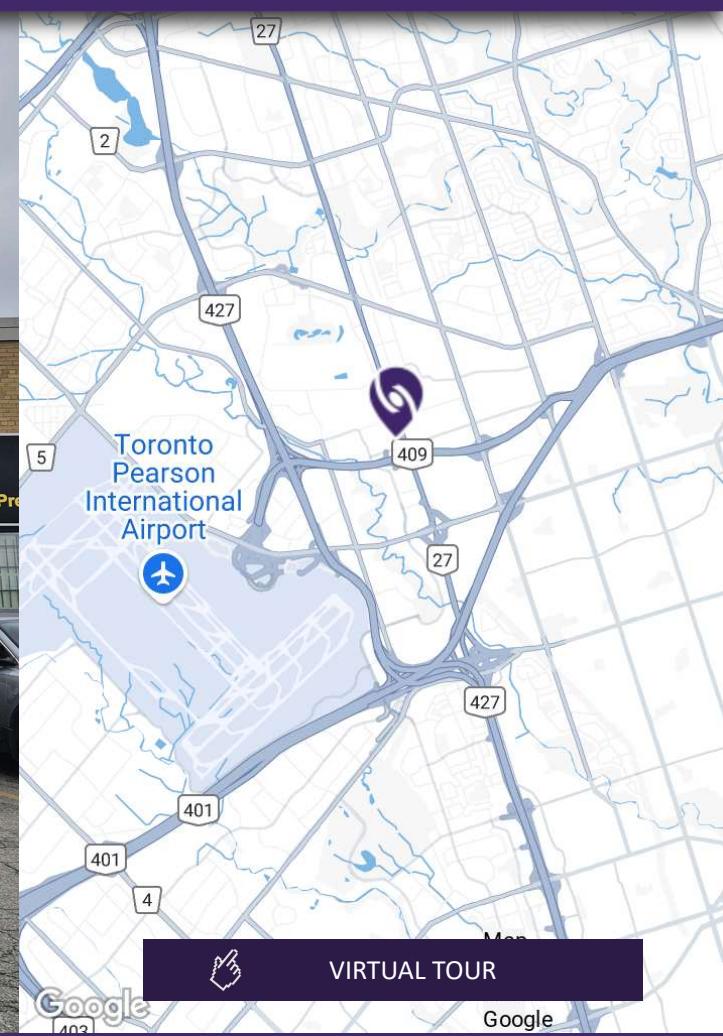


INDUSTRIAL SPACE

FOR SUBLEASE

170 Brockport Drive, Unit 101, Etobicoke, ON, M9W 5C9



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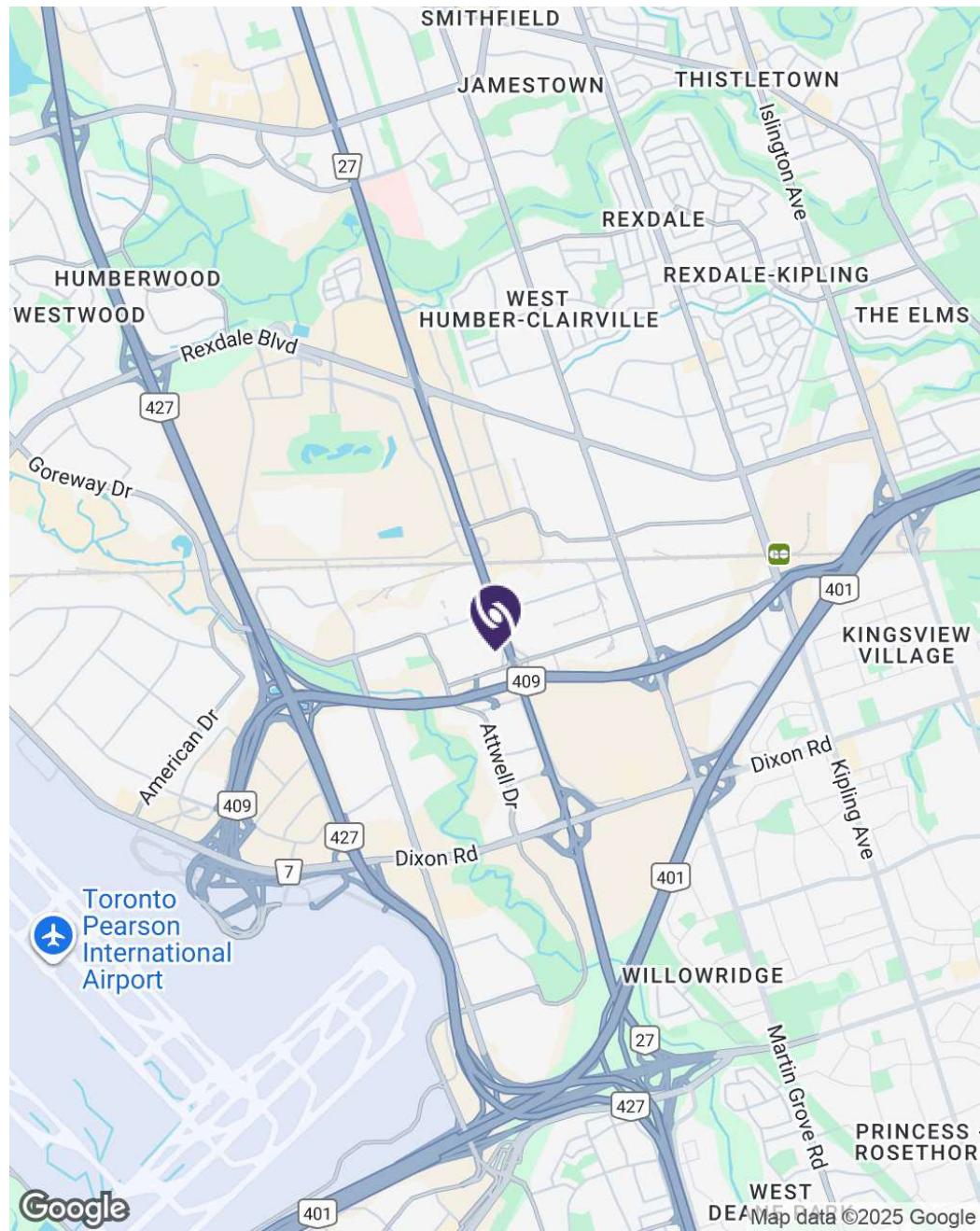
PROPERTY DETAILS

PROPERTY DETAILS

Size	5,607 SF
Lease Rate	\$1
Additional Rent	\$5.55/SF
Shipping Door	1 Double Door
Clear Height	30 ft
Availability	Immediate
Zoning	I.C2 (CLASS 2 INDUSTRIAL)

