

INDUSTRIAL | FOR SALE

# 40 BUTTERICK ROAD TORONTO, ON

52,277 SQ. FT. HIGH QUALITY INDUSTRIAL FREESTAND



**CBRE**

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\*SALES REPRESENTATIVE

# PROPERTY OVERVIEW

SIZE	52,277 Sq. Ft.
OFFICE SIZE	3,834 Sq. Ft.
INDUSTRIAL AREA	48,443 Sq. Ft.
LOT SIZE	3.64 Acres
SHIPPING	6 Truck Level & 1 Drive-In Door
CLEAR HEIGHT	20 Ft.
POWER	600 A / 600 V
ZONING	E 1.0
ASKING PRICE	\$19,812,983
ANNUAL TAXES (2025)	\$80,096.82
OCCUPANCY	NOV. 1, 2026



# CURRENT SHIPPING



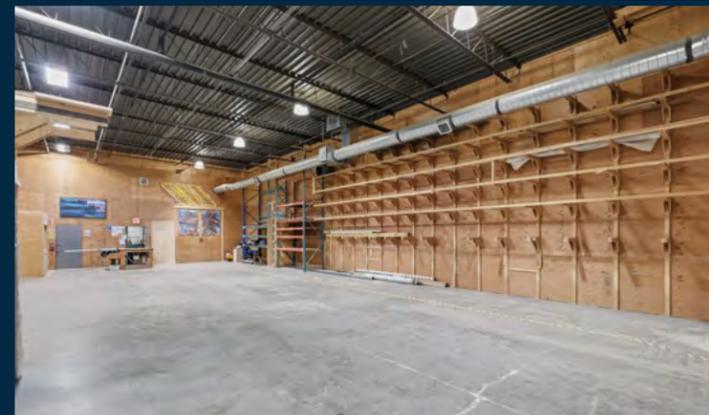
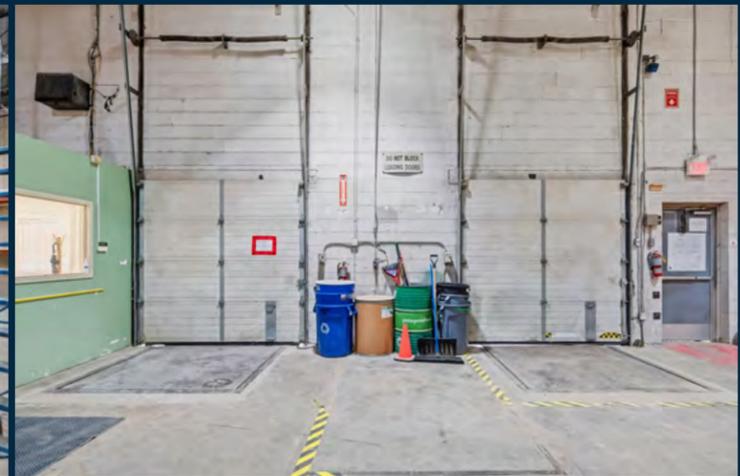
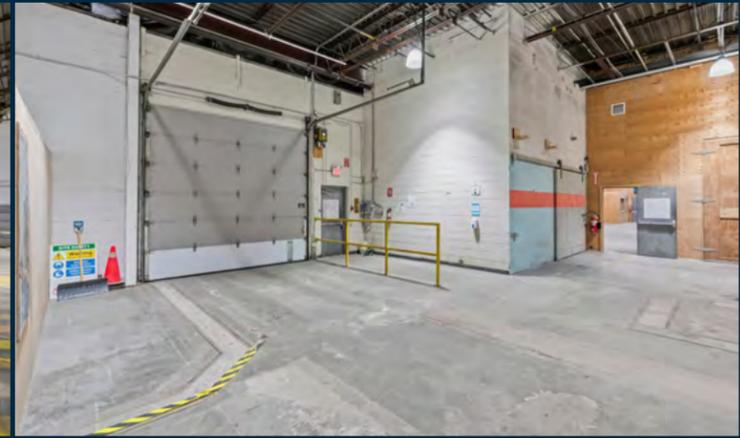
# POTENTIAL SHIPPING



