

INDUSTRIAL FREESTAND FOR SALE/LEASE

94 BROCKPORT DR

TORONTO, ONTARIO, CA

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SPEAR
REALTY™

INDUSTRIAL FREESTAND WITH
EXCESS LAND AVAILABLE

PROPERTY HIGHLIGHTS

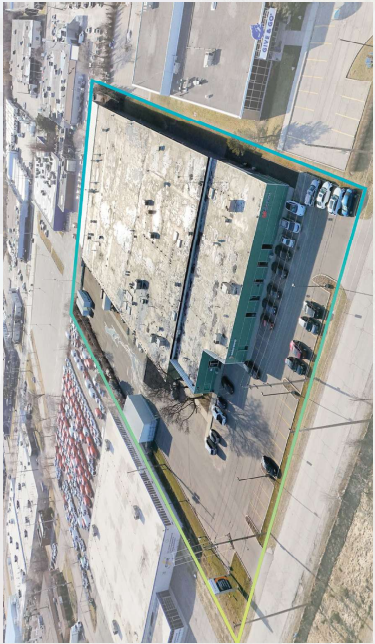
Exceptional opportunity to lease or acquire a clean, well-maintained industrial facility in Etobicoke with prime Highway 27 exposure and excess land suitable for outside storage.

The property offers a highly functional layout complemented by a modern office component, including a 10,000 SF rear addition with 22' clear height. Zoned E1.0, the site accommodates a broad range of industrial and commercial uses, making it an ideal solution for users seeking visibility, flexibility, and long-term value in a highly accessible location.

LOT SIZE:	3.51 Acres
CLEAR HEIGHT:	16-22' Feet
ZONING:	E1.0
ELECTRICAL SERVICE:	400 A / 600 V
PARKING:	On-site
SPRINKLER:	Available
TAXES:	\$103,147 (2025)

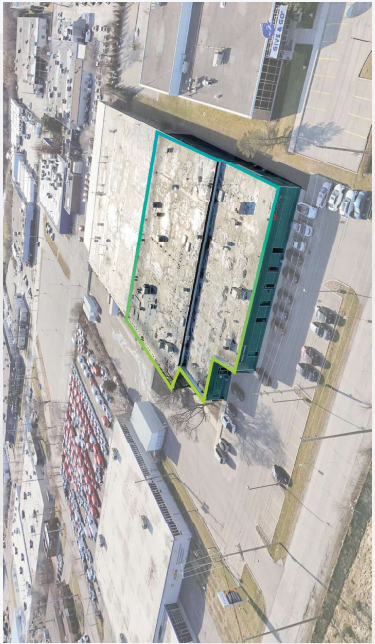
FOR SALE

TOTAL SIZE:	80,125 SF
OFFICE:	19%
INDUSTRIAL:	81%
SHIPPING:	3 Drive-In / 8 Truck Level
ASKING PRICE:	\$21,980,000



