

Industrial Freestand For Lease



160

Bethridge Road

Etobicoke | ON

±51,281 Sq. Ft. • ±1.95 Acres • 20' Clear

For more information, please contact:

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CBRE

Property Details

AVAILABLE SIZE	±51,281 SQ. FT.
INDUSTRIAL AREA	±50,531 SQ. FT.
OFFICE AREA	±750 SQ. FT.
SHIPPING DOORS	5 Truck Level & 1 Drive-In
CLEAR HEIGHT	20.0'
BAY SIZE	40' wide X 36'
ZONING	E 1.0
HEAT TYPE	Gas, forced air open
POWER	400 Amps / 600 Volts
POSSESSION	Early 2025 (TBC)
ASKING RATE	\$13.95 Per Sq. Ft. Net
T.M.I. (2024)	\$3.35 Per Sq. Ft.

Comments

- Clean and functional building with minimal office.
- Close proximity to major highways, the TTC and Pearson Airport provides good labour pool access.

\$13.95 PER SQ. FT.

ASKING NET RENT

\$3.35 PER SQ. FT.

T.M.I. (2024)

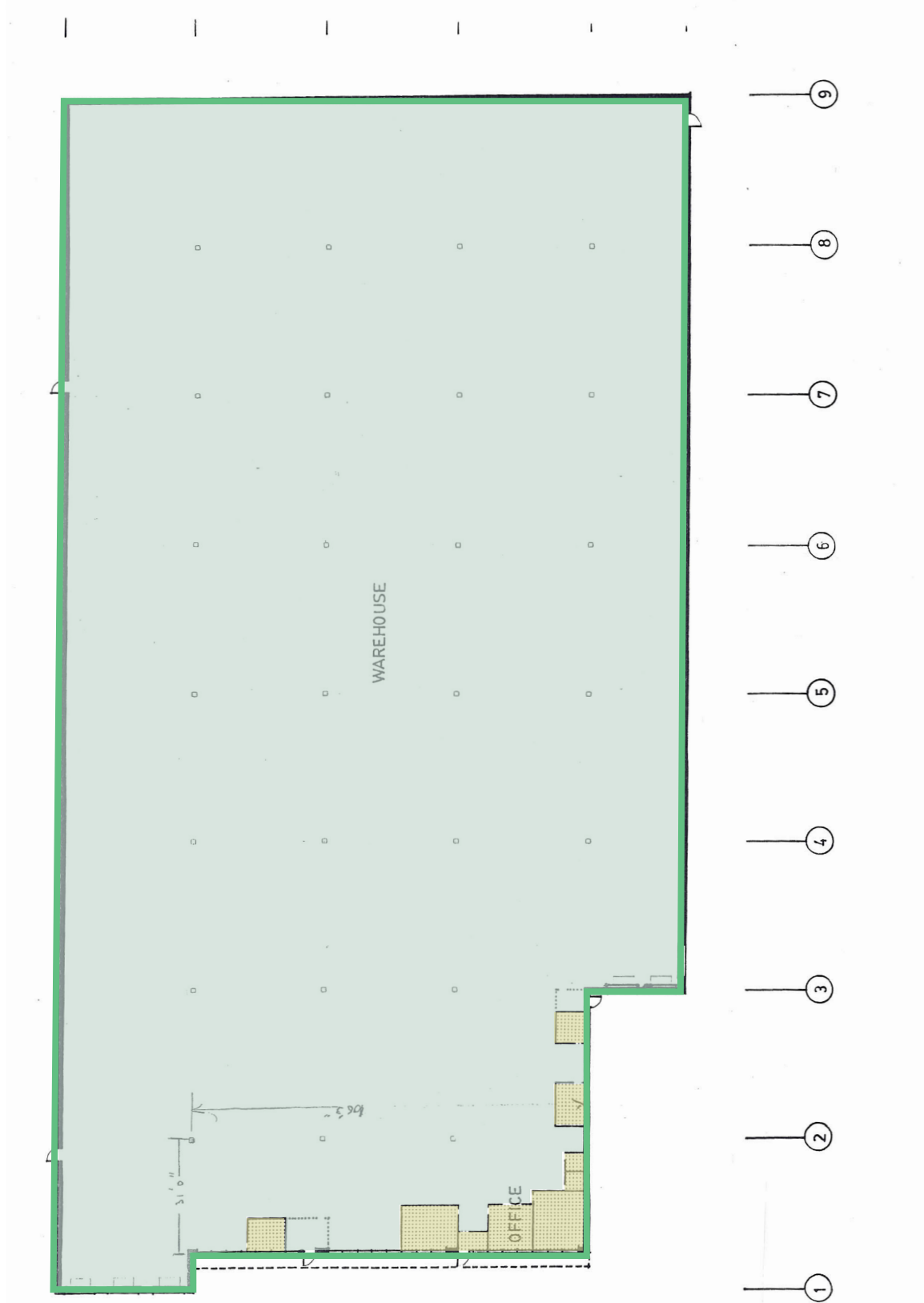
ALL INFORMATION TO BE VERIFIED



Floor Plan

LEGEND:

- Warehouse: ±50,531 SQ. FT.
- Office: ±750 SQ. FT.
- Total Available Area: ±51,281 SQ. FT.



Zoning Information • E 1.0

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
- Contractor'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 other 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: OMB PL130592]
- 60.20.20.20 Permitted Use - with Conditions

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:

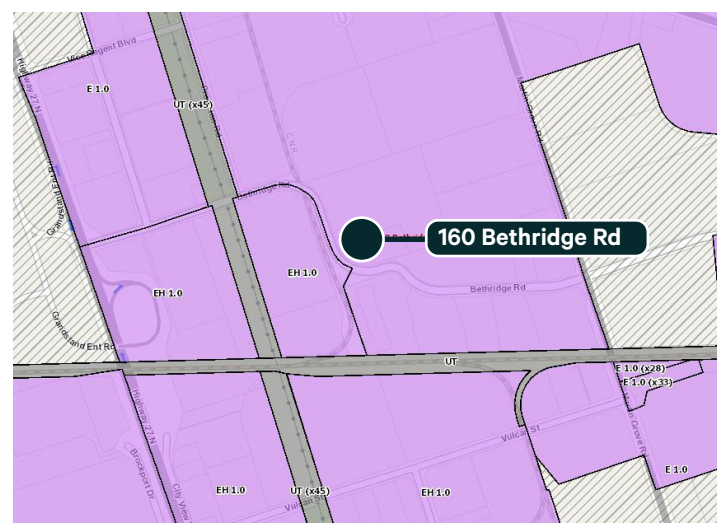
- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (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] 60.20.20.100

Not an exhaustive list. Tenant to verify that intended use complies with zoning.