\*PICTURE IS A CONCEPT RENDERING

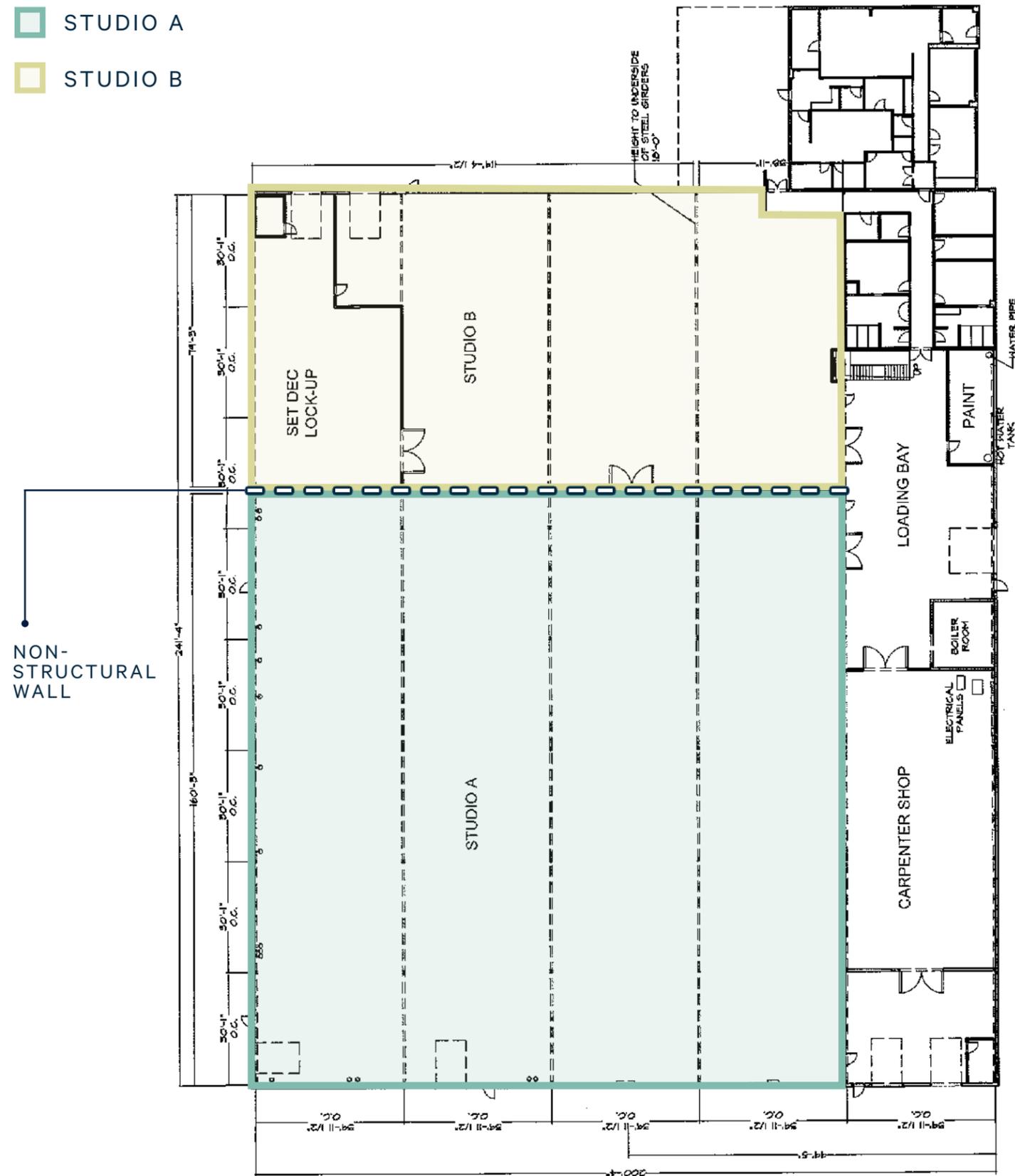
# PROPERTY PICTURES

**40** BUTTERICK  
ROAD TORONTO, ON



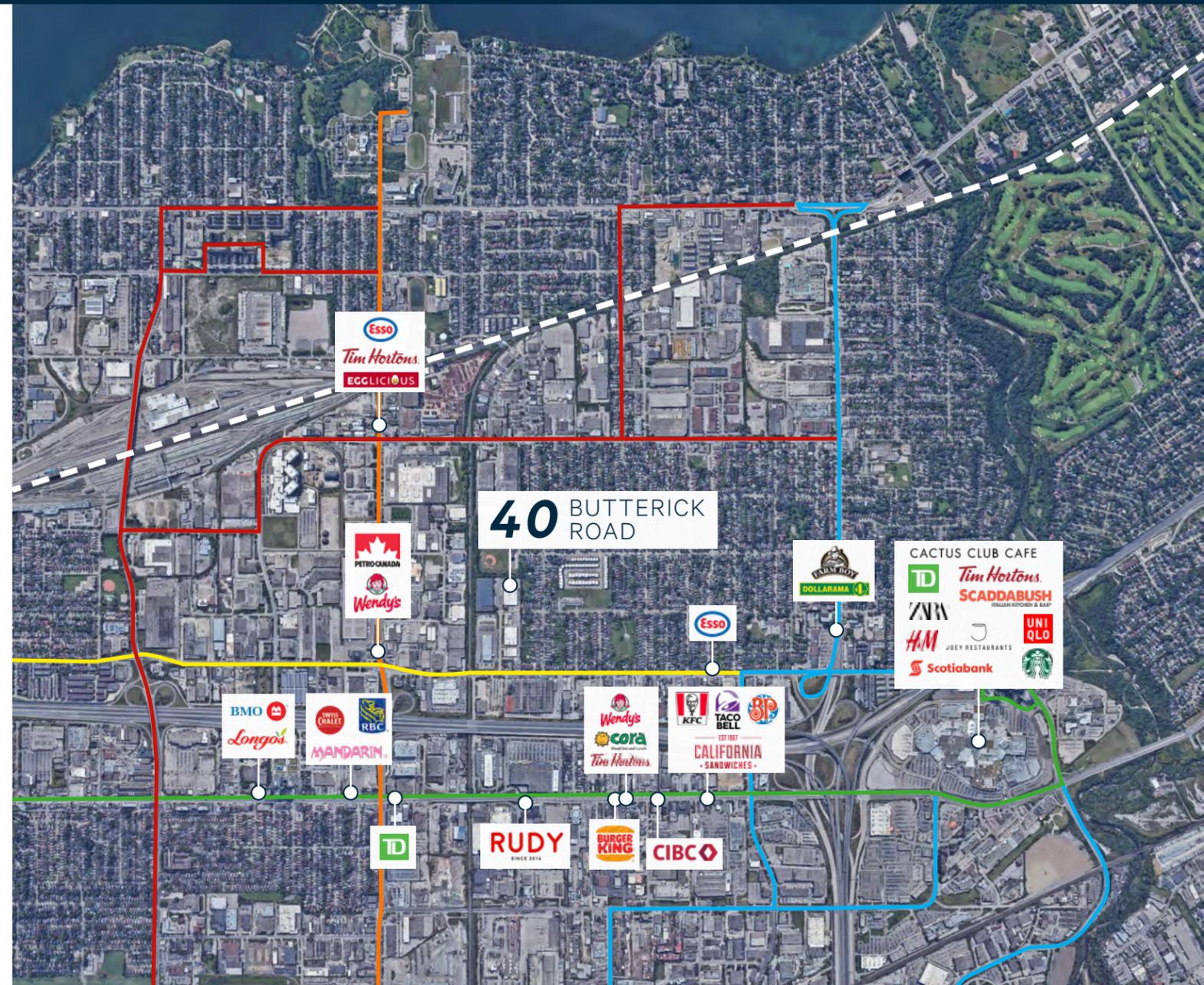
# FLOOR PLAN

- STUDIO A
- STUDIO B



# SURROUNDING AREA

**40 BUTTERICK ROAD** TORONTO, ON



## TTC BUS ROUTES

ISLINGTON - 110

QUEENSWAY - 80

KIPLING SOUTH - 110

SHERWAY - 123

EVANS - 15

LAKESHORE WEST - LW  
GO TRAIN LINE

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