

FOR LEASE



35 PRINCE ANDREW PL

NORTH YORK • ON

20,158 Sq. Ft.
28' Clear Height
Industrial
Freestand
Divisible

PROMPTON

Real Estate Services Corp., Brokerage

AMIR-REZA BAGHER-ZADEH

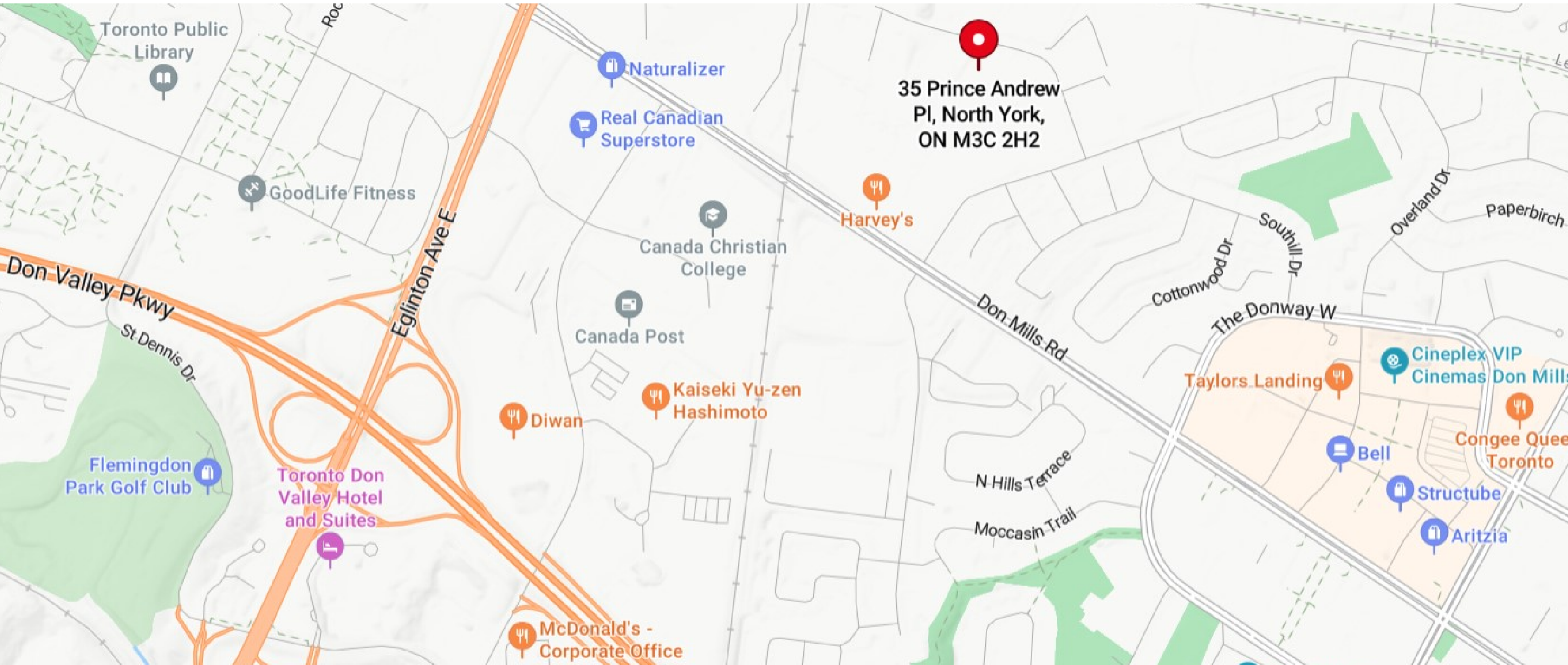
BROKER

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HIGHLIGHTS

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Discover Prime Industrial Elegance at 35 Prince Andrew Place

Nestled in the vibrant heart of central Toronto, between Eglinton and Lawrence Avenue along Don Mills and the DVP Highway, 35 Prince Andrew Place stands as a beacon of industrial sophistication in the prestigious Bunbury Don Mills Neighborhood. This exceptional site offers unparalleled connectivity and convenience, lying merely moments from the subway, the Eglinton Crosstown condo project, and a brisk 2-minute journey from CF Shops at Don Mills. Downtown Toronto's bustling core is a mere 14 km away, with easy access to Hwy 401 at 6.6 km, positioning this property at the nexus of Toronto's thriving commercial landscape.

Spanning an expansive 20,158 sq. ft. on a 1.6-acre land, this property boasts a 28-foot ceiling clearance, providing a voluminous space ideal for a variety of operations. The site is equipped with three truck-level shipping doors, making loading and unloading operations seamless. With ample surface car and trailer parking, the property also features a fully fenced perimeter adorned with lighting poles, ensuring security and visibility are paramount.