Property Highlights

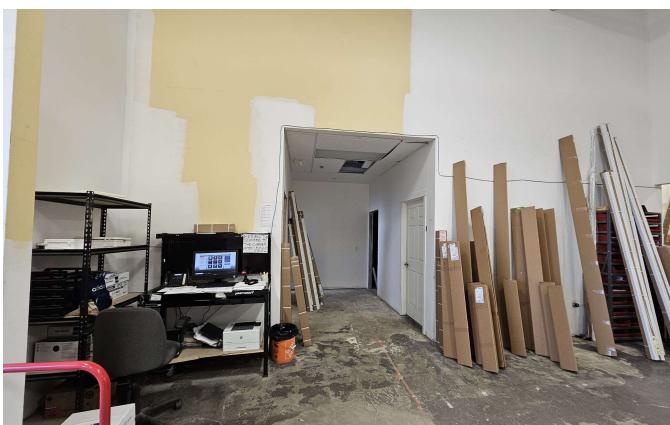
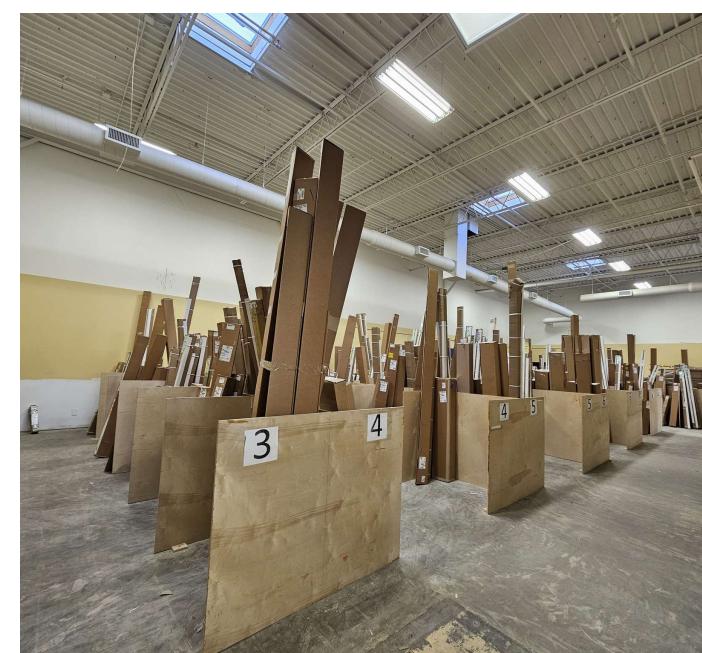
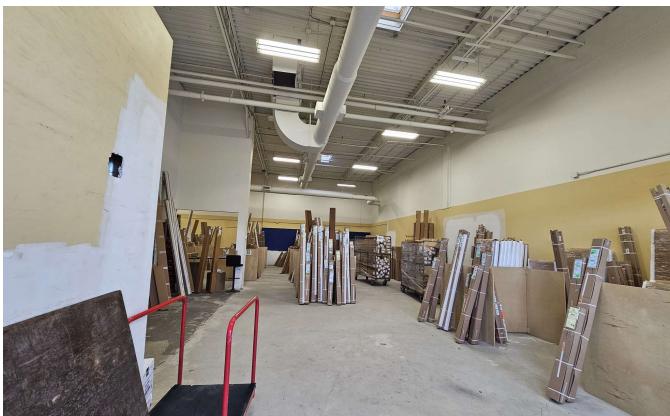
- Generous Tenant Inducements Available.
- Industrial/Retail showroom space available for sublease.
- Space consists of high 18' clear ceilings with lots of natural light.
- Ideal for retail showroom or storage.
- Located conveniently off of Hwy 27 with great exposure on Belfield Road and minutes to 400-series Hwys.
- Drive in/Truck Level door can be installed, with SubLandlord incentive to cover cost.



KEY MAP



ADDITIONAL PHOTOS



Site-Specific ZONING

I.C2 (CLASS 2 INDUSTRIAL) AMENDED BY 1993-162

THE FOLLOWING USES SHALL BE PERMITTED WITHIN ALL LANDS ZONED FOR INDUSTRIAL PURPOSES:

- Food services: restaurants (standard, take-out, convenience); banquet halls; entertainment facilities; one food-vending cart (two permitted on corner lots).
- Business: communications/technological facilities; hotels; undertaking establishments; banks; servicing/repair operations, but excluding waste recycling facilities.
- Manufacturing: manufacturing/processing of food products which does not involve slaughtering or rendering; manufacturing wherein patrons may be involved in a portion of the manufacturing process and the final product is purchased and available for personal use by such patrons. Manufacturing of paint and/or varnish, fuel oil storage yards, asphalt operations which do not meet the definition as set forth in the Zoning Code, and cement works shall be excluded.
- Vehicle-related uses: service stations; car washes public garages; vehicle body shops; vehicle sales establishments and vehicle rental establishments, subject to 304-20; public parking; railway yards, which may include vehicle, equipment and fuel storage and other ancillary maintenance facilities; and truck terminals, subject to 304-36F. [Amended 1997-06-23 by By-Law No. 1997-94]
- Educational/research: research laboratories which do not generate obnoxious emissions, but excluding virus research laboratories which deal with high community risk materials, as deemed by the Public Health and Protection Act; schools (elementary, secondary, private, nursery, commercial); colleges; training centres.
- Institutional: government/public works buildings; emergency service stations; police stations; monuments; restrooms.
- Storage.
 - (1) Warehouse buildings.
 - (2) Outside storage: raw, partially processed or finished material, provided that:
 - (a) The storage is not located within any required front, side or rear yard set-back when such yard abuts a street, or in any area designated for parking.
 - (b) If the storage area abuts lands zoned for residential, open space or institutional purposes, or hydro-corridor lands which separate the industrial use from residentially zoned lands, such area shall be enclosed by a solid screen fence or wall not less than 2.4 metres in height, constructed of metal wood or masonry.
 - (c) Any materials stored outside within a required side or rear yard set-back shall not exceed 2.4 metres in height.
 - (d) For lands zoned Class 1 Industrial, additional requirements are set out in 304-33G.
 - (3) Fragments of asphalt, concrete, metal, plastic, wood or topsoil, sand, gravel or other loose, aggregate material may be stored outside, provided that they are in wholly enclosed buildings, sealed containers within enclosed truck trailers or open trucks covered with tarpaulin or other similar material or such piles of material must be secured by an enclosure, fencing or tarpaulin or other similar material which is tied and anchored to the ground. Materials containing salt or other potentially noxious substance must be stored in a solid structure or roofed bin.
- Residential.
 - (1) One accessory residential unit for a caretaker in conjunction with any industrial establishment on the same lot. Notwithstanding the definition of "accessory building/structure," a residential unit may be a separate building provided that it complies with the general regulations for residential zones. Notwithstanding the foregoing, the size of the residential unit shall not exceed 10% of the gross floor area of the buildings on the site, to a maximum gross floor area of 190 square metres. A minimum of one parking space shall be provided.
 - (2) Existing one-family detached dwellings and private garages in industrial zones south of the Queensway may be expanded or enlarged, subject to the general regulations for residential zones and the applicable area requirements, set out in the provisions of the Fourth Density Residential (R4) Zone of Chapter 320 of the Zoning Code.

Site-Specific ZONING (Cont'd)

THE FOLLOWING USES SHALL BE PERMITTED WITHIN THE CLASS 2 INDUSTRIAL ZONE:

- Business: flea markets abutting an arterial road; trade and convention centres abutting an arterial road; administrative offices (which do not include day-care facilities); veterinary clinics; waste-recycling facilities, except such uses shall not be permitted on lands identified as I.C2 on the zoning maps referred to in Chapters 330 and 340 of the Zoning Code.
- Manufacturing: establishments which may generate obnoxious emissions, but such emissions are not prejudicial to the health of or not injurious to the surrounding neighbourhood, and including concrete batching operations, and asphalt operations as defined within the Zoning Code, but prohibiting paint and/or varnish manufacturing, fuel oil storage-yards and cement works.
- Institutional: community centres; athletic fields; playgrounds; libraries; daycares; places of worship.
- Commercial/recreational facilities: cinemas, bowling alleys; curling rinks; bingo halls; arenas; race-tracks and ancillary facilities; nightclubs; fraternal organizations; fitness clubs; commercial sport/recreational facilities; studios for arts-related purposes; amusement arcades.
- Retail sales: retail sales of products manufactured or warehoused on-site, provided that the retail floor area does not exceed 25% of the gross floor area of the industrial building, to a maximum retail floor area on-site of 700 square metres.
- Residential: one accessory residential unit for a caretaker or official associated with a place of worship in conjunction with any place of worship on the same lot. If the residential unit is a separate building, it must comply with the general regulations for residential zones set out in each of the chapters of the Zoning Code. A minimum of one parking space shall be provided.

BY-LAW NUMBER 1993-162 OUTLINES THAT THE LANDS ARE SUBJECT TO THE FOLLOWING (RELEVANT) PROVISIONS:

- (a) In addition to the uses listed above, retail and office uses shall be permitted.
- (b) The maximum commercial floor area devoted to retail uses shall be limited to 2,322 m² as described in Schedule 'B' attached hereto.
- (c) The minimum commercial floor area devoted to an individual retail unit shall be 464.5 m², however, if connected and ancillary to an adjoining industrial use, that minimum may be reduced to 278.7 m².
- (d) Notwithstanding Clause (a) of this bylaw, retail uses such as supermarkets, drug stores, department stores, variety stores, liquor stores, beer stores, personal services and automotive uses shall be prohibited.
- (e) The maximum floor area devoted to office uses shall be 1,314 m² on the existing second storey fronting on Brockport Drive.

CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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