



For Lease: Industrial

117-119 Skyway Avenue

Industrial Opportunity Well Located in the heart of Etobicoke

Lennard:

Here is where your business will *grow*.

lennard.com

117-119 Skyway Avenue

7,500 SF Industrial unit available for lease located near Highway 427 and Highway 401, close to the Toronto Pearson International Airport



Available Industrial Space

7,500 SF

Available Office Space

750 SF



Truck Level Ship Doors

1 (12 FT Height)



Clear Height

18'



Zoning

E 1.0 (x105)

Employment Industrial Zone



Parking

7 Parking Spaces



Net Rent

\$16.95 PSF

Additional Rent

\$55,069.95/Annum



Availability

November 30, 2024

Property Highlights

- Can be leased in configurations of either 2,500 SF, 5,000 SF or the full size of 7,500 SF
- Landlord/owner occupies space directly adjacent to this space
- Could be ideal for a craft brewery/distillery given all of the infrastructure from a previous use is still in place
- TTC bus stop at the front door
- 7 parking spaces onsite



Listing Agent

Peter DeGuerre*, Senior Vice President
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*Sales Representative



117-119 Skyway Avenue



Location Drive Times

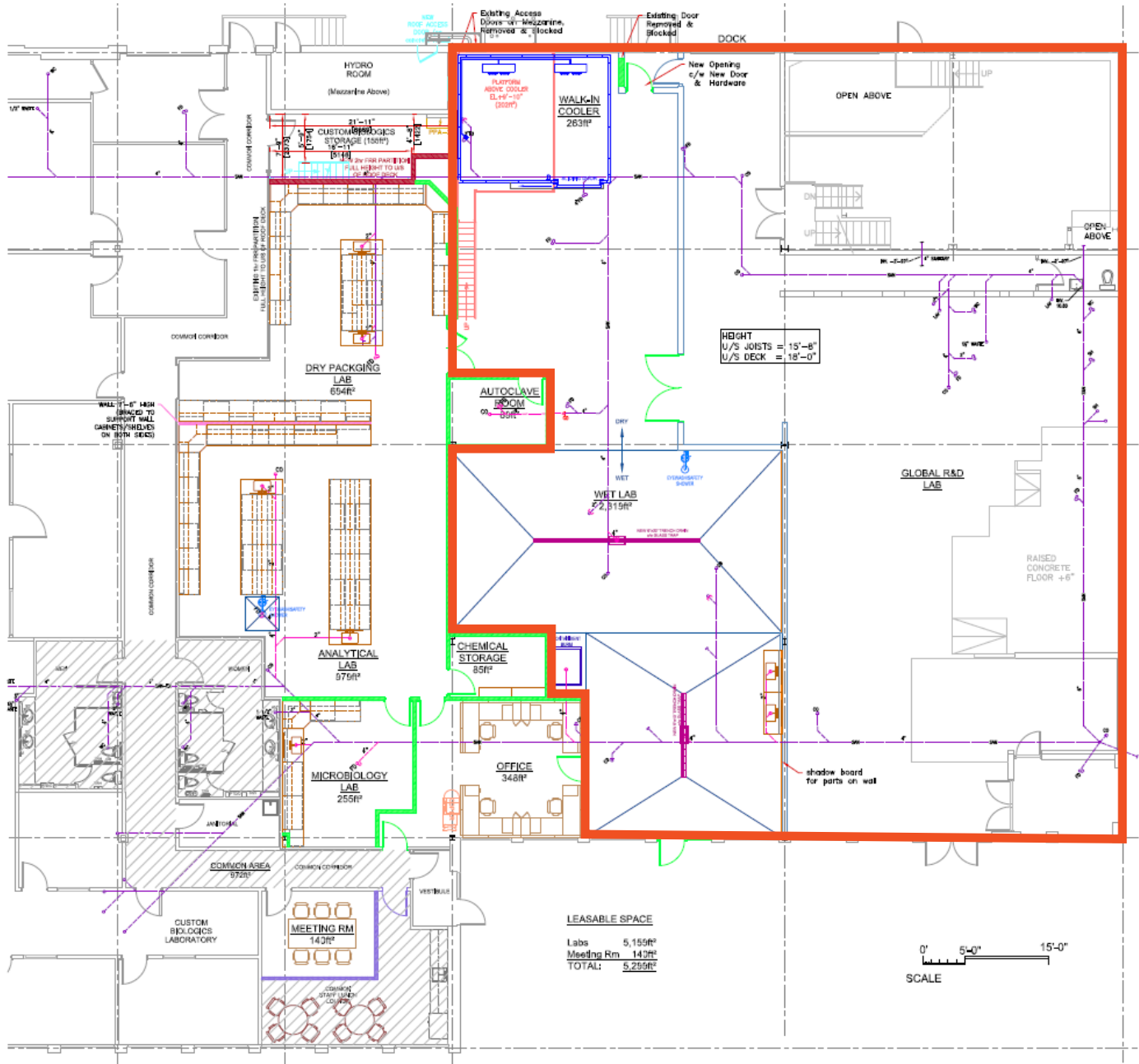
 Pearson International Airport
5 min

 Highway 427, 409 and 401
5 min

 Malton Go
10 min

117-119 Skyway Avenue

Floor Plan



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Zoning E 1.0 (x105) Permitted Uses:

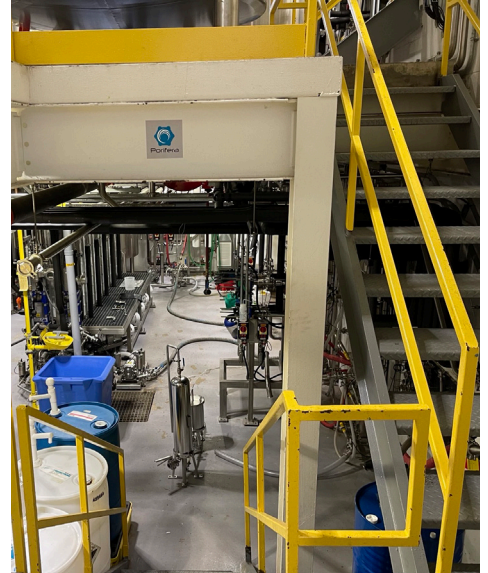
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- 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
- Massage Therapy
- Medical Office
- Municipal Shelter
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Software Development and Processing
- Wellness Centre

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A bright future for your business is right here.

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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.