Recently renovated in 2024, this facility shines with modern upgrades, including LED lighting and security cameras enveloping the building, a robust 400 Amp electrical service, and a comprehensive sprinkler system. Its structural engineering accommodates the addition of a mezzanine, offering the flexibility to customize the space to your operational needs.

Zoned for an extensive array of uses under the 'E Zone', the property welcomes a diverse blend of activities from artist studios, laboratories, manufacturing (with specific exclusions), offices, performing arts studios, pet services, production studios, software development, warehouses, and wholesaling among others. Special conditions apply for certain uses, ensuring a tailored fit for a wide spectrum of business operations.

Ideal for sectors thriving in Toronto, including E-commerce and Logistics, Film and Television Production, Technology and Innovation, Health and Pharmaceuticals, Construction and Building Materials, and Art and Cultural Spaces, 35 Prince Andrew Place presents a rare opportunity. This site is not just a property; it's a canvas ready for your business to make its mark in one of Toronto's most sought-after neighborhoods.

Don't let your business miss out on a location that combines strategic positioning with the flexibility and sophistication of a premier industrial space. Explore the potential of 35 Prince Andrew Place—where your vision meets its future.

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PHOTOS

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Permitted Use

(1) Use - E Zone

In the E zone, the following uses are permitted:

- | | |
|--|---|
| Ambulance Depot | 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals; |
| Animal Shelter | 9) Pesticide or Fertilizer Manufacturing; |
| Artist Studio | 10) Petrochemical Manufacturing; |
| Automated Banking Machine | 11) Primary Processing of Gypsum; |
| Bindery | 12) Primary Processing of Limestone; |
| Building Supply Yards | 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives; |
| Carpenter's Shop | 14) Pulp Mill, using pulpwood or other vegetable fibres; |
| Cold Storage | 15) Resin, Natural or Synthetic Rubber Manufacturing; |
| Contractor's Establishment | 16) Tannery |
| Custom Workshop | Office |
| Dry Cleaning or Laundry Plant | Park |
| Financial Institution | Performing Arts Studio |
| Fire Hall | Pet Services |
| Industrial Sales and Service Use | Police Station |
| Kennel | Printing Establishment |
| Laboratory | Production Studio |
| All Manufacturing Uses except: | Public Works Yard |
| 1) Abattoir, Slaughterhouse or Rendering of Animals Factory; | Service Shop |
| 2) Ammunition, Firearms or Fireworks Factory; | Software Development and Processing |
| 3) Asphalt Plant; | Warehouse |
| 4) Cement Plant, or Concrete Batching Plant; | Wholesaling Use [By-law: OMB PL130592] |
| 5) Crude Petroleum Oil or Coal Refinery; | |
| 6) Explosives Factory; | |
| 7) Industrial Gas Manufacturing; | |

Permitted Use - With Conditions

(1) Use with Conditions - E Zone

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:

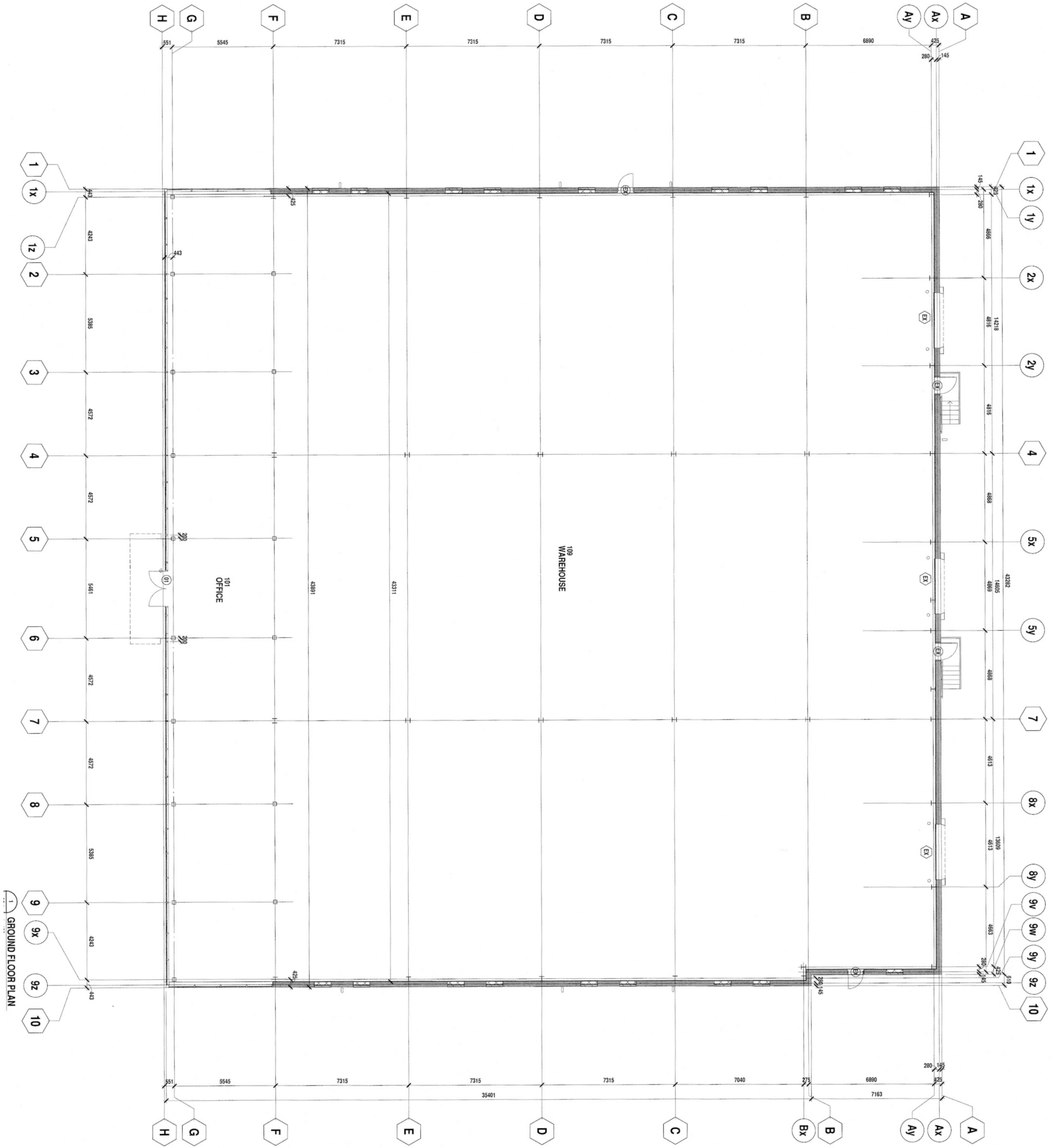
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|---|--------------------------------------|
| Body Rub Service (32) | Take-out Eating Establishment (1,30) |
| Cogeneration Energy (26) | Transportation Use (28) |
| Crematorium (33) | Vehicle Depot (6) |
| Drive Through Facility (5,21) | Vehicle Fuel Station (16,30) |
| Eating Establishment (1,19,30) | Vehicle Repair Shop (23) |
| Marihuana production facility (2) | Vehicle Service Shop (17,31) |
| Metal Factory involving Forging and Stamping (25) | Vehicle Washing Establishment (18) |
| Open Storage (10) | [By-law: 0403-2014] |
| Outdoor Patio (9) | [By-law: 1124-2018] |
| Public Utility (27,29) | [By-law: 1198-2019] |
| Recovery Facility (8) | |
| Recreation Use (7) | |
| Renewable Energy (26) | |
| Retail Service (3) | |
| Retail Store (4,30) | |
| Shipping Terminal (11) | |

**For more information, please visit
City of Toronto's Website**



FLOOR PLAN

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CONSTRUCTION NORTH

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ABOUT OUR TEAM



For more than a 25 years, we've been at the forefront of the real estate industry, navigating the ever-evolving landscape of Toronto with unmatched expertise. This rich experience positions us uniquely to understand your needs deeply and to guide you in finding the ideal property with precision and care.

Our portfolio encompasses a diverse range of properties throughout the Greater Toronto Area, offering an extensive selection that caters to every preference and requirement. Strategically located in Scarborough, our offices serve as a hub from which we connect clients with their future spaces across the city.

We are committed to streamlining the commercial leasing process, ensuring it is as efficient and seamless as possible. Recognizing that each client's situation is unique, we tailor our approach to meet your specific needs and circumstances. We invite you to reach out to our dedicated agents today.



ABRE Group, a part of Prompton. Together, we form a powerhouse team specializing in land, industrial, hospitality investment and retail commercial real estate. With over 15 years of experience, we know the ins and outs of the Toronto commercial real estate market. Our dedication to our client's success is unmatched. We're not just real estate agents; we're strategic partners. We believe in tailored solutions; every property and every client gets a personalized approach.

Whether you're looking for a retail space with high foot traffic or an industrial complex with state-of-the-art facilities, we've got you covered. Let's turn your commercial real estate vision into reality. Join us for your next real estate journey. Experience the uncompromising one-stop, full-service way of buying, selling, and investing in commercial real estate.

Not Intended to Solicit Buyers or Sellers Under Contract

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