



INDUSTRIAL UNIT AVAILABLE FOR LEASE

# 108 WOODBINE DOWNS BOULEVARD UNIT 1

ETOBICOKE, ON











## PROPERTY PROFILE

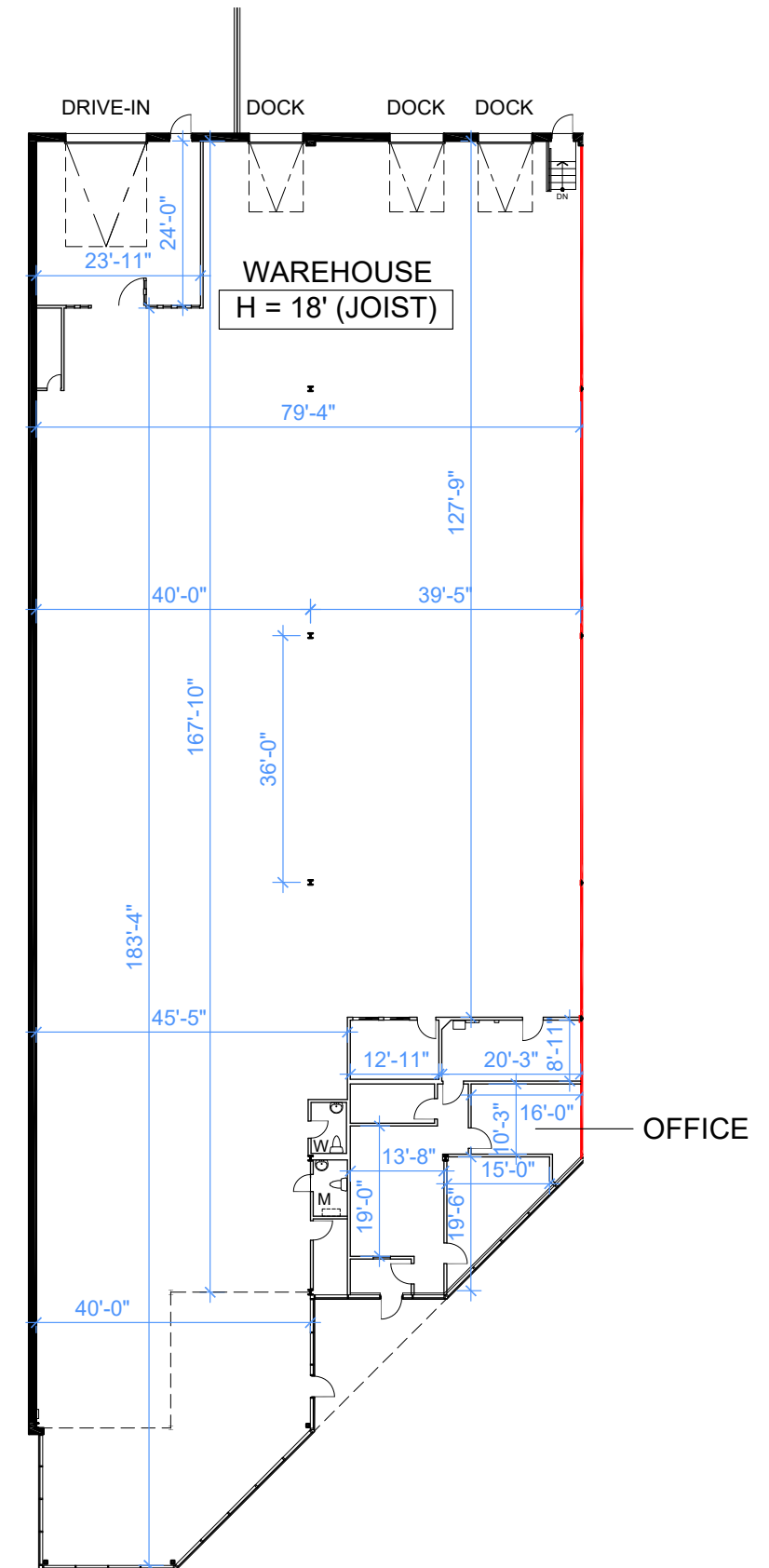
### Building Specifications

Available area	<b>15,008 sf</b>	Zoning	<b>E1</b>
Office area	<b>1,203 sf</b>	Occupancy	<b>Immediate</b>
Warehouse area	<b>13,805 sf</b>	TMI	<b>\$5.96 (est. 2026)</b>
Clear height	<b>18' 0"</b>	Asking Rate	<b>\$16.95 net psf</b>
Shipping	<b>3 T/L, 1 D/I</b>		

### Highlights

-  Well-maintained industrial unit
-  Great shipping access with high door counts
-  Shipping court can easily accommodate 53' trailers
-  Easily accessible by highway 401 and public transit available nearby
-  Professionally managed building
-  Many uses permitted including outside storage under the E1 zone

## FLOOR PLAN





108 WOODBINE DOWNS BLVD, UNIT 1 | ETOBICOKE, ON





**108**  
Woodbine Downs  
Boulevard



Malton

Etobicoke North

Weston

Toronto Pearson  
International Airport

GO Train    Finch West LRT



96 Wilson  
73 Royal York

50 Gore Road

# AMENITIES + TRANSIT

- 1** Tim Hortons  
McDonald's  
Holiday Inn  
The Keg
- 2** Dr. Flea's Flea Market
- 3** Albion Mall  
Beer Store  
BMO  
Barburrito  
Canadian Tire  
CIBC  
Dollarama  
Kumon
- 4** Finchwood Plaza  
Osmow's  
Mr.Greek  
Subway  
Hasty Market  
Wok of Asia  
Burger King
- 5** SmartCentres Rexdale  
Walmart  
Dollarama  
Popeyes  
Fresh Value
- 6** Costco  
Canadian Tire  
Home Depot  
LCBO
- 7** Fionn MacCools  
McDonald's  
RBC  
Shell
- 8** Pet Valu  
Scotiabank  
Esso
- 9** Firehouse Subs  
Osmow's  
Holy Shakes  
Stacked Pancakes

**10 min**  
from CN Intermodal  
(+ 15 mins to CP Intermodal)

**8 min**  
Average drive time to  
400-Series Highways

**30 km**  
Distance to  
Downtown Toronto

## DRIVE TIMES

<b>3 Mins   1.9 KM</b> Highway 427	<b>12 Mins   9.6 KM</b> Pearson Airport	<b>6 Mins   3.2 KM</b> Highway ETR 407	<b>9 Mins   10.2 KM</b> Highway 401
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## AMENITIES WITHIN 5 KM

<b>159</b> Restaurants	<b>619</b> Retail	<b>7</b> Fitness Centers	<b>28</b> Banks	<b>9</b> Gas Stations
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108 WOODBINE DOWNS BLVD, UNIT 1 | ETOBICOKE, ON

# OUR TEAM

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Pure Industrial is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

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Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

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