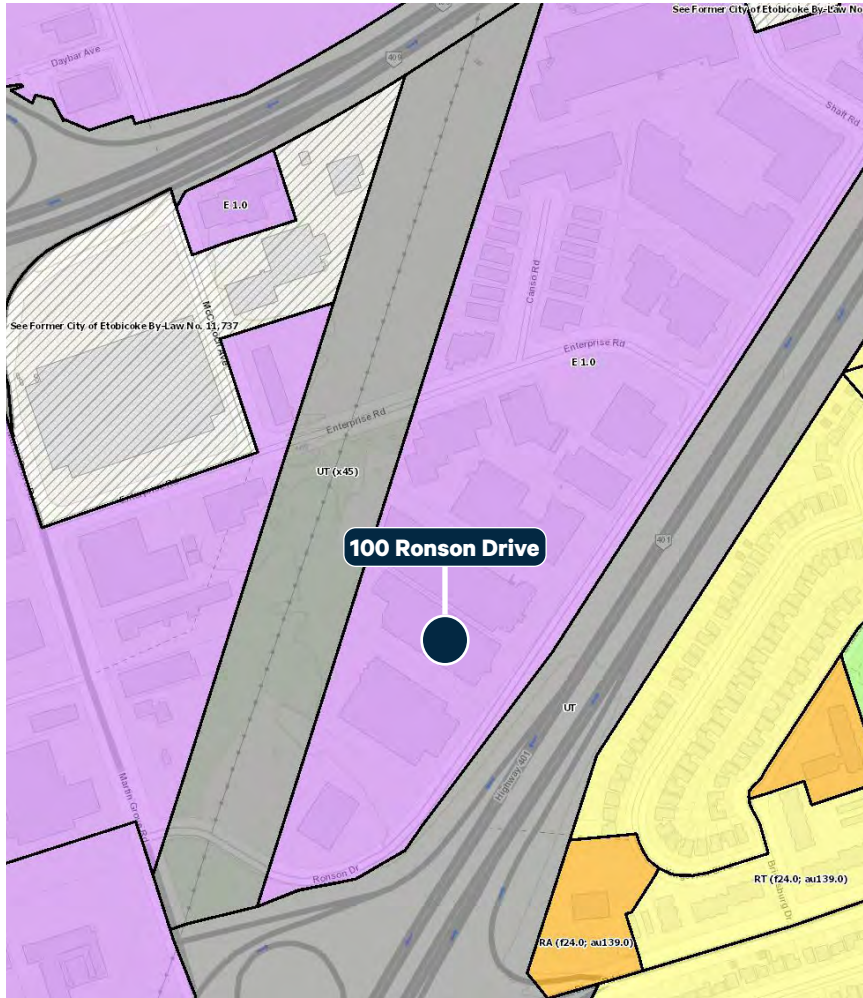
## 100 RONSON DRIVE, ETOBICOKE

BUILDING SIZE	±74,091 Sq. Ft.
INDUSTRIAL AREA	±58,229 Sq. Ft.
OFFICE AREA	±15,862 Sq. Ft.
LOT SIZE	±2.73 Acres (62.3% coverage)
CLEAR HEIGHT	14' - 22'
POWER	3,000 Amps / 600 Volts
SHIPPING	4 Truck Level Doors   3 Drive-In Doors
HEATING	Gas forced air open
SPRINKLERS	Fully sprinklered
ZONING	E 1.0 - Accessory outside storage permitted
PROPERTY TAXES (2024)	\$102,282.42 CAD
POSSESSION	Immediate
LEGAL DESCRIPTION	PT LT D PLAN 5210 & PT LT 22 CON 1 FRONTING THE HUMBER AS IN TB329243 S/T EB434201 ETOBICOKE , CITY OF TORONTO
FEATURES	<ul style="list-style-type: none"><li>• Great curb appeal and signage opportunity along Hwy. 401.</li><li>• Heavy power availability (3,000 amps).</li><li>• Recently renovated.</li><li>• Owner is replacing the roof and full HVAC system in Q4 2024.</li><li>• Excellent connectivity to 400 series highways, public transit, and Pearson Airport.</li><li>• Close to many amenities.</li><li>• Abundant surrounding labour pool.</li><li>• Ample employee parking.</li><li>• Potential to license the adjacent Hydro lands for additional parking.</li><li>• Can be purchased or leased together or separately from 110 Ronson Drive.</li></ul>

All Information to be verified by purchaser.



