



# INDUSTRIAL UNIT FOR LEASE

**264 GALAXY BLVD**  
TORONTO, ONTARIO, CA

**DIMA BABYCH**

Broker

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Sales Representative

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# PROPERTY HIGHLIGHTS

Beautifully renovated 3,888 SF industrial unit with 30% office space, featuring two truck-level doors, a bright open office area, a meeting room, kitchenette, and two washrooms. 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**



**OPEN  
CONCEPT**



**GROWTH  
POTENTIAL WITHIN  
SAME COMPLEX**

**BUILDING SIZE:** 3,888 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



## 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:**

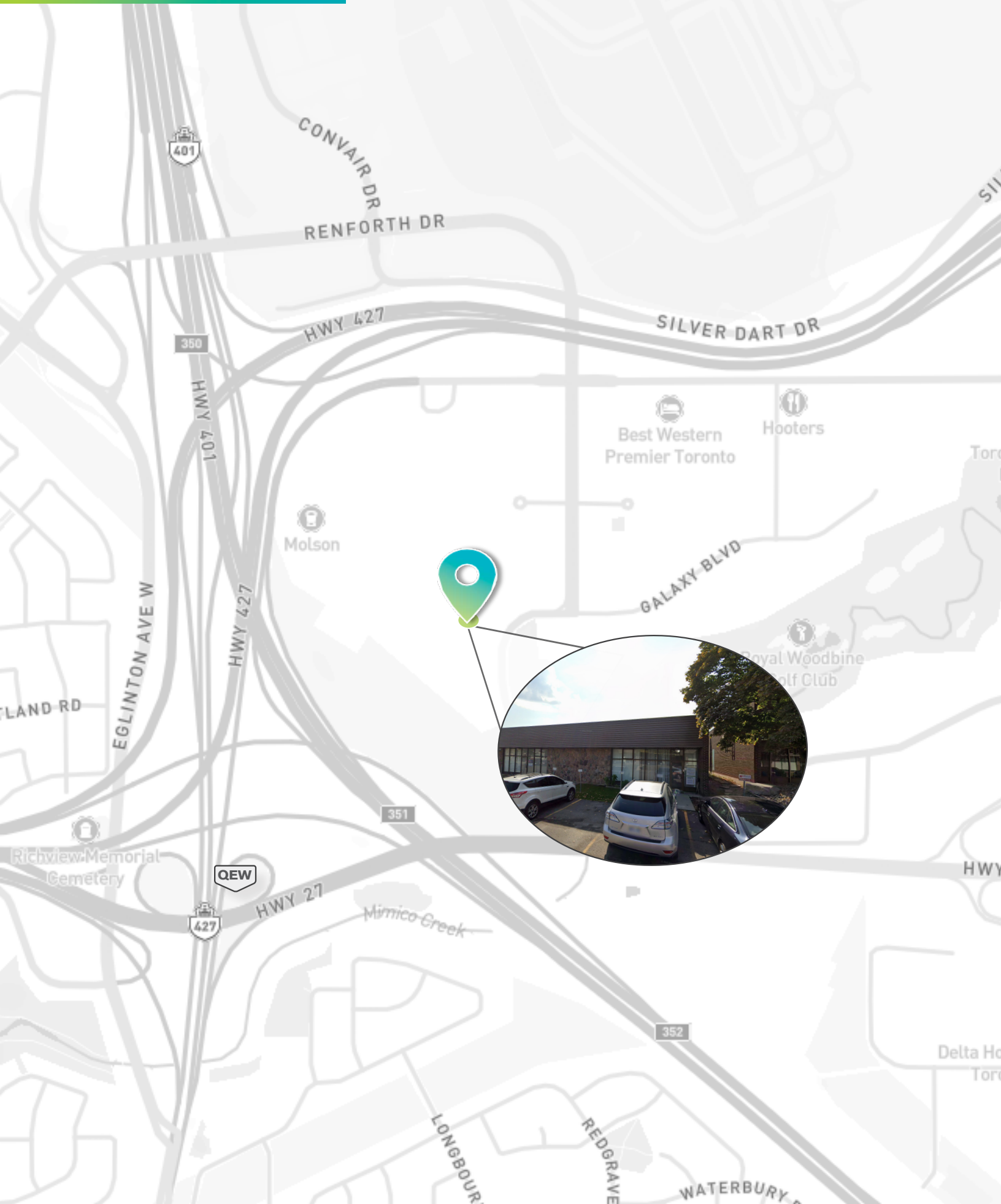
Abattoir, Slaughterhouse or Rendering of Animals Factory  
Ammunition, Firearms or Fireworks Factory  
Asphalt Plant, Cement Plant, or Concrete Batching Plant  
Crude Petroleum Oil or Coal Refinery  
Explosives Factory  
Industrial Gas Manufacturing  
Large Scale Smelting or Foundry  
Operations for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

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