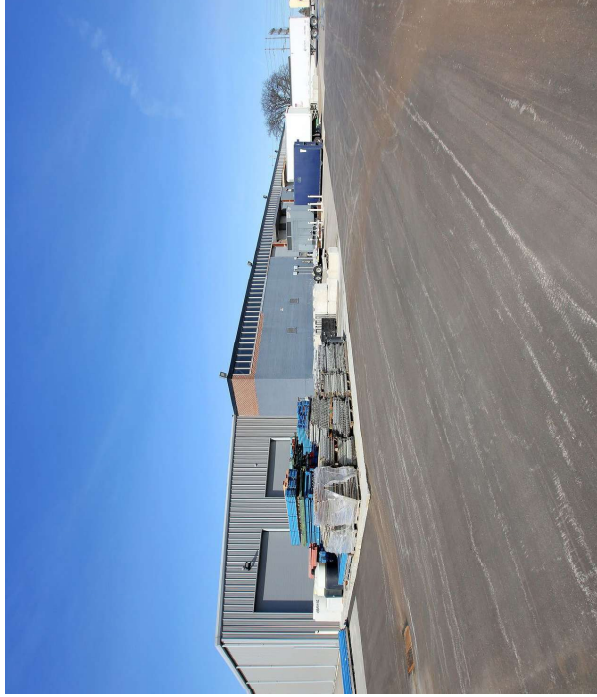
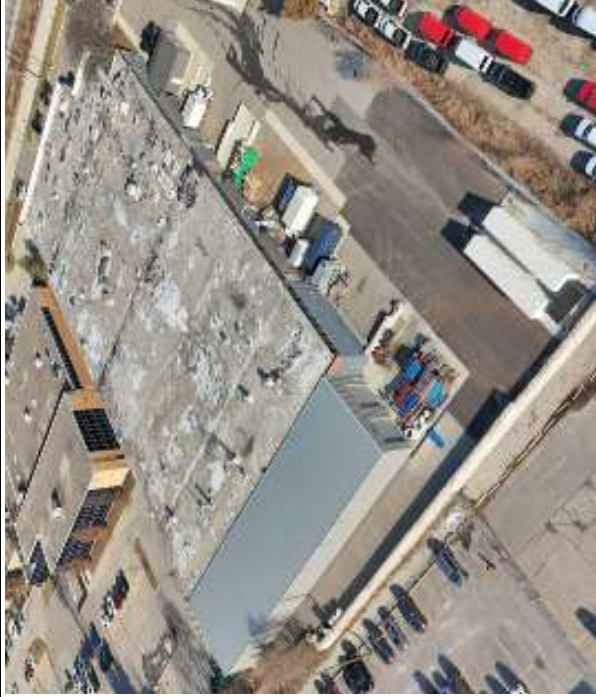
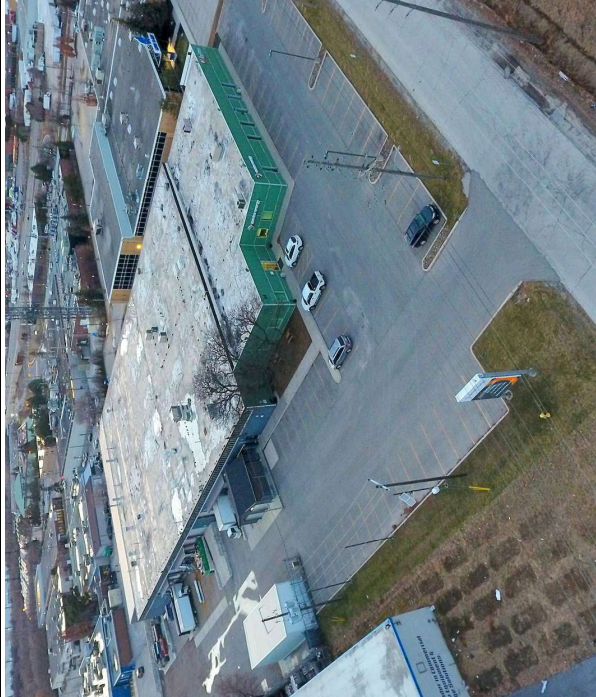
FOR LEASE

TOTAL SIZE:	48,000 SF
OFFICE:	50%
INDUSTRIAL:	50%
SHIPPING:	2 Drive-In / 1 Truck Level
ASKING NET RATE:	\$16.50 Per SF



