



ESANDAR DRIVE TORONTO

FOR LEASE

Functional Urban Industrial Units
in Toronto's Leaside Business Park.

LEASIDE LOGISTICS. THE RIGHT SPACE. THE RIGHT PLACE.



Concept image - final materials, colors, and finishes may vary

Premier Rare Industrial Units

in Toronto's Leaside Business Park

55 Esandar is an exceptional property located in one of Toronto's most established and evolving neighborhoods. Situated in the thriving Leaside Business Park, this opportunity offers a rare combination of strategic location, functional space, and seamless connectivity. With proximity to major transportation routes, the Eglinton Crosstown LRT, and a wealth of surrounding amenities, 55 Esandar is perfectly positioned to support a wide range of commercial uses.

Whether you're looking to expand operations, attract top talent or establish a presence in a high-demand area, this property delivers on every front.

Property Features



Power
600 Amps



Transit-Connected & Future
Ready Opportunity



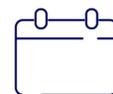
Access to Ample Next-Door
Amenities



Clear Height
24'6"



Formerly Food-Grade
Facility



Immediate
Occupancy



Concept image - final materials, colors, and finishes may vary

Unlock Operational Potential

Unit 1 Specifications

OFFICE AREA	913 SF*
INDUSTRIAL AREA	26,882 SF*
POWER	600 AMPS
SHIPPING	4 Truck Level Doors
CLEAR HEIGHT	24'6"
ZONING	EI
OCCUPANCY	Immediate
ADDITIONAL RENT	\$4.80 T.M.I.

Unit 3 Specifications

OFFICE AREA	2,718 SF*
INDUSTRIAL AREA	22,707 SF*
POWER	600 AMPS
SHIPPING	3 Truck Level Doors
CLEAR HEIGHT	24'6"
ZONING	EI
OCCUPANCY	Immediate
ADDITIONAL RENT	\$4.80 T.M.I.

*subject to final measurements and change



Zoning Overview

60.20.20.10 PERMITTED USES

[I] USE -E ZONE

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
Contactor'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 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: 0MB PL 130592]

60.20.20.20 PERMITTED USES - WITH CONDITIONS

[I] 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:
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)
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]

Manufacturing Use means the use of premises for fabricating, processing, assembling, packaging, producing or making goods or commodities, and it includes repair of such goods or commodities.

*Subject to By-laws

Gallery



Whether you're looking to expand operations, attract top talent or establish presence in a high-demand area, this property delivers on every front.



Connected. Convenient.

Positioned for Growth.

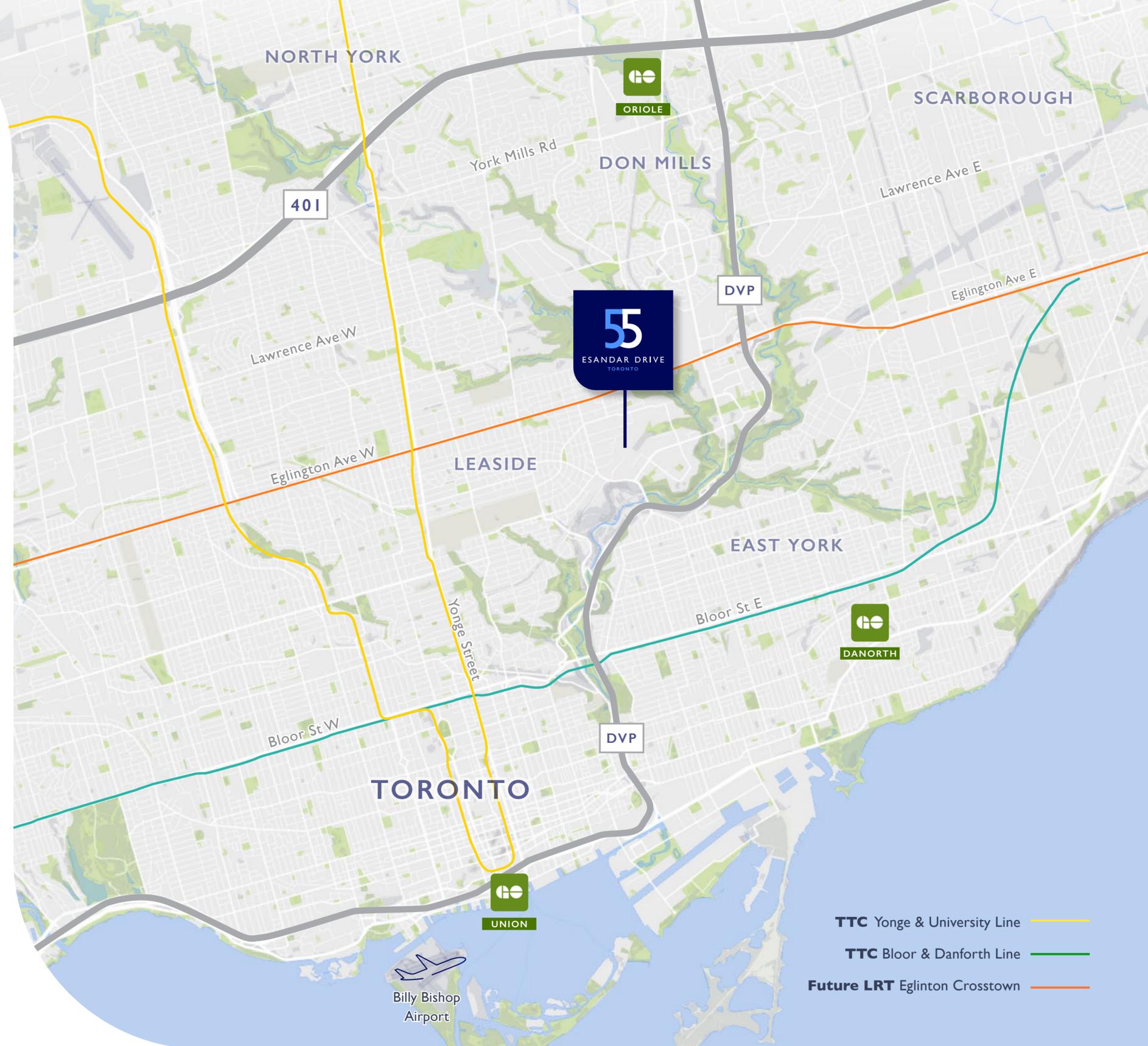
At 55 Esandar Drive, logistics meets location. Strategically positioned in Toronto's established Leaside Business Park, this opportunity offers direct access to key transit and transportation corridors that keep your operations moving.

