



Ashtonbee Road

Bertrand Avenue

1 acre  
excess land

**FOR LEASE**

**191** Ashtonbee Road  
**Toronto, ON**

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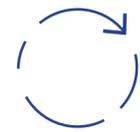


\*Sales Representative

# 54,325 SF Industrial Freestanding Building



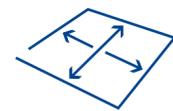
Heavy power



Potential to convert main floor to showroom space



Versatile zoning uses



1 acre excess land



# Property Overview

Versatile freestanding industrial building available for lease with 1 acre excess land available for lease. Featuring heavy power, a/c throughout warehouse, and main floor office area that can easily be converted to showroom space. Ideal for a range of industrial and commercial uses.

## Property Details

**Address** 191 Ashtonbee Road, Toronto, ON

**Total Area** 54,325 SF

**Office** 20,268 SF

**Industrial** 34,057 SF

**Site Area** 3.84 acres (1 acre excess)

**Zoning** E1

**Clear Height** 21'

**Power** 347/600 Volts, 1,600 Amps

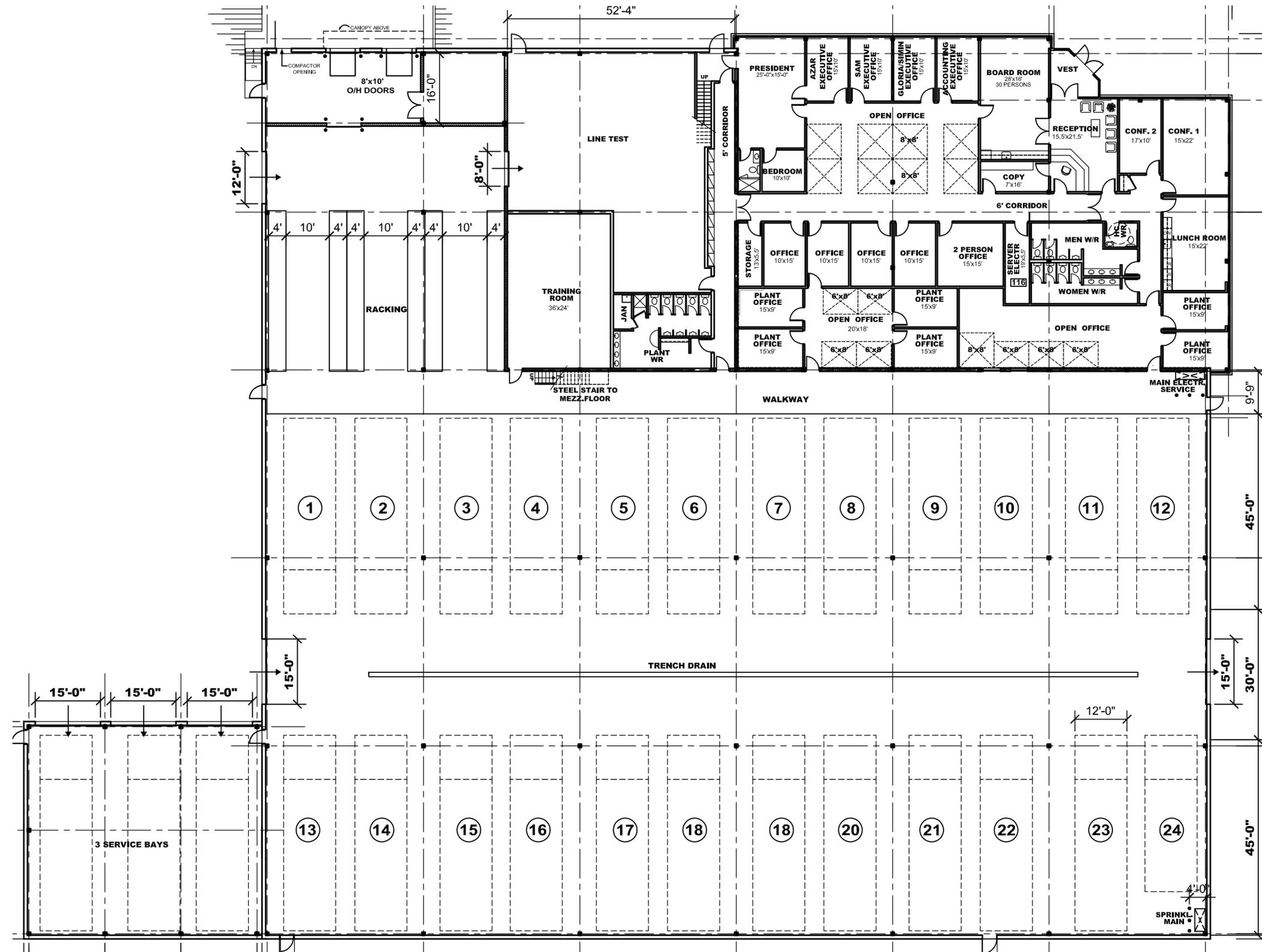
**Shipping** 2 TL | 4 DI

**Asking Net Rent** \$14.50 PSF

**TMI** \$7.50 PSF



# Floor Plan



# Location Overview

Nestled in Scarborough's Golden Mile, one of Toronto's most established industrial corridors. Immediate access to Kennedy Road, Eglinton Avenue East, and Warden Avenue—major arteries that connect to the Don Valley Parkway (DVP) and Highway 401 in minutes.

With proximity to Kennedy GO Station and TTC subway, commuting is convenient for employers and clients alike. Surrounded by essential services including banks, grocery stores, fast food outlets, and healthcare facilities.

Scarborough is undergoing a revitalization boom, with infrastructure upgrades and transit expansion (including the Eglinton Crosstown LRT). This area is poised for long-term growth, making it a smart investment for forward-thinking industrial businesses.

 **DRIVE TIMES**

<b>Don Valley Parkway</b>	4.9 KM   14 mins.
<b>Highway 401</b>	6.1 KM   14 mins.
<b>Toronto Pearson International Airport</b>	49.1 KM   44 mins.

AMENITIES

**Food and Restuarants**

- Mandarin Restaurant
- Puff Samosa
- Tim Hortons
- Ishq
- Scotty Bons Carribbean Grill
- Five Guys

**Retail**

- Staples
- Canada Post
- Costco
- TD Canada Trust Branch
- RBC Royal Bank
- CIBC

