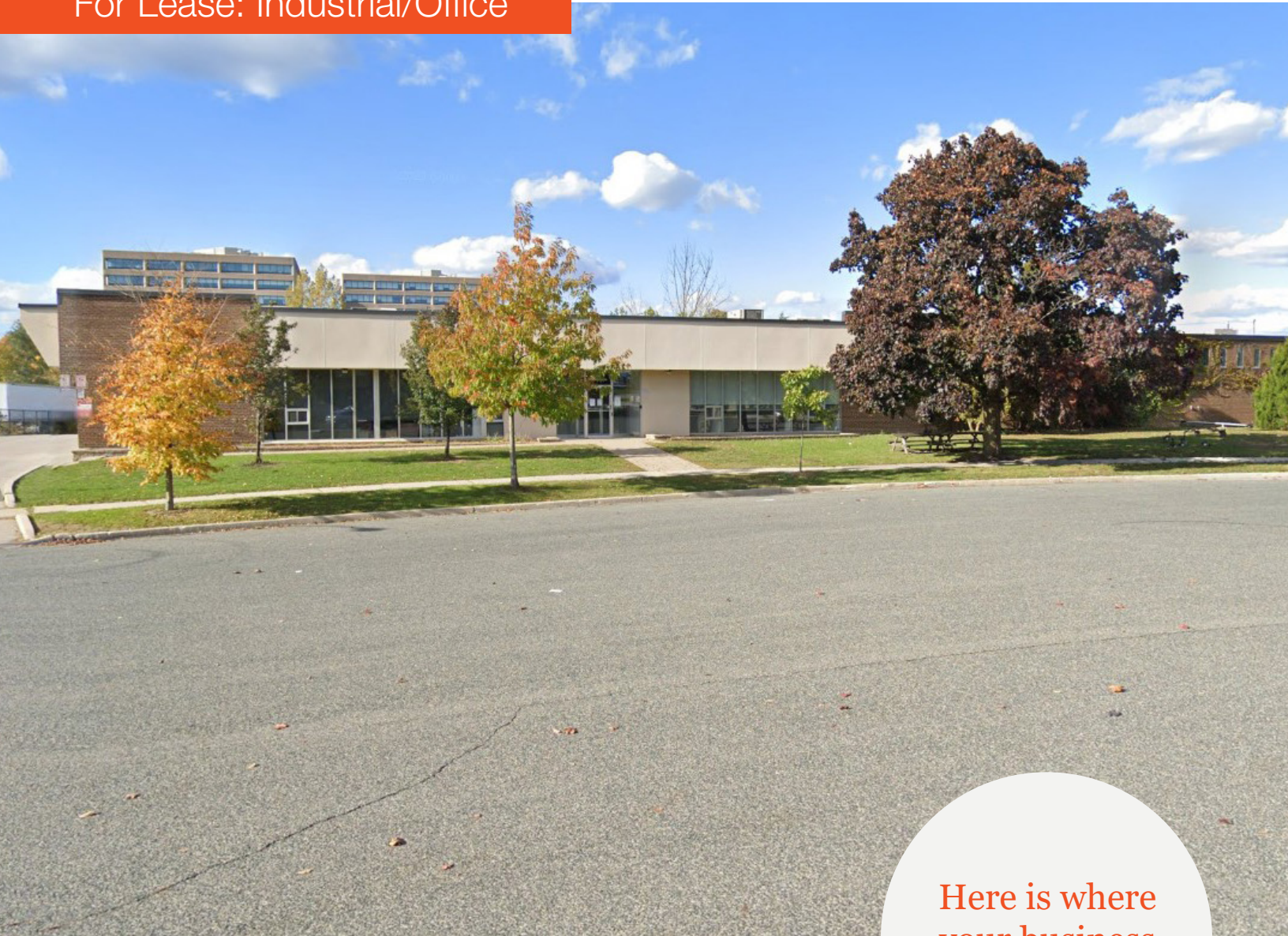


# 60 Gervais Drive

Toronto Industrial Space

Terry Alexander\*, Senior Vice President  
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[talexander@lennard.com](mailto:talexander@lennard.com)

For Lease: Industrial/Office



**Lennard:**

201-60 Columbia Way, Markham  
905.752.2220 • [lennard.com](http://lennard.com)

\*Sales Representative

Here is where  
your business  
will *grow*.

# 60 Gervais Drive

+/- 20,000 SF of industrial space available for lease, centrally located in Mid-Toronto with quick access to DVP via Eglinton Avenue & Wynford Drive.



Available Space

**±20,000 SF**  
~~23,750 SF~~ (Leased)



Shipping

**2 Truck Level**  
(Drive-In can be added)



Clear Height

**14'**



Utilities

**Fully Air Conditioned**



Net Rent

**\$17.00 PSF**

T.M.I

**\$5.00 PSF (est. 2024)**



Power

**600 volts**  
**4000 amps**



Available

**April 2025 (TBD)**

## Property Highlights

- This space has 2 Truck Level and Drive-In doors can be added
- 100% warehouse (lunchroom and warehouse office)
- Landlord to construct office space (TBD based on tenant)
- Quick access to DVP via Eglinton Avenue & Wynford Drive
- Public transit and Eglinton Crosstown LRT (two stations) a short walk away
- Amenities - Restaurants, Fitness, Shops@Donmills

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