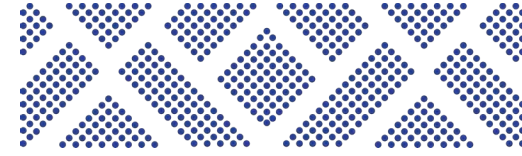


# 366-368 Signet Drive

Functional Industrial Condo Units in North York starting from 6,000 SF

For Sale: Flexible Industrial Units Available



Jonathan Gorenstein\*\*, MBA, SIOR  
Partner  
905.917.2044  
[jonathan@lennard.com](mailto:jonathan@lennard.com)

Michael Law\*  
Partner  
905.917.2045  
[mlaw@lennard.com](mailto:mlaw@lennard.com)

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# 366-368 Signet Drive


## Offering Overview

### Unit 366


 Total Area  
**6,000 SF**  
Office Area  
**10% (approx.)**

 Clear Height  
**18'**

 Shipping Doors  
**2 Truck Level**


 Power  
**600 Amps**

 Sprinklers  
**Yes**

 Asking Price  
**\$2,950,000**

Condo Fees  
**\$2.50 PSF (TBC)**

### Unit 368


 Total Area  
**6,000 SF**  
Office Area  
**10% (approx.)**

 Clear Height  
**18'**

 Shipping Doors  
**1 Drive-In**

 Power  
**600 Amps**

 Sprinklers  
**Yes**


 Asking Price  
**\$2,950,000**


Condo Fees  
**\$2.50 PSF (TBC)**

### Units 366 & 368


 Total Area  
**12,000 SF**  
Office Area  
**10% (approx.)**

 Clear Height  
**18'**

 Shipping Doors  
**1 Drive-In, 2 Truck Level**

 Power  
**600 Amps**

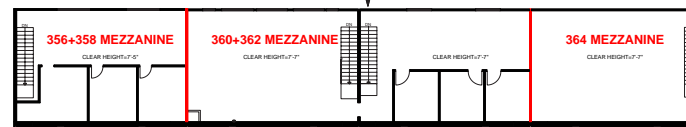
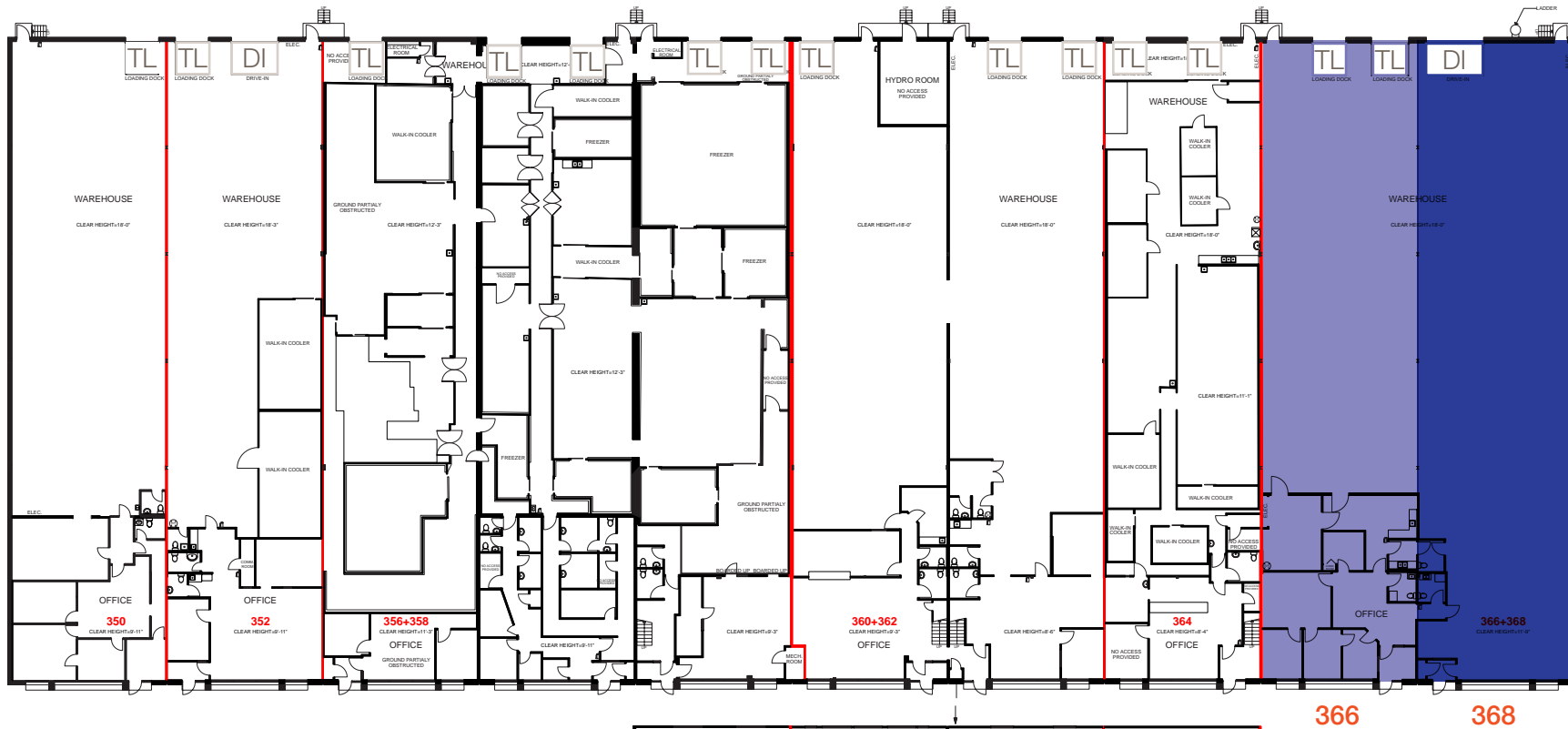
 Sprinklers  
**Yes**