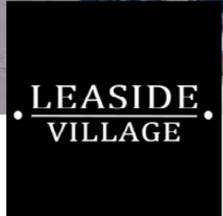
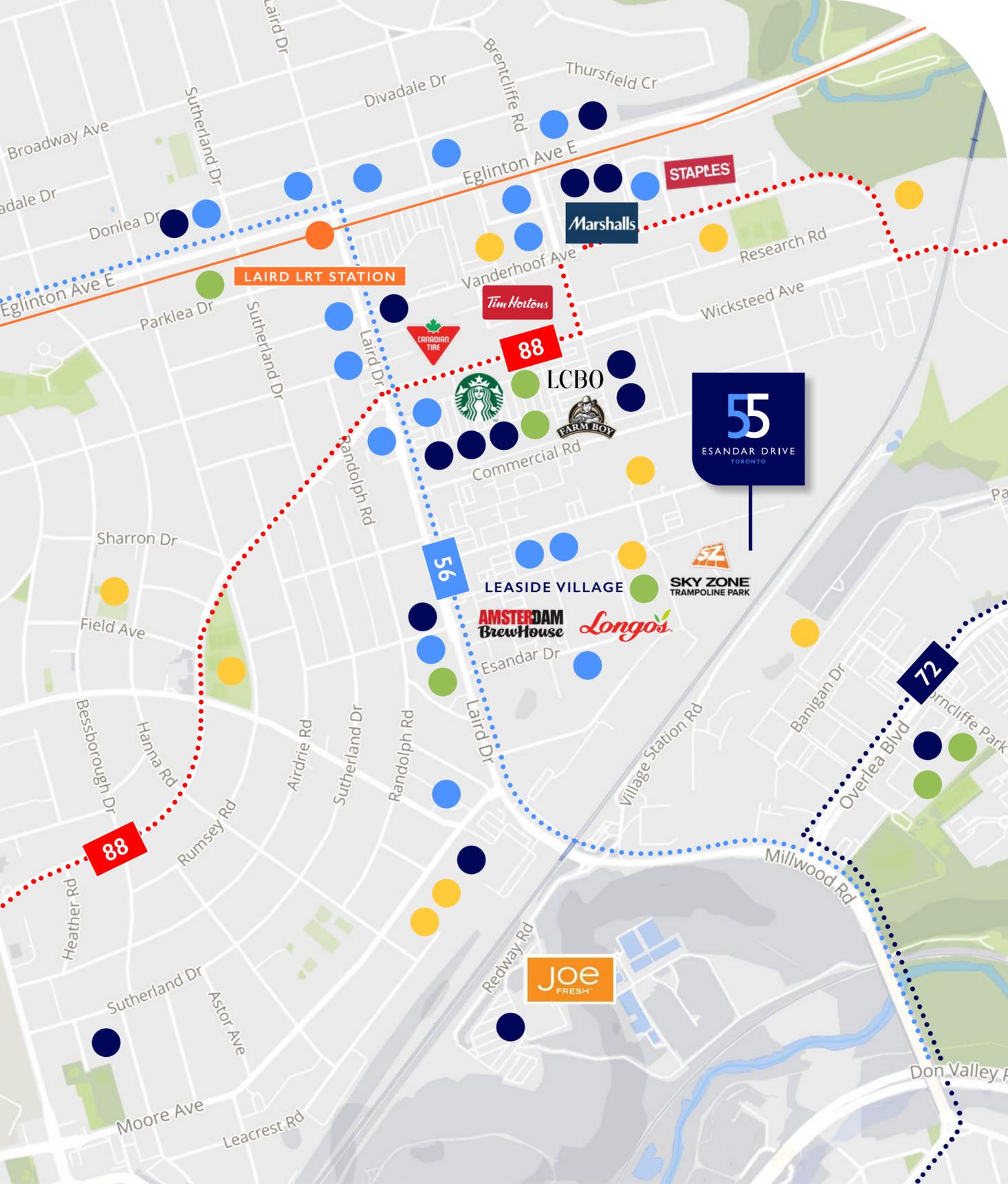
Just minutes from the new Laird Station on the Eglinton Crosstown LRT, the site ensures efficient access for employees and clients alike. Multiple TTC bus routes along Laird and Eglinton provide direct links to Toronto's subway system.

