



For Sale: Industrial

# 14 Toro Road

8,928 SF Freestanding Industrial Building In Toronto

Here is where your business will *grow*.

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

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# 14 Toro Road

8,928 SF of functional industrial space at the corner of Keele Street and Finch Avenue in a prime central location of North York.



Total Area  
**8,928 SF**

Office

**2,313 SF**

Industrial

**6,615 SF**



Shipping Doors  
**3 Drive-In**



Clear Height  
**12'-18'**



Zoning  
**E 1.0 (x318)**



Taxes (2023)  
**\$33,480**



Asking Price  
**\$4,499,923 (\$504 PSF)**



Joe Rosati\*  
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\*Sales Representative

## Property Highlights

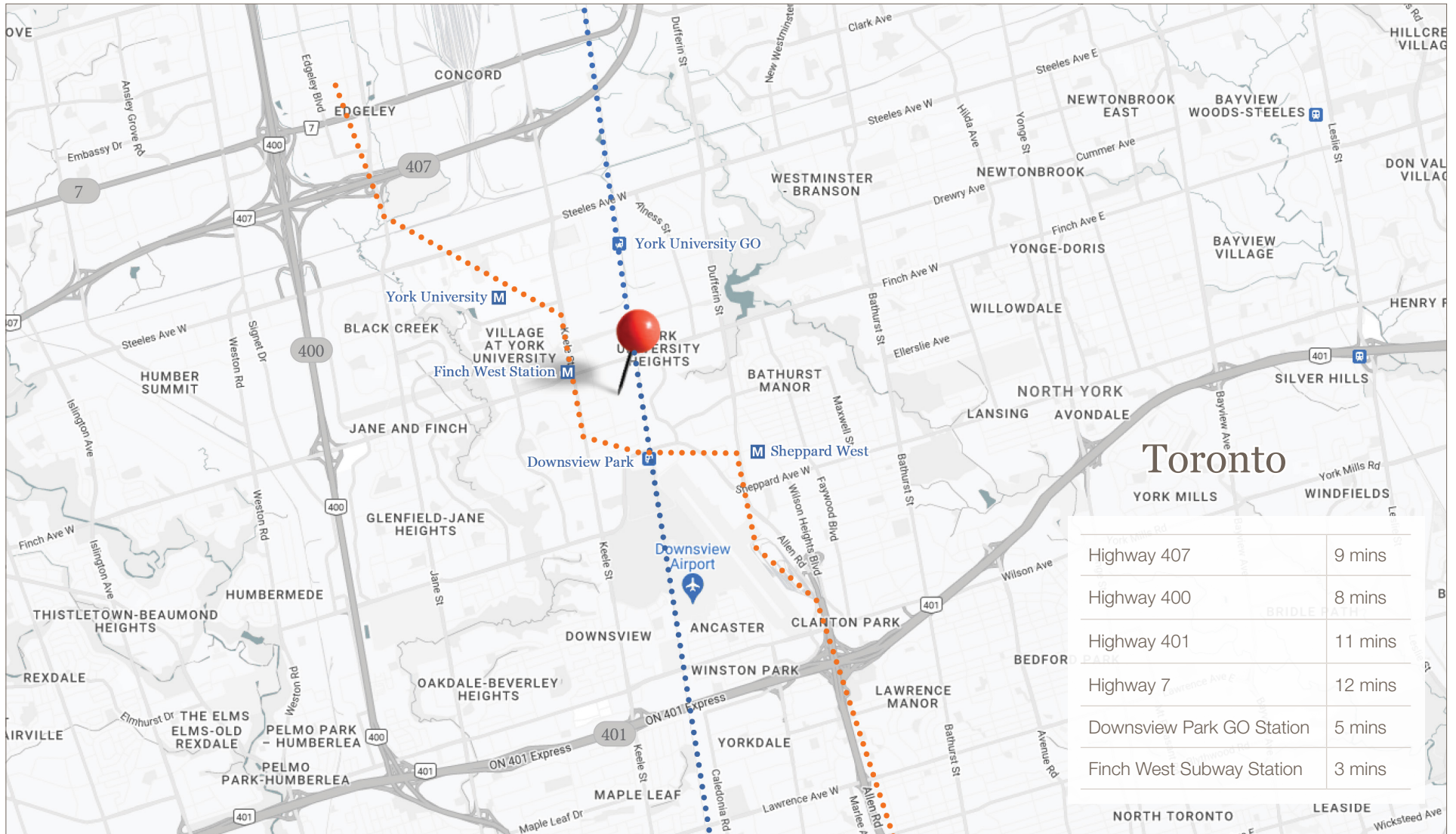
- Fantastic investor opportunity for a property in prime location with long-term tenant in place
- Extremely rare freestanding building within a high upside transitioning area
- Clear height ranges from 12ft to 18ft
- Currently used as an automotive tire shop but zoning permits a wide range of uses
- Beautifully built-out modern showroom/office in front
- Direct access to Highway 400, Highway 407 and Highway 7
- Close to TTC subway station and GO train Station





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## Map of Location



# 14 Toro Road



## Zoning - E 1.0 (x318)

### Permitted Use

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:  
• Abattoir, Slaughterhouse or Rendering of Animals Factory;  
• Ammunition, Firearms or Fireworks Factory;  
• 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;
  - 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
- 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 Use - With Conditions

Body Rub Service  
Cogeneration Energy  
Crematorium  
Drive Through Facility  
Eating Establishment  
Marihuana production facility  
Metal Factory involving Forging and Stamping  
Open Storage  
Outdoor Patio  
Public Utility  
Recovery Facility  
Recreation Use  
Renewable Energy  
Retail Service  
Retail Store  
Shipping Terminal  
Take-out Eating Establishment  
Transportation Use  
Vehicle Depot  
Vehicle Fuel Station  
Vehicle Repair Shop  
Vehicle Service Shop  
Vehicle Washing Establishment

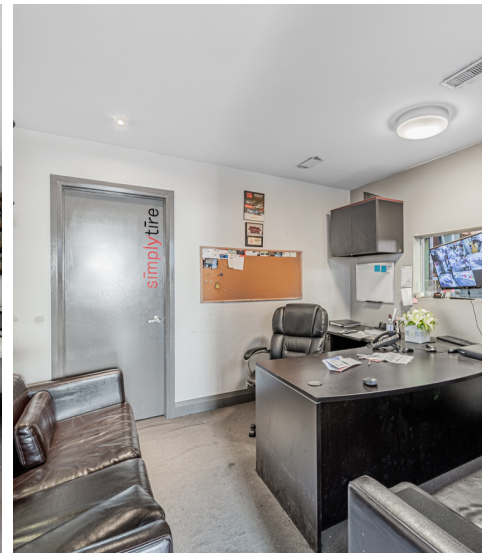
For complete list of permitted uses, please refer to City of Toronto zoning bylaw.

[https://www.toronto.ca/zoning/bylaw\\_amendments/ZBL\\_NewProvision\\_Chapter60\\_20.htm](https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm)

[https://www.toronto.ca/zoning/bylaw\\_amendments/ZBL\\_NewProvision\\_Chapter900\\_20.htm#900.20.10\(318\)](https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter900_20.htm#900.20.10(318))



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future  
for your  
business  
is right  
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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.