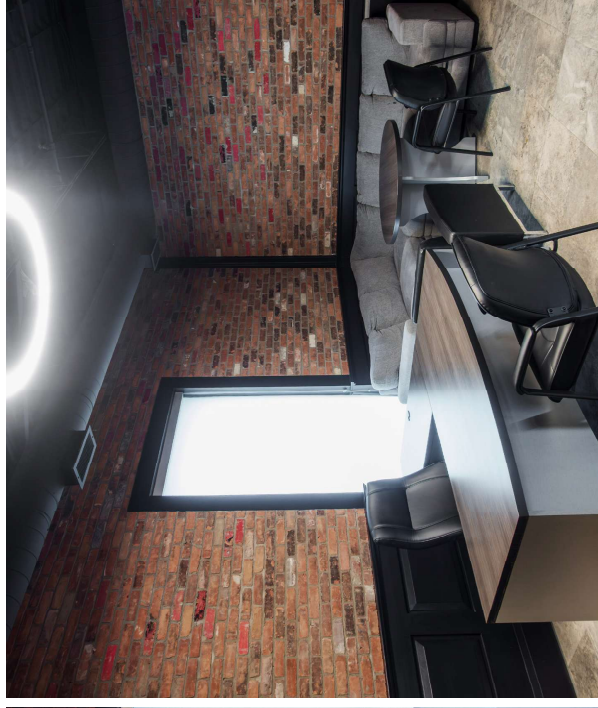
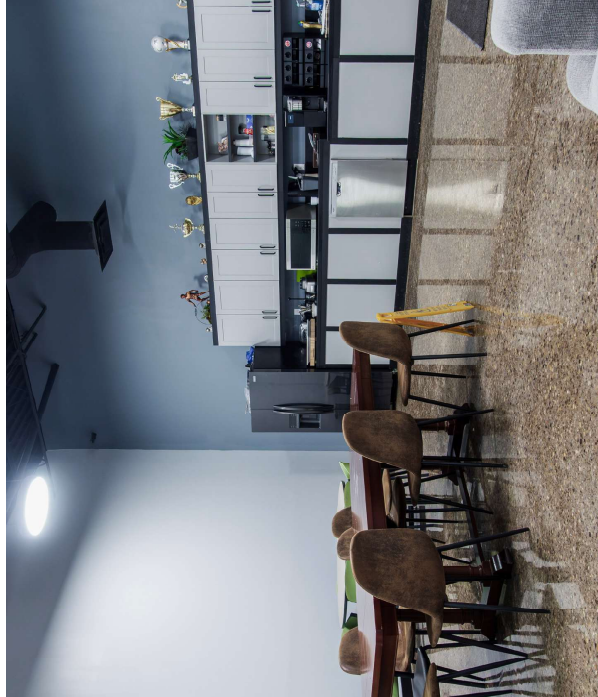
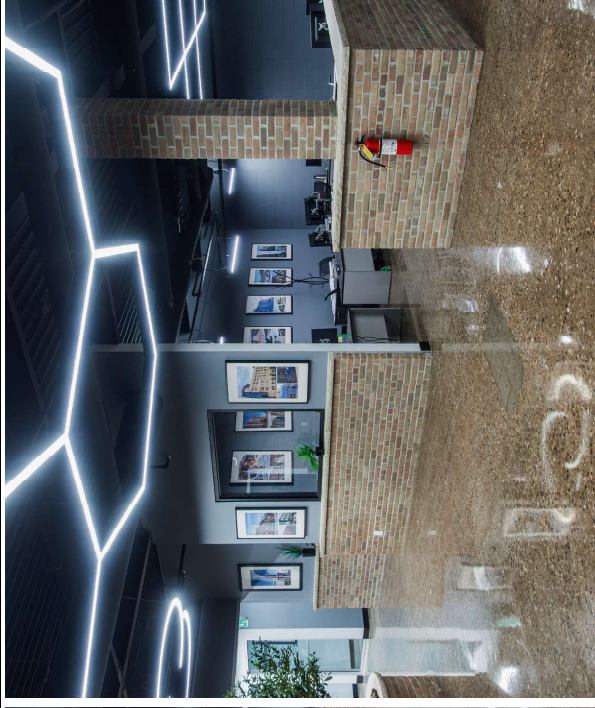
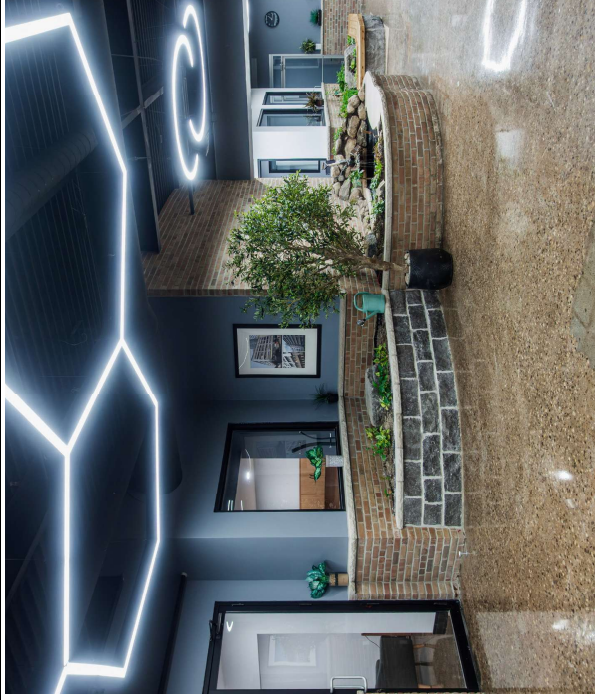
PROPERTY PHOTOS