# ZONING INFORMATION



[VIEW FULL ZONING HERE](#)

## UNDER THE E 1.0 ZONE, THE FOLLOWING USES ARE PERMITTED:

### PERMITTED USES (Industrial)

- 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 [ By-law: OMB PL130592 ]

### 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)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)

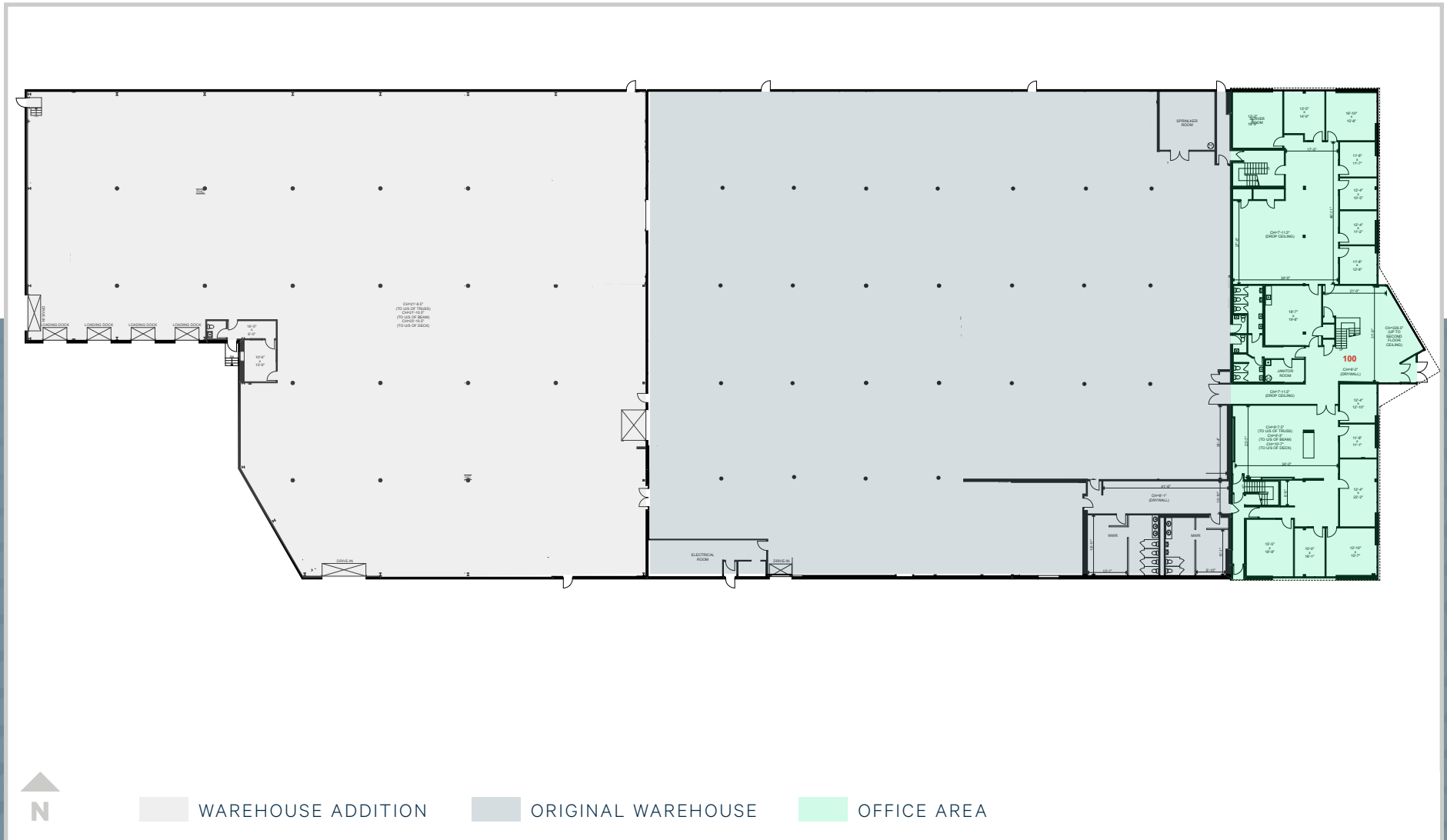
### All Manufacturing Uses except:

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

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

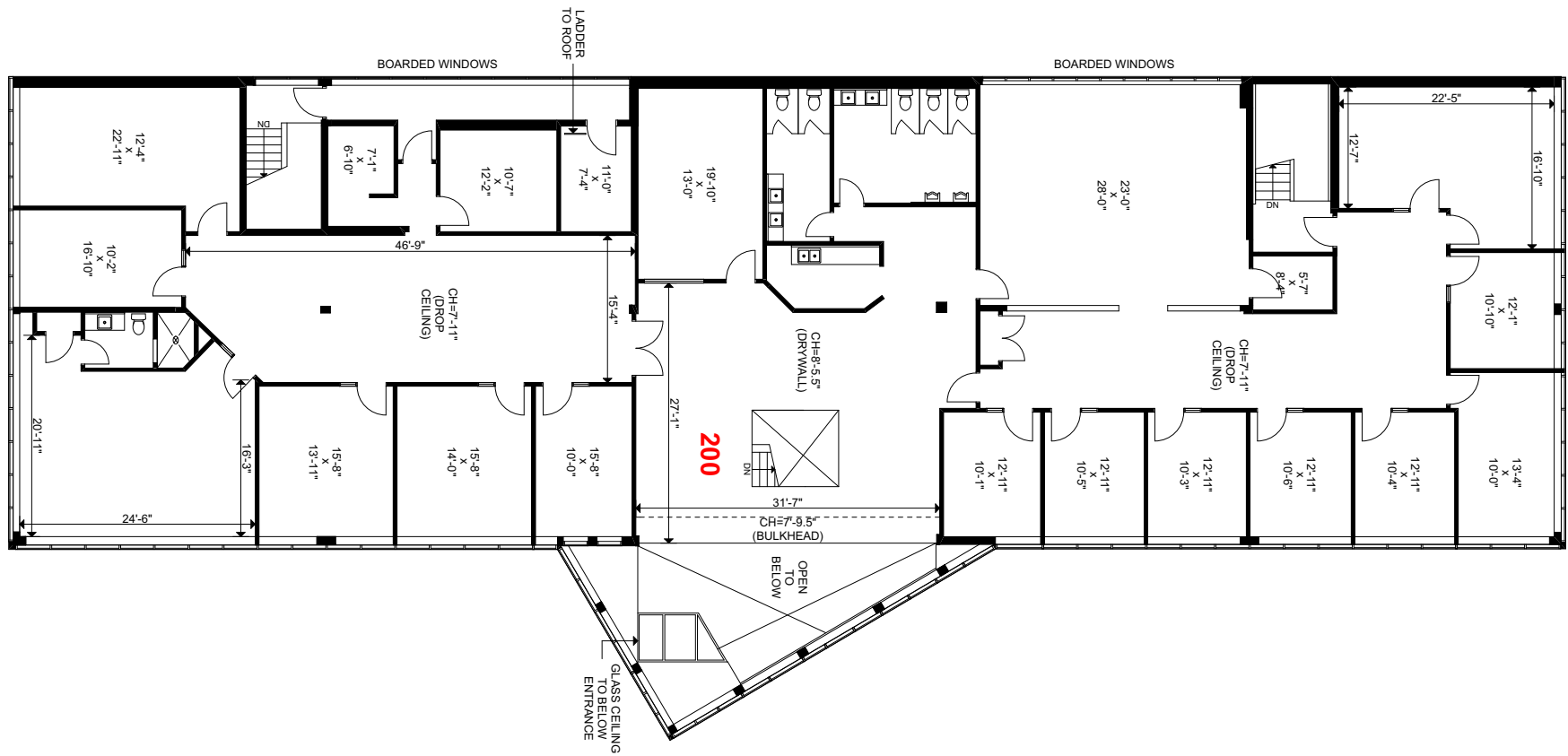
# FLOOR PLAN

## 100 RONSON DRIVE - GROUND FLOOR



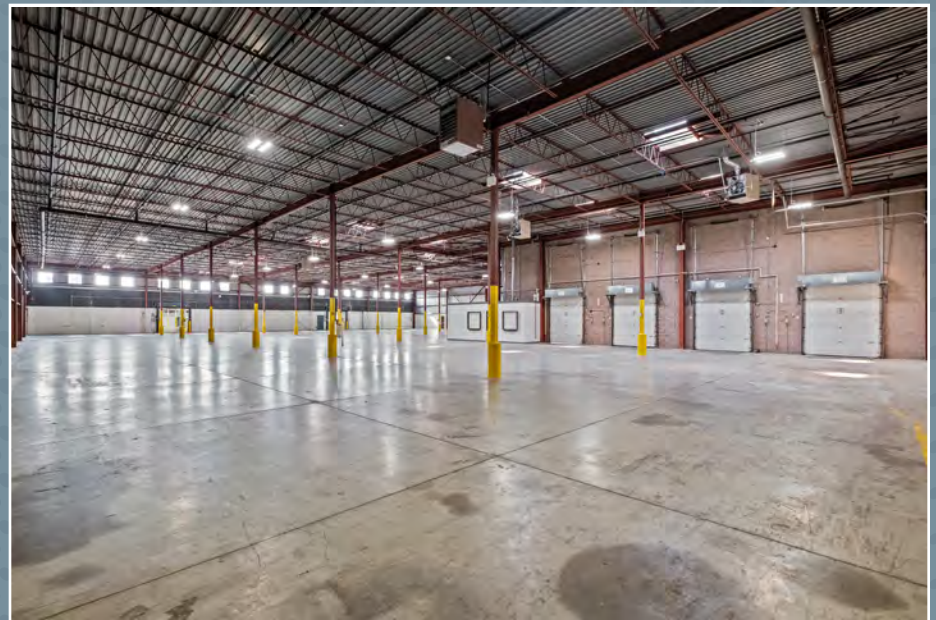
# FLOOR PLAN

## 100 RONSON DRIVE - 2ND FLOOR OFFICE



# INTERIOR PHOTO GALLERY

## WAREHOUSE PHOTOS



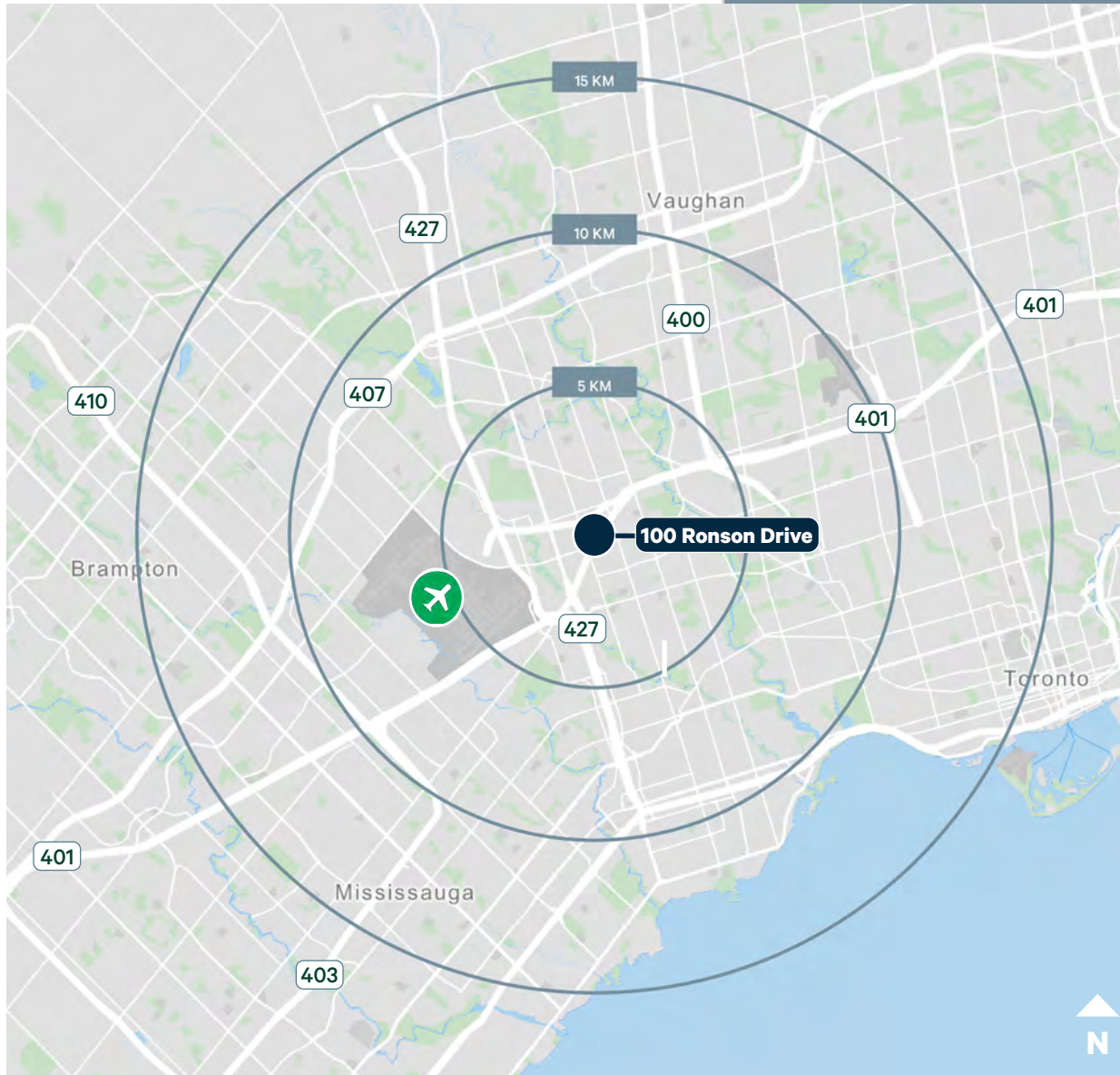
# INTERIOR PHOTO GALLERY

## OFFICE PHOTOS





# ACCESSIBLE GTA LOCATION



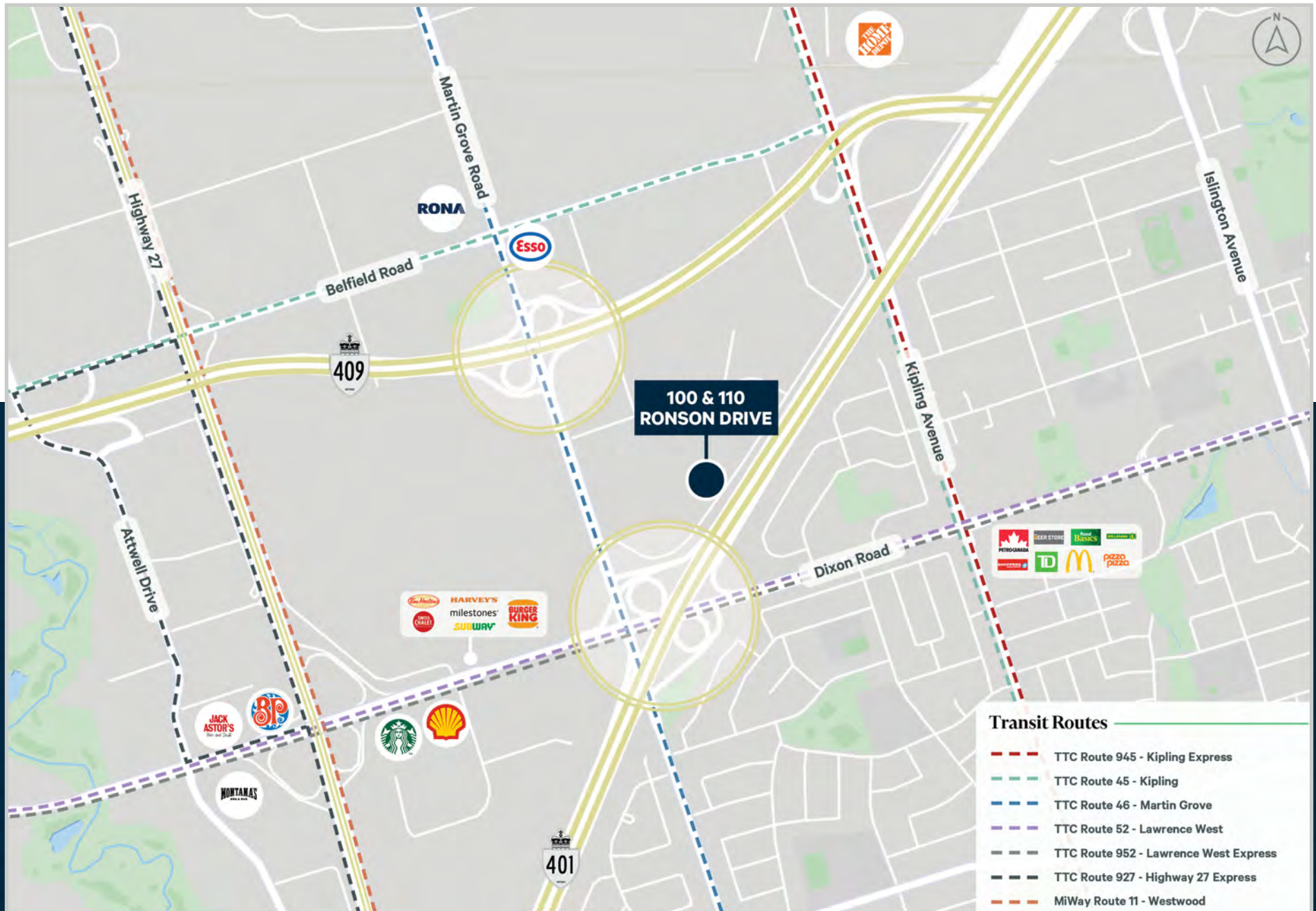
## DRIVE TIMES

Highway 401	Vaughan CP Intermodal
<b>1.2 KM   2 MIN</b>	<b>18.6 KM   21 MIN</b>
Highway 409	Malport CN Intermodal
<b>1.5 KM   3 MIN</b>	<b>13.8 KM   19 MIN</b>
Highway 27	Downtown Toronto
<b>1.5 KM   4 MIN</b>	<b>26.4 KM   34 MIN</b>
Highway 427	Canada-US Border @ Lewiston Queenston Bridge
<b>3.3 KM   8 MIN</b>	<b>133.4 KM   1 HR</b>
Pearson International Airport	<b>41 MIN</b>
<b>5.0 KM   8 MIN</b>	

## DEMOGRAPHICS

	Total Population	Total Labour Force
<b>5 KM</b>	183,292	96,428
<b>10 KM</b>	848,949	458,463
<b>15 KM</b>	2,270,113	1,290,584

# NEARBY AMENITIES & TRANSIT





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