 Asking Price  
**\$5,950,000**

Condo Fees  
**\$2.50 PSF (TBC)**

# 366-368 Signet Drive

## Floor Plan

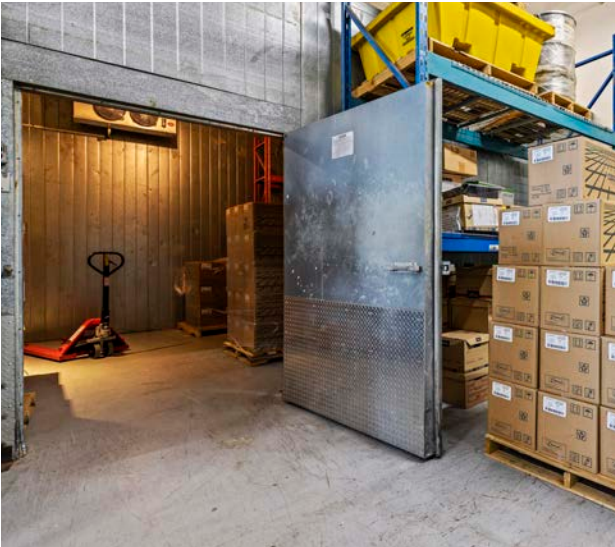


Unit Availability	
366	October 31, 2025
368	October 31, 2025

\*Additional SF available - speak to Listing Agents  
 \*Exact measurements and layout to be confirmed

# 366-368 Signet Drive

Interior Photos



\*Photos are of units throughout the building

# 366-368 Signet Drive

Existing Building Exterior



# 366-368 Signet Drive

Zoning

Under City of Toronto Zoning By-law 569-2013, 355 Garyray Drive and 350-368 Signet Drive are zoned EH 1.0 - Select Employment Heavy Industrial Zone uses include:\*

## 60.30.20.10 Permitted Use

### (1) Use - EH Zone

In the EH zone, the following uses are permitted:

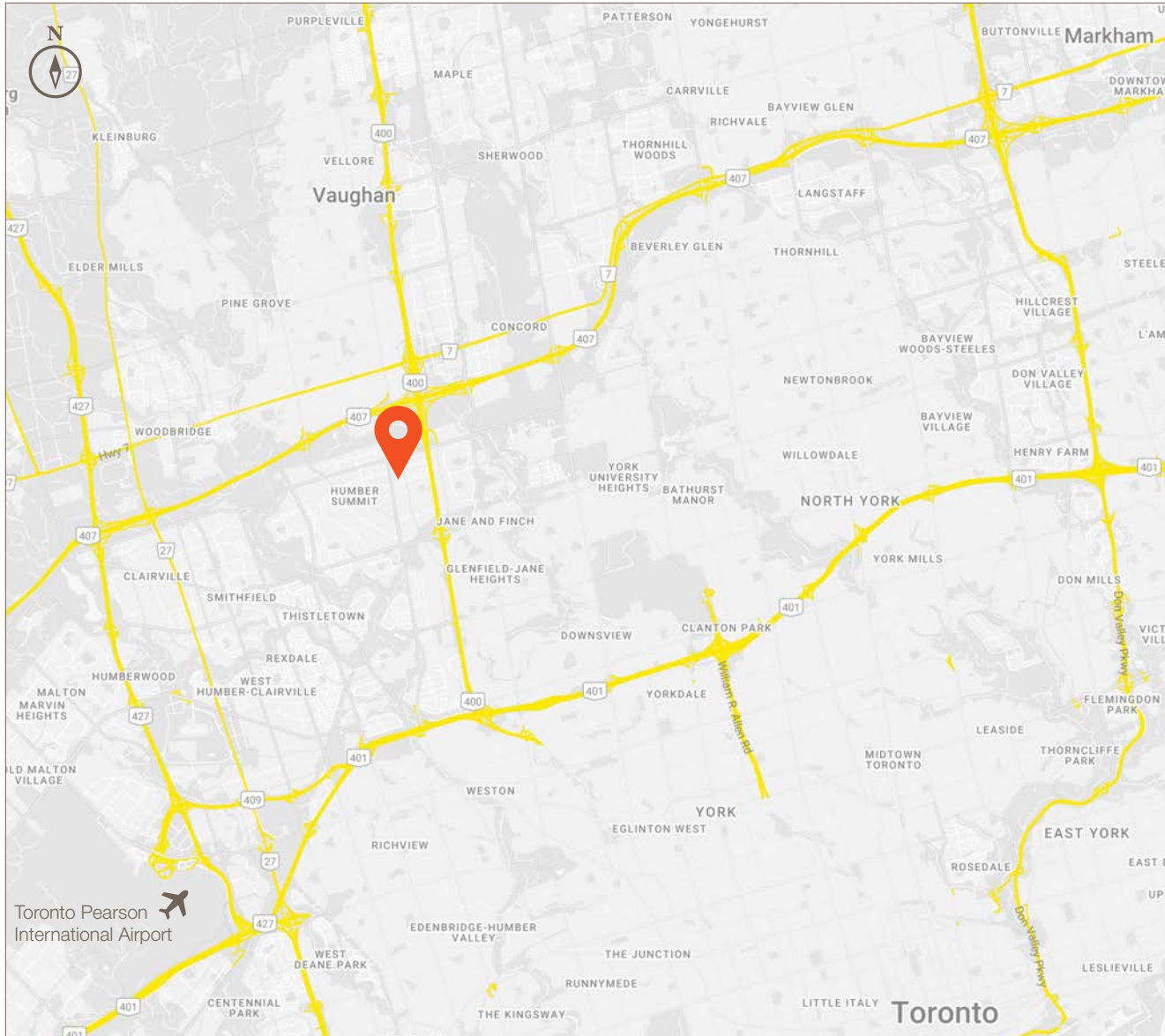
- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
  1. Ammunition, Firearms or Fireworks Factory;
  2. Crude Petroleum Oil or Coal Refinery;
  3. Explosives Factory;
  4. Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station [ By-law: OMB PL130592 ]



\* For a complete list of permitted uses and conditions, please see the applicable City of Toronto Zoning By-law. Please confirm intended use is permitted by the City of Toronto.

# 366-368 Signet Drive

Location Map



## Drive Times

- Highway 400 1 mins
- Highway 407 5 mins
- Highway 401 6 mins
- Highway 427 9 mins
- Highway 409 13 mins
- Highway 404 15 mins

**Lennard:**

[lennard.com](http://lennard.com)



## Lennard:

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