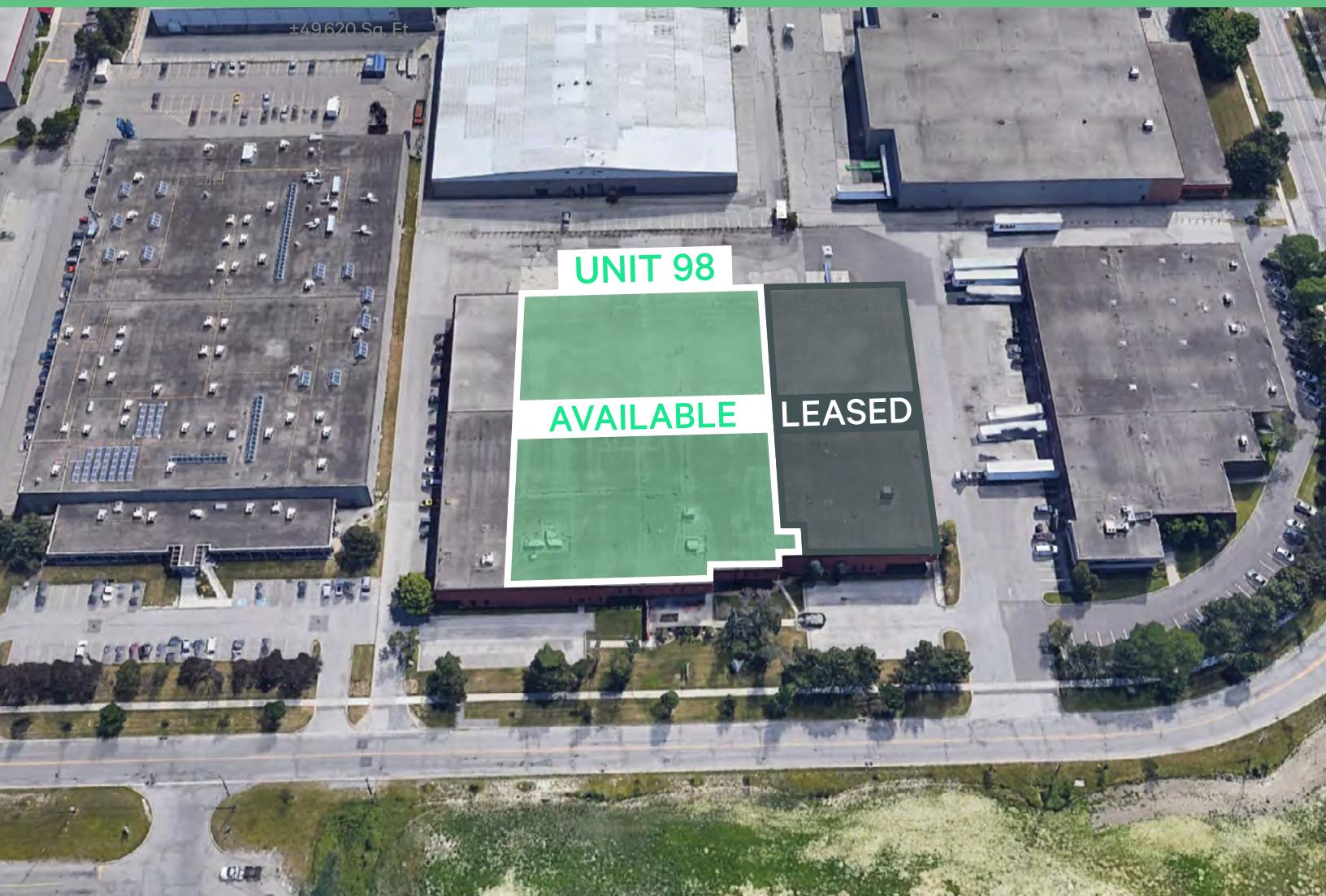


98 Carrier Drive

Etobicoke, ON

±49,620 SQ. FT. INDUSTRIAL SPACE AVAILABLE



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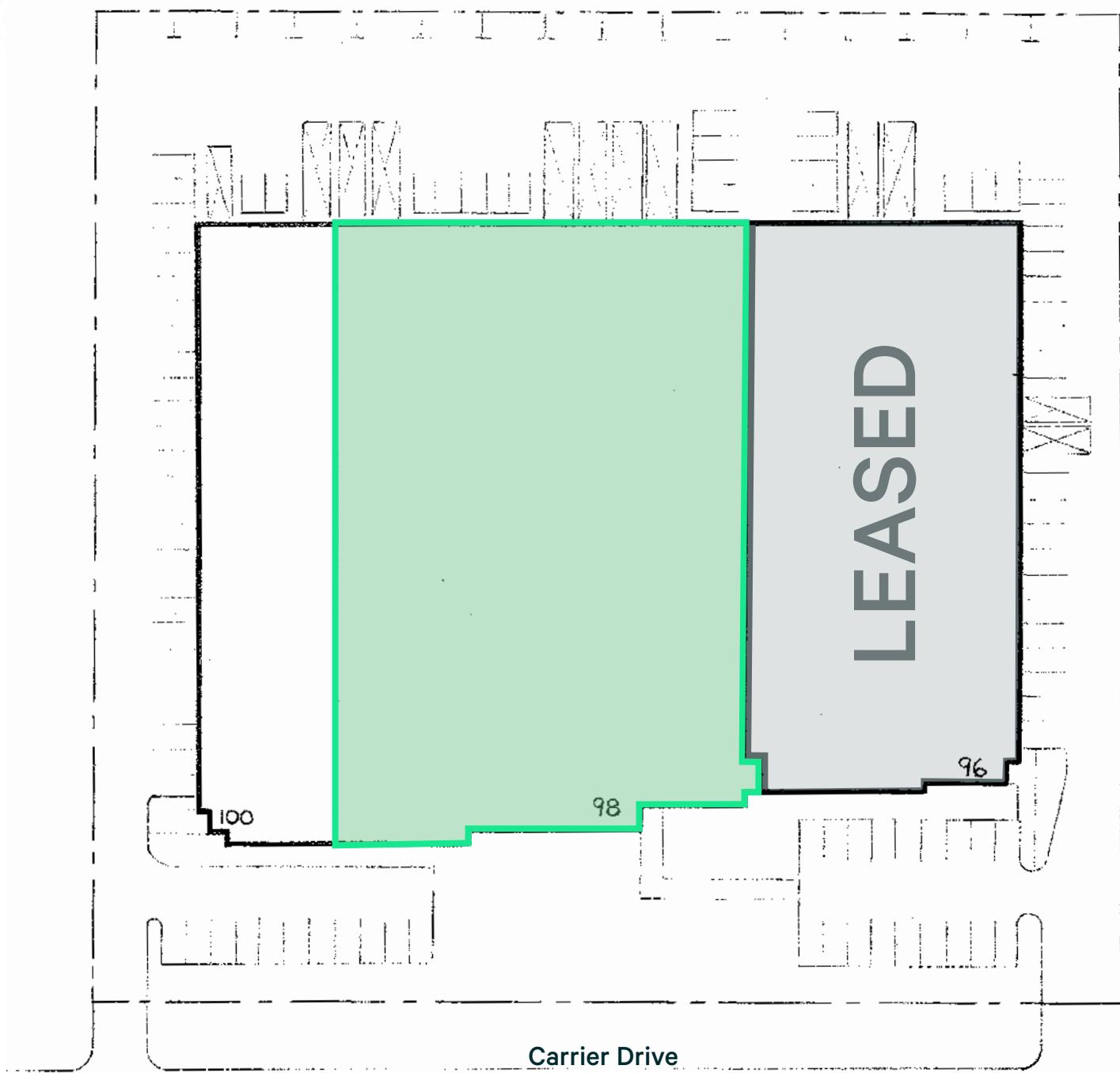
Property Details



UNIT	UNIT 98	UNIT 96	COMMENTS
TOTAL AREA	±49,620 Sq. Ft.	±26,330 Sq. Ft.	<p>• High quality industrial units with great curb appeal.</p>
WAREHOUSE AREA	±34,620 Sq. Ft.	±23,830 Sq. Ft.	<p>• Space is clean and well maintained with efficient layout.</p>
OFFICE AREA	±15,000 Sq. Ft.	±2,500 Sq. Ft.	<p>• Close proximity to Highway 27 offers access to 400-series highways.</p>
SHIPPING	6 Truck Level Doors	6 Truck Level Doors	<p>• Public transit and amenities nearby.</p>
CLEAR HEIGHT	22'	22'	<p>• Great location to access surrounding labour pool.</p>
POWER	600 V / 400 Amps	600 V / 400 Amps	
ZONING	E 1.0	E 1.0	
POSSESSION	Immediate	Immediate	
LEASE RATE	\$14.50 Net Per Sq. Ft.	\$15.00 Net Per Sq. Ft.	
T.M.I. (2024)	\$3.60 Per Sq. Ft.	\$3.60 Per Sq. Ft.	

All information to be verified and all outlines are approximate.

Floor Plan



Unit 98: ±49,620 Sq. Ft.

Zoning Information (E)

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

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:

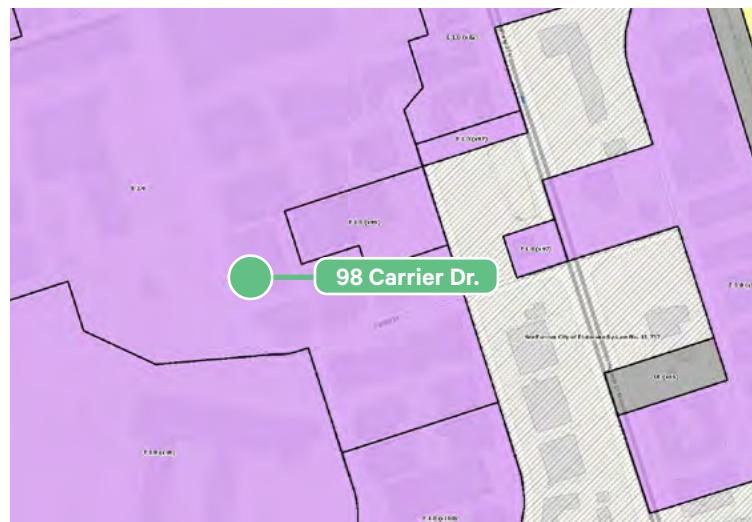
- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (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] 60.20.20.100

Not an exhaustive list. Tenant to verify that intended use complies with zoning.

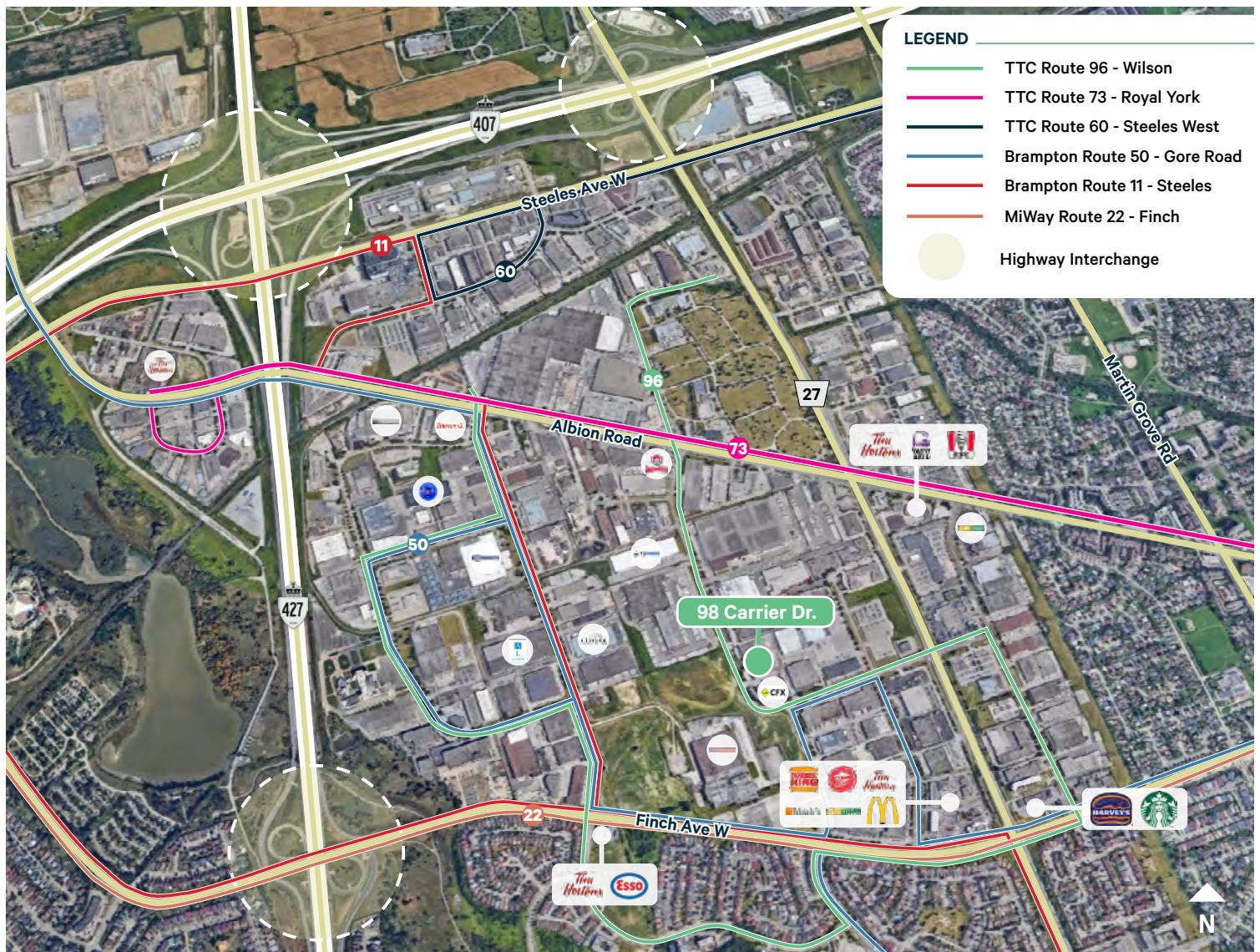


ZONING WEBSITE

Source: City of Toronto Website



Amenities Map



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