The property is ideally positioned with fast access to major routes including the Don Valley Parkway, Bayview Extension, and Highway 401. When uptime matters and logistics are key, 55 Esandar Drive delivers the connectivity your business depends on.

Transportation

PAPE TTC	7 min drive 3.9 km	PEARSON AIRPORT	43 min drive 34 km
LAIRD LRT STATION	4 min drive 1.6 km	BILLY BISHIOP	21 min drive 16 km
UNION STATION	16 min drive 14 km	MONTREAL	5 hour drive 535 km
ORIOLE GO	16 min drive 10 km	US BORDER	2 hour drive 143 km





Grow Where it Counts

In One of Toronto's More Accessible Hubs

The surrounding area features a vibrant mix of retail, dining, and service amenities, including shopping plazas, grocery stores, fitness centres, and banks—all within walking distance. Located adjacent to well-established residential neighbourhoods, 55 Esandar offers a convenient balance of workforce accessibility and local lifestyle amenities, making it a strategic choice for a wide range of commercial and industrial users.

- RESTAURANTS
 - GROCERY STORES
 - RETAIL STORES
 - FITNESS
- **LRT** Eglinton Crosstown
 - ⋯ **88** Bus Route
 - ⋯ **56** Bus Route
 - ⋯ **72** Bus Route



A Thriving Community with Talent at Your Doorstep

Located in Toronto’s established Leaside neighbourhood, 55 Esandar Drive is surrounded by a highly educated, affluent, and professionally active population. The area draws from a strong labour pool across midtown, East York, and North York, with easy access to a broader Toronto workforce thanks to excellent transit and road connections.

With a blend of seasoned residents and younger urban talent moving into the neighbourhood, this location offers access to one of Toronto’s most stable and diverse demographics—ideal for businesses seeking long-term growth and a reliable talent base.

<i>Demographics</i>	<i>5 km Radius</i>	<i>10 km Radius</i>	<i>15 km Radius</i>
2024 TOTAL POPULATION	505,171	1,855,678	2,804,375
2029 PROJECTED POPULATION	557,178	2,041,734	3,040,221
AVERAGE HOUSEHOLD INCOME	\$190,427	\$149,860	\$142,534
MEDIAN AGE	39	37	38
EMPLOYMENT RATE	90.4%	90.1%	89.7%

LEASIDE LOGISTICS.
THE RIGHT SPACE.
THE RIGHT PLACE.



ESANDAR DRIVE
TORONTO

AUSTIN COOK*

Associate Vice President

+1 416 620 2340

austin.cook@colliers.com

THOMAS CATTANA*

Senior Vice President

+1 416 620 2863

thomas.cattana@colliers.com

GORD COOK*

Vice Chairman

+1 416 620 2831

gord.cook@colliers.com

Colliers | Toronto West, 401 The West Mall, Suite 800, Toronto, ON M9C 5J5 Canada



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage *Sales Representative



Concept image - final materials, colors, and finishes may vary