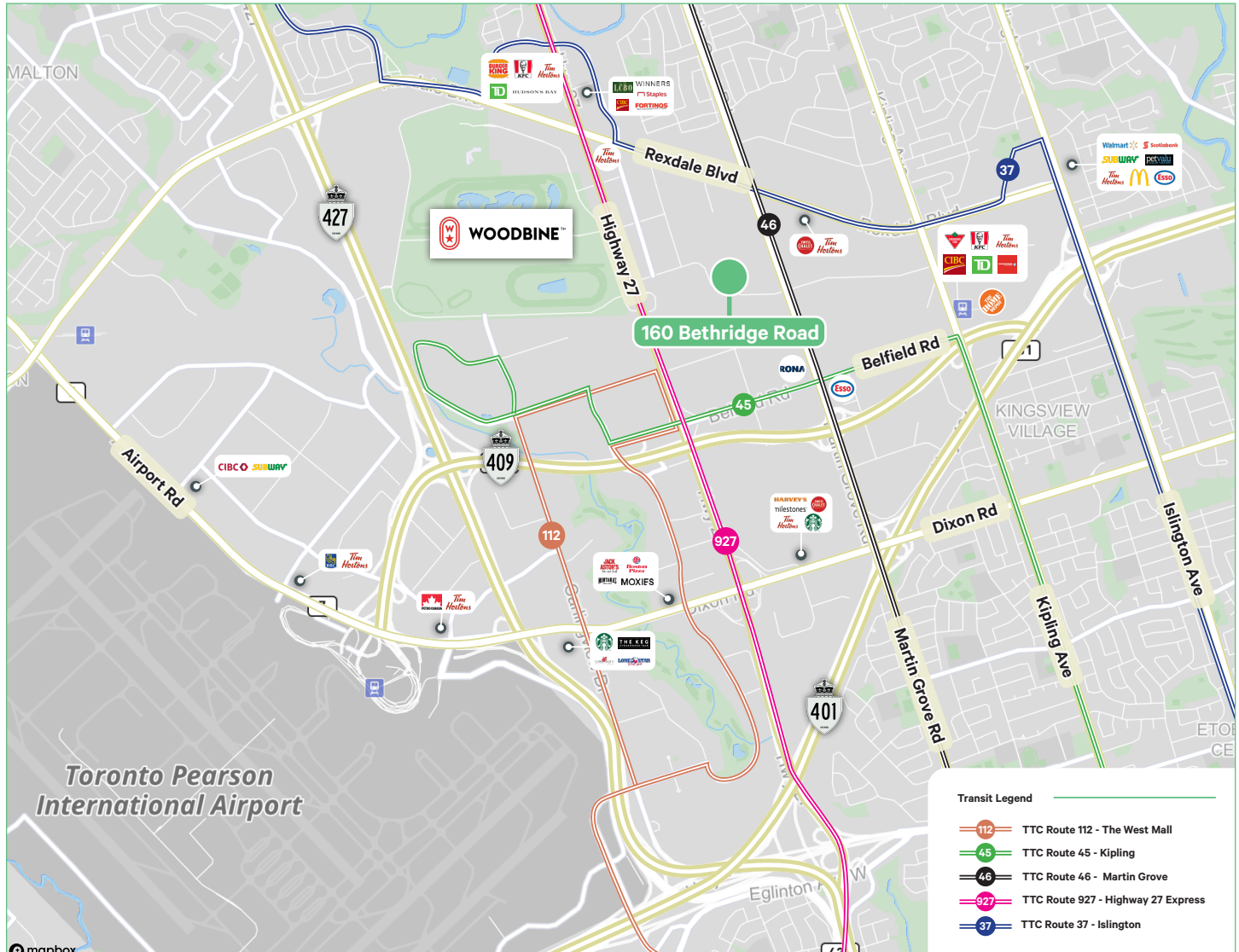


ZONING WEBSITE

Source: City of Toronto Website



Location



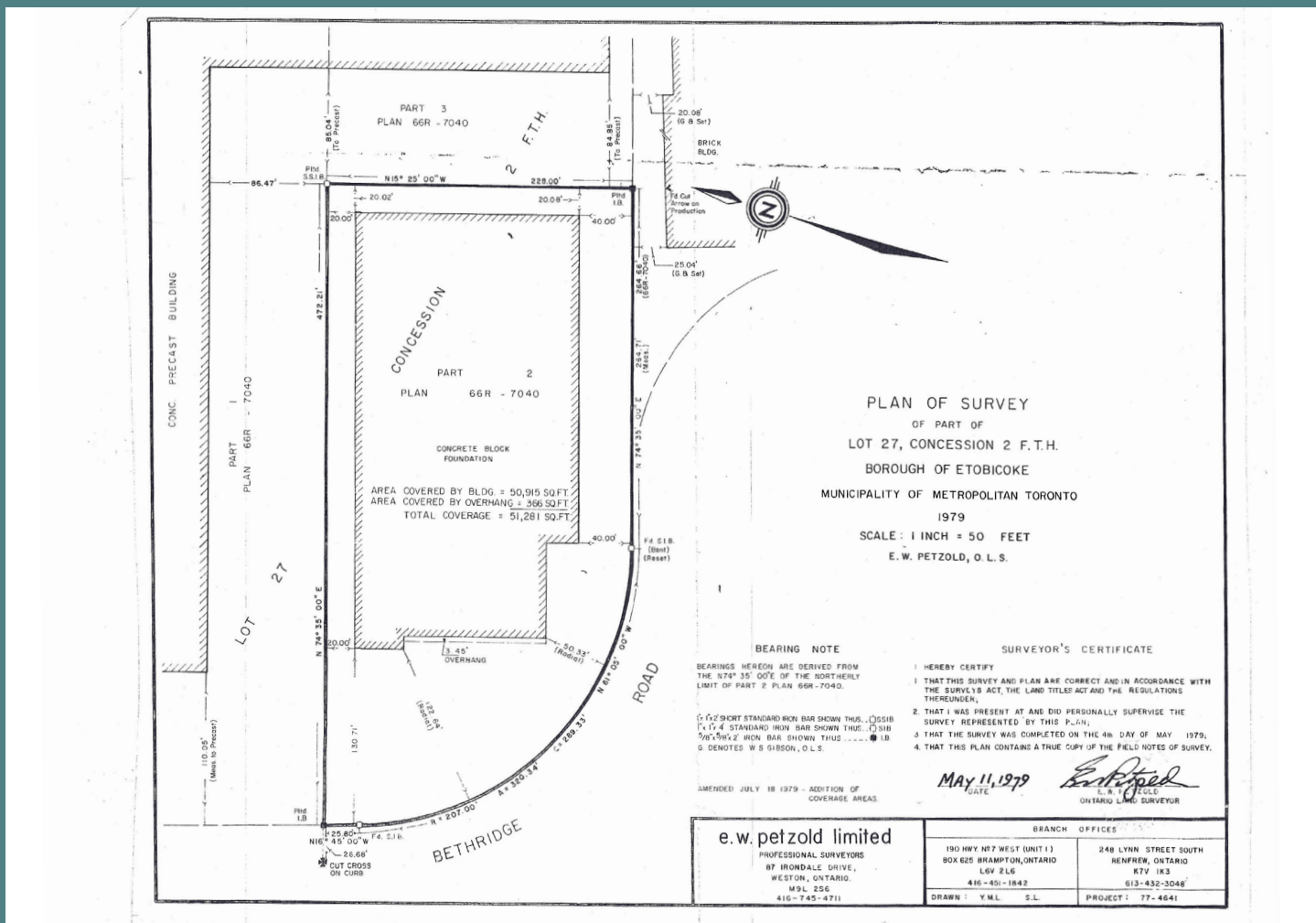
Drive Times

HIGHWAY 409	4 Min ● 1.8 km
HIGHWAY 401	6 Min ● 2.2 km
HIGHWAY 427	7 Min ● 3.8 km
HIGHWAY 407	10 Min ● 7.8 km
HIGHWAY 400	12 Min ● 6.7 km
HIGHWAY 403	13 Min ● 11.7 km
QEW	14 Min ● 12.7 km
PEARSON AIRPORT	8 Min ● 6.1 km

Demographics

	5 KM	10 KM	15 KM
TOTAL POPULATION	200,230	779,252	2,216,322
POPULATION GROWTH (2024-2029)	4.8%	7.8%	8.6%
MEDIAN AGE	36.5	38.2	38.0
TOTAL LABOUR FORCE	100,397	396,454	228,644
AVERAGE HOUSEHOLD INCOME	\$113,089	\$125,130	\$138,944

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