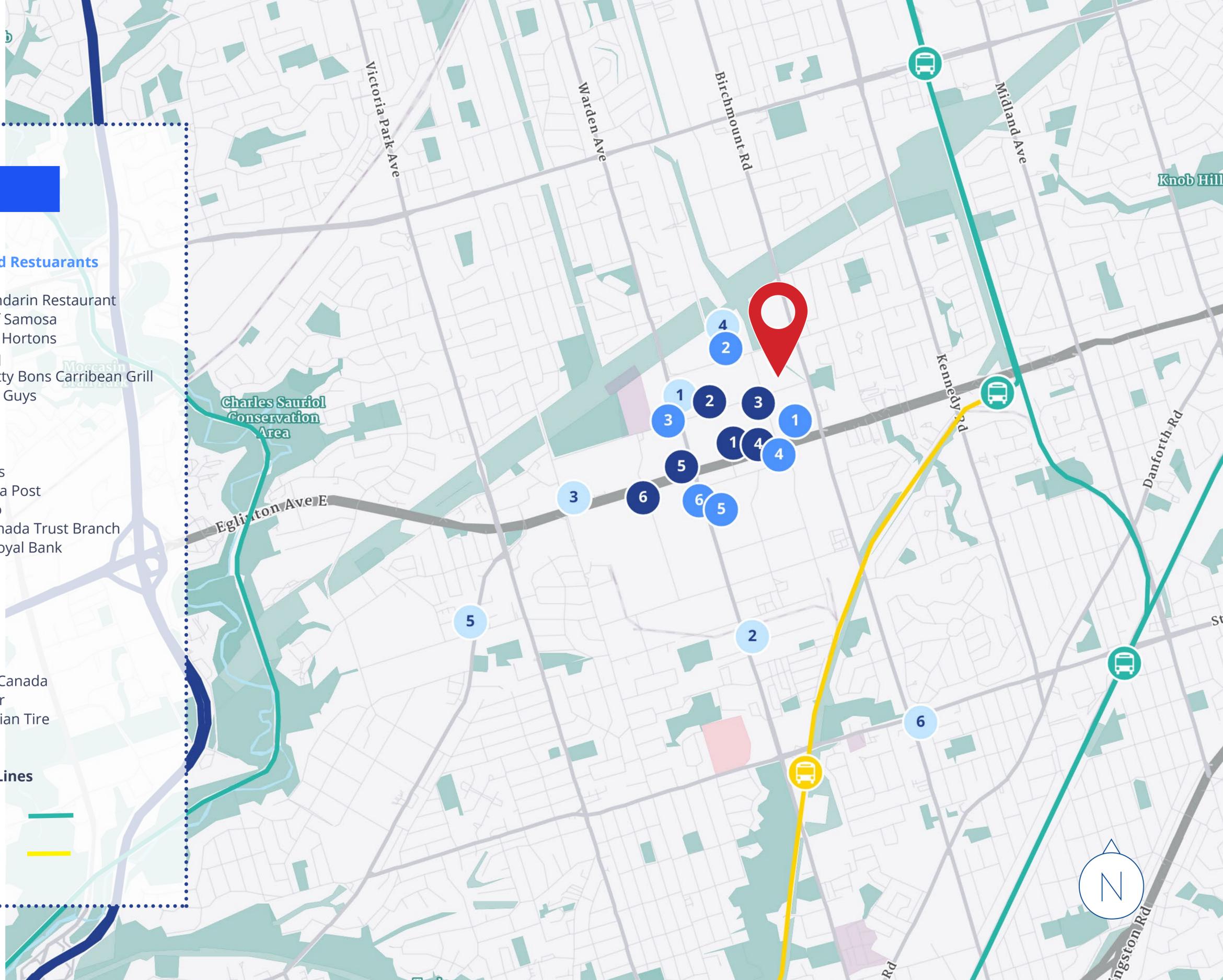
**Gas**

- Mobil
- Esso
- Petro Canada
- Crosler
- Canadian Tire
- Shell

**Transit Lines**

GO Stop █

Subway █



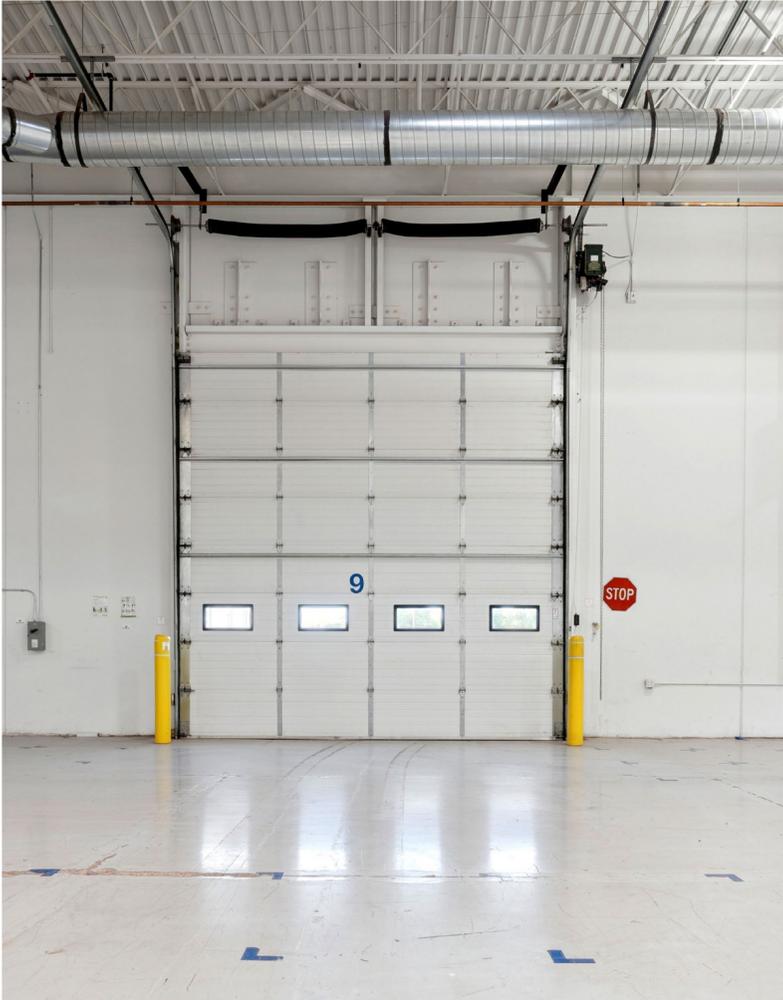
# Zoning

## 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 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 ]
- 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



# Interior Gallery





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