94 BROCKPORT DRIVE
TORONTO, ON



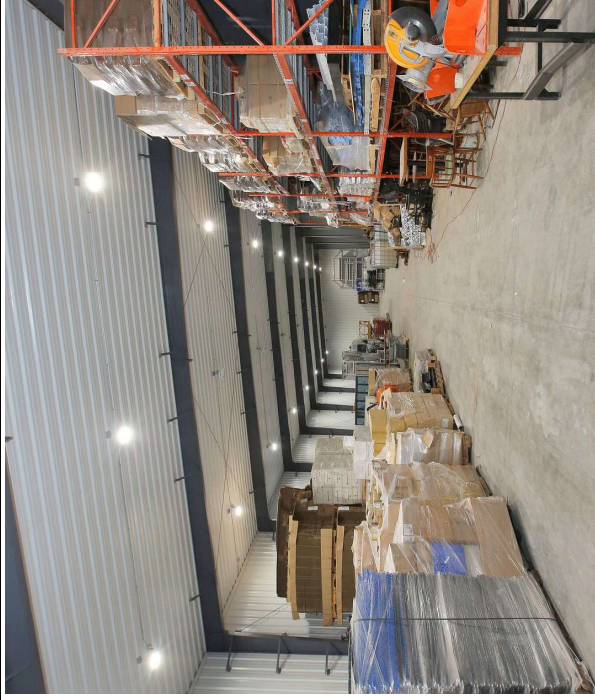
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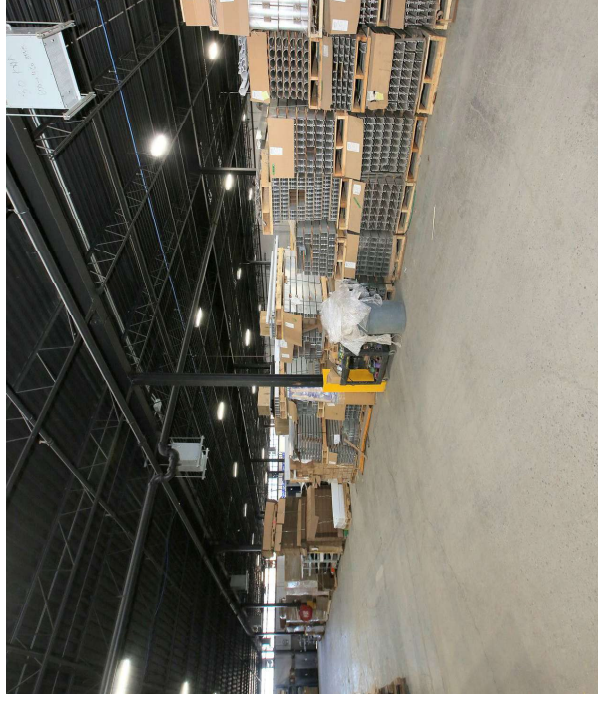
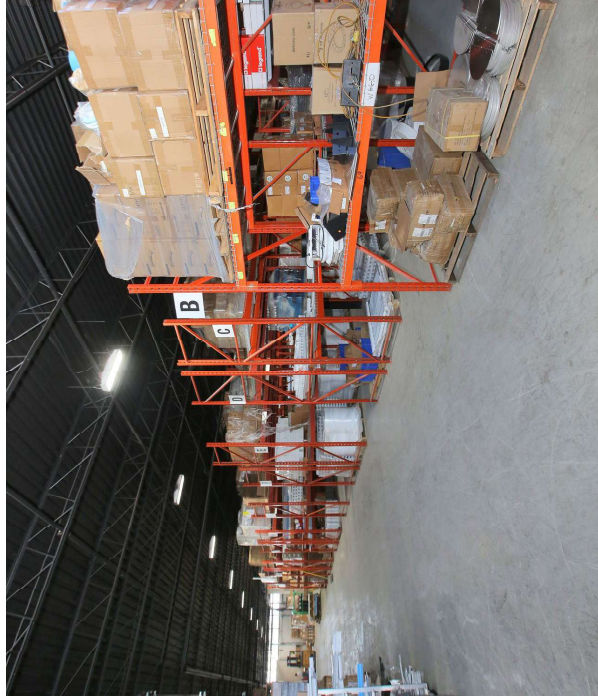
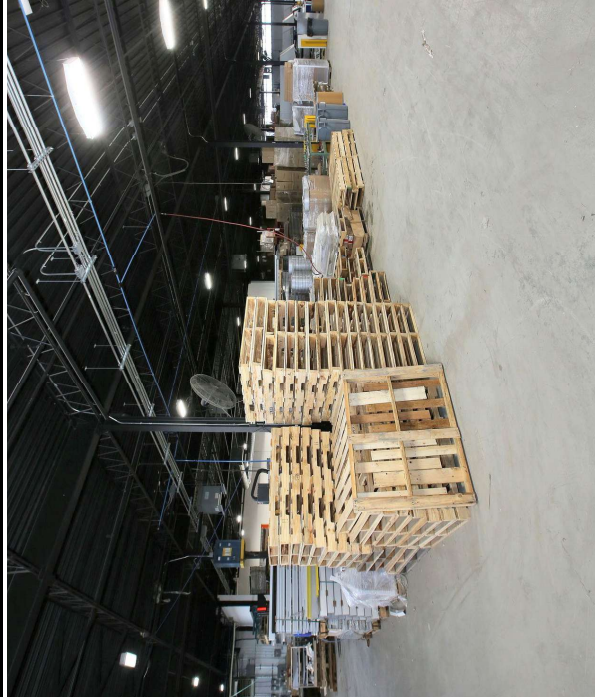
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ZONING BY-LAW

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TORONTO, ON



CITY OF TORONTO ZONING BYLAW 569-2013

EMPLOYMENT INDUSTRIAL (E1.0)

PERMITTED USES:

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 Services Use
Kennel
Laboratory
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

PERMITTED USES WITH CONDITIONS:

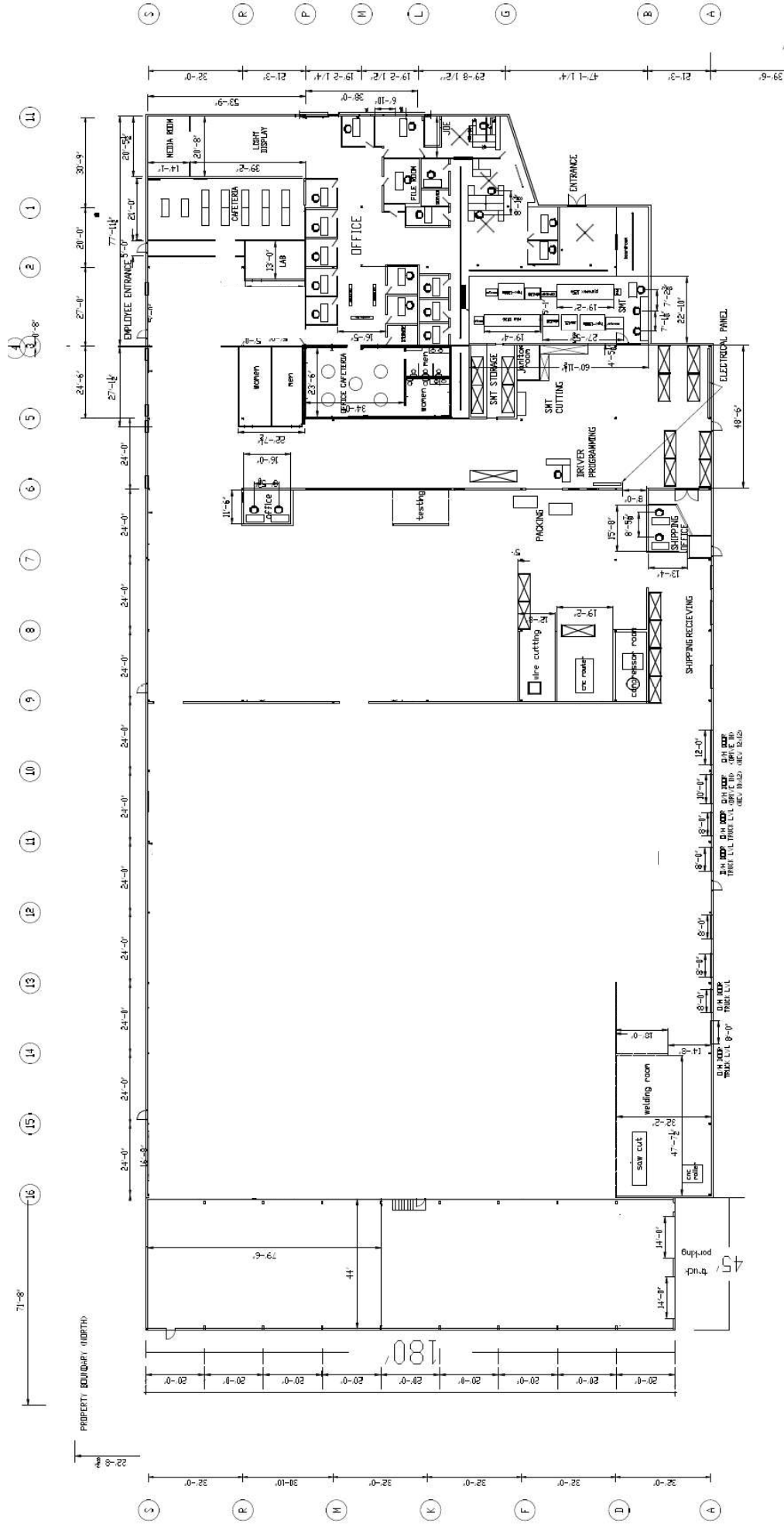
Body Rub Service (32)
Cogeneration Energy (26)
Crematorium (33)
Drive Through Facility (5,21)
Eating Establishment (1,19,30)
Marihuana production facility (2)
Metal Factory involving Forging and Stamping (25)
Open Storage (10)
Outdoor Patio (9)
Public Utility (27,29)
Recovery Facility (8)
Recreation Use (7)
Renewable Energy (26)
Retail Service (3)
Retail Store (4,30)
Shipping Terminal (11)
Takeout 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)

ALL MANUFACTURING USES EXCEPT:

Abattoir, Slaughterhouse or Rendering of Animals
Factory Ammunition, Firearms or Fireworks
Asphalt Plant, Cement Plant, or Concrete Batching Plant
Crude Petroleum Oil or Coal Refinery
Explosives Factory
Industrial Gas Manufacturing
Large Scale Smelting or Foundry Operations for the Primary Processing of Metals
Processing of Metals
Pesticide or Fertilizer Manufacturing
Petrochemical Manufacturing
Primary Processing of Gypsum
Primary Processing of Limestone
Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives
Pulp Mill, using pulpwood or other Vegetable fibres
Resin, Natural or Synthetic Rubber Manufacturing
Tannery

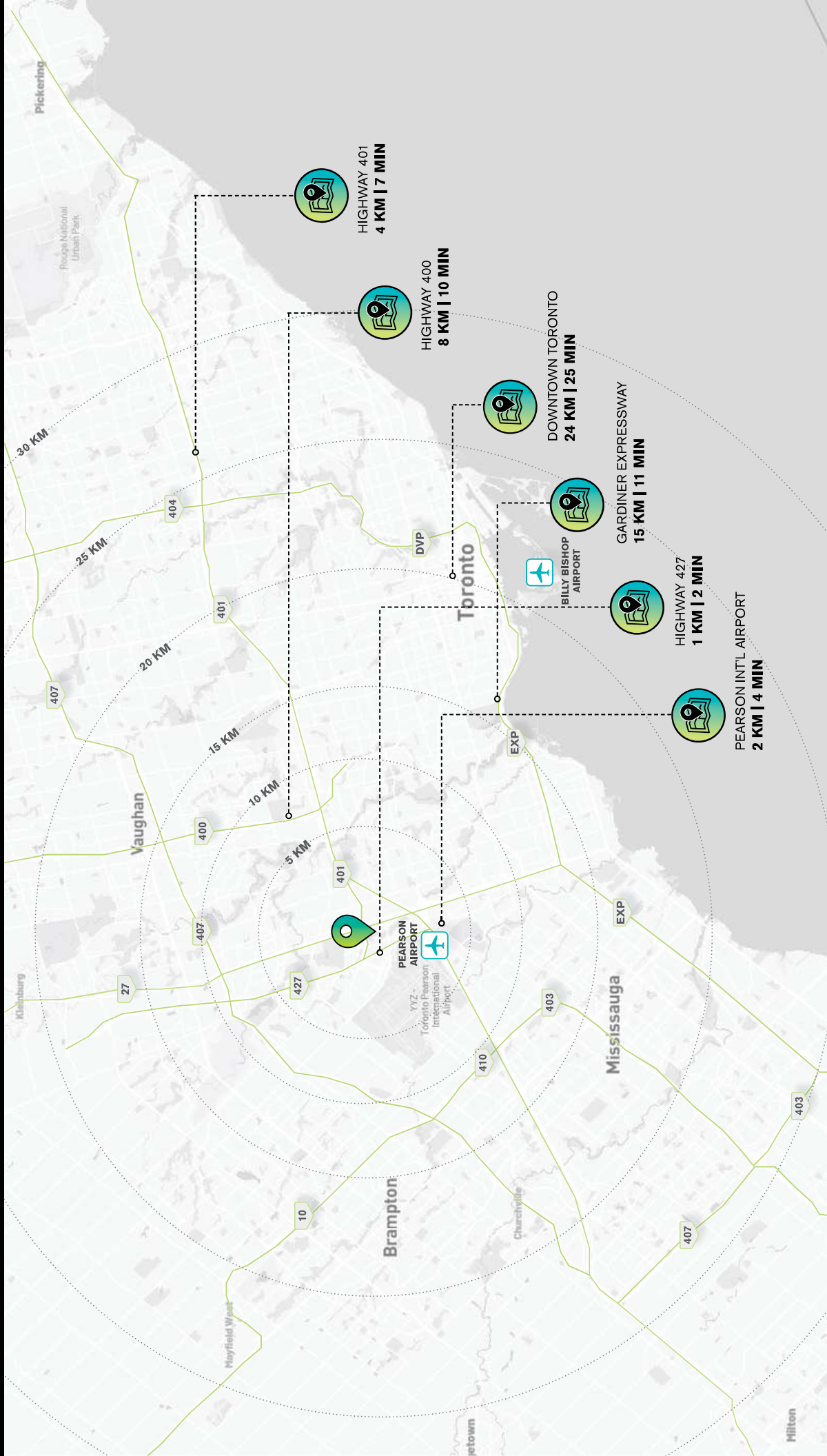
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TORONTO, ON

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LOCATION MAP

94 BROCKPORT DRIVE TORONTO, ON



AMENITIES MAP

94 BROCKPORT DRIVE
TORONTO, ON



CF SHERWAY GARDENS | 2.5KM | 6 MIN DRIVE STORES

ALDO
ADIDDAS
APPLE
ARITZIA
BANANA REPUBLIC
BATH & BODY WORKS
BROWNS
CANADA GOOSE
CHAMPS
CLUB MONACO
FREE PEOPLE
GUCCI
H & M
HARRY ROSEN
INDIGO
KATE SPADE
LEGO
LEVI'S
LULULEMON

ROGERS
ROOTS
RUDSAK
SPORT CHECK
SHOPPERS DRUG MART
WILLIAMS-SONOMA

RESTAURANTS

BEAUMONT KITCHEN
BIG SMOKE BURGER
CACTUS CLUB CAFE
EATALY
FRESH KITCHEN
JOEY RESTAURANTS
PI. CO.
STARBUCKS
THE KEG

SMART CENTRES | 1.9KM | 5 MIN DRIVE STORES

BEST BUY
DOLLARAMA
HOMESENSE
PARTY CITY
PETSMART
PUR & SIMPLE
MARSHALLS
MICHAELS
STAPLES
STRUCTUBE
THE HOME DEPOT
WALMART

RESTAURANTS

EARLS KITCHEN + BAR
EXTREME PITA
FIVE GUYS
FRESHII
SCADDABUSH
SUNSET GRILL
TIM HORTONS
VIVO PIZZA

INDUSTRIAL FREESTAND

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