

25 Worcester Road

Etobicoke | ON

±45,620 Sq. Ft. Industrial For Lease

For more information, please contact:

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Property Details

BUILDING SIZE	±45,620 Sq. Ft.
OFFICE SIZE	±7,081 Sq. Ft.
LOT SIZE	±3.36 Acres
POSSESSION	May 2025
LOT DIMENSIONS	±447.60 Ft. Frontage on Worcester x ±340.00 Ft. Depth
CLEAR HEIGHT	18'
SHIPPING	3 Truck Level doors with levelers 1 Drive-In door
POWER	TBC
ZONING	E1
LIGHTING	Upgraded T5 Lighting
TAXES	\$2.23 Per Sq. Ft. (2024)
ASKING NET RENT	\$14.50 Per Sq. Ft.

Comments

- Excellent access with 2 points of ingress/egress
- Extra land available can be used for outside storage or the potential for building expansion
- Lots of natural light in plant area from Clerestory windows and fans offer good air circulation
- Floors in plant area are in great shape
- Large cafeteria with abundant natural light
- Superior location in close proximity to 400-series highways, Pearson International Airport, amenities and an abundant labour force



Zoning Details • E1

E Zone Permitted Uses

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

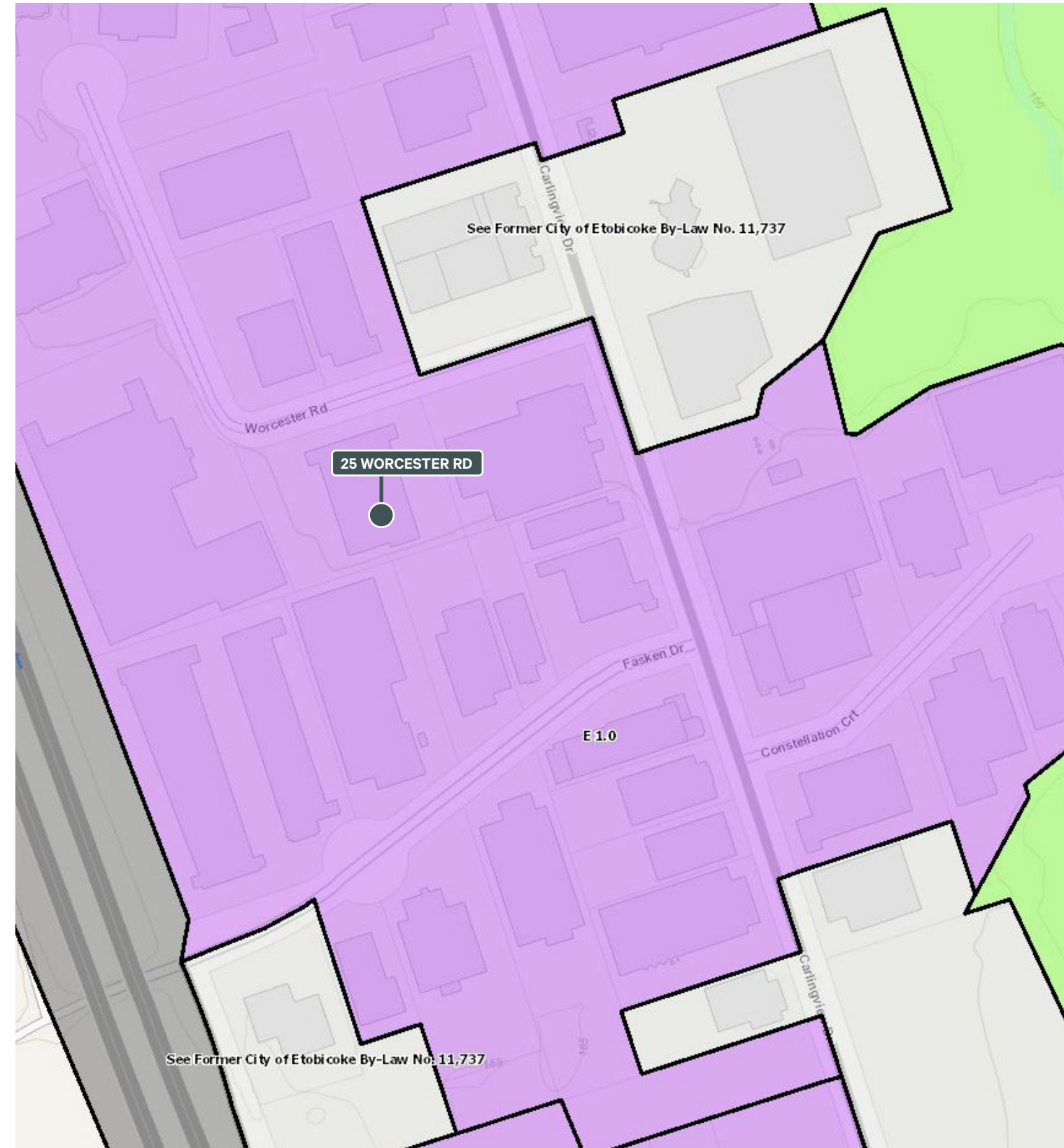
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use [By-law: OMB PL130592]

E Zone 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:

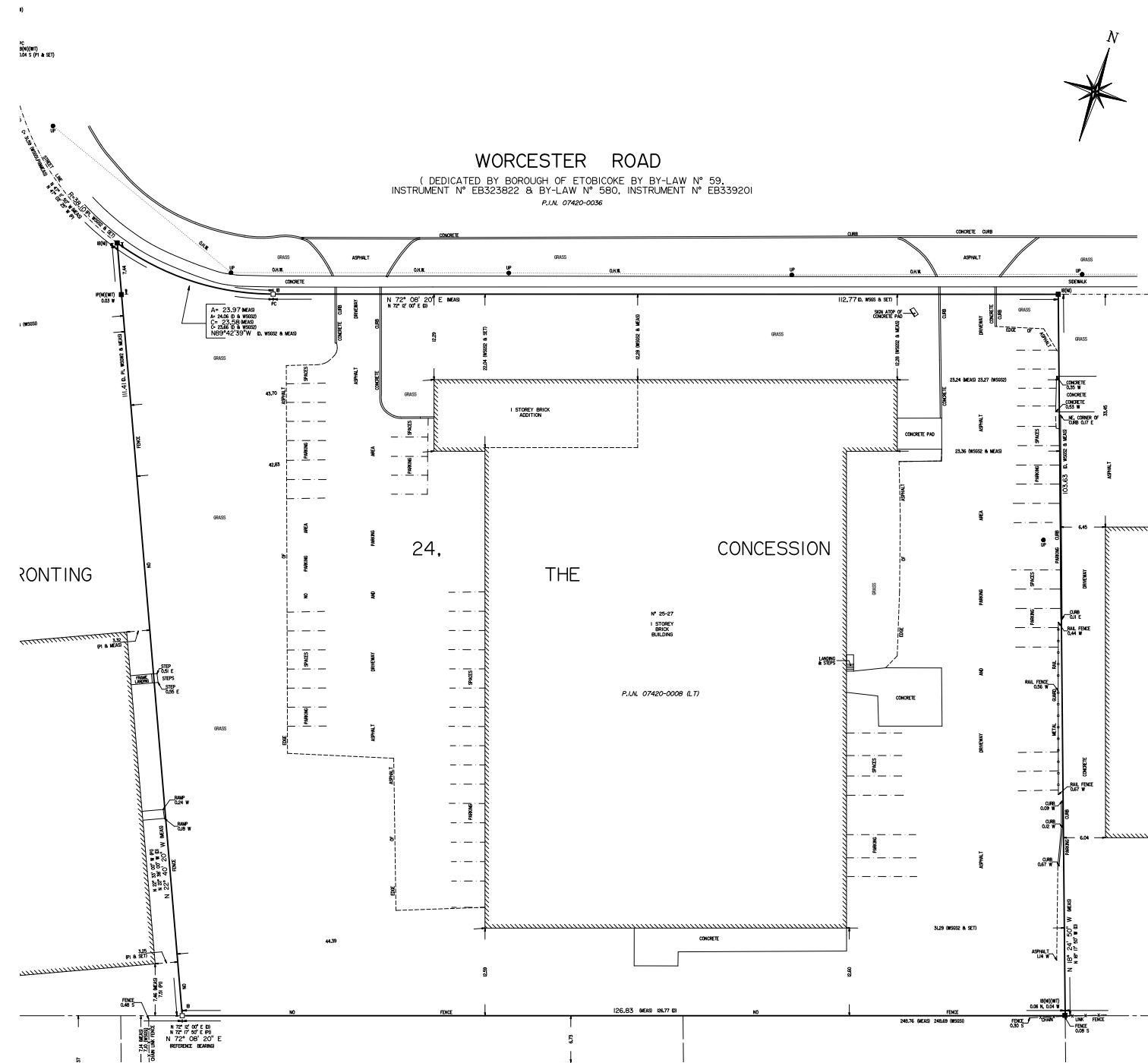
- Body Rub Service (32)
- Co-generation Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marijuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility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

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

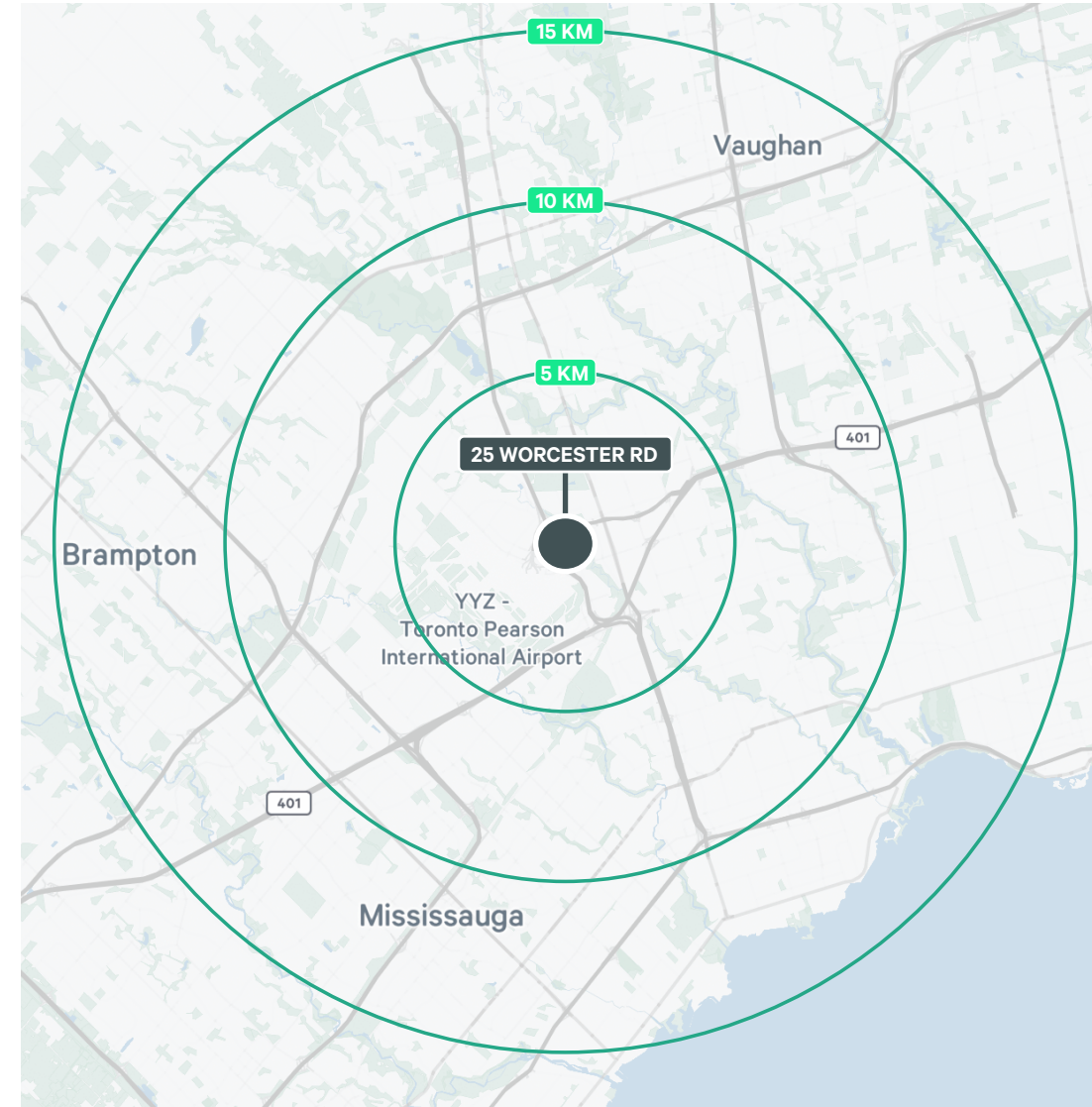


Source: City of Toronto Interactive Zoning Map

Survey



Location



DRIVE TIMES

- HIGHWAY 409**
4 MIN | 1.9 KM
- HIGHWAY 27**
4 MIN | 2.3 KM
- HIGHWAY 427**
5 MIN | 3.9 KM
- TORONTO PEARSON INTERNATIONAL AIRPORT**
4 MIN | 2.1 KM
- HIGHWAY 401**
5 MIN | 3.3 KM
- HIGHWAY 410**
11 MIN | 10.1 KM
- HIGHWAY 407**
18 MIN | 16.4 KM
- HIGHWAY 403**
15 MIN | 11.3 KM
- QEW**
13 MIN | 11.5 KM
- TORONTO DOWNTOWN**
36 MIN | 26.6 KM

DEMOGRAPHICS & LABOUR

5 KM	10 KM	15 KM
POPULATION 136,836	POPULATION 685,001	POPULATION 2,108,325
LABOUR FORCE 72,426	LABOUR FORCE 364,931	LABOUR FORCE 1,181,092

Transit & Amenities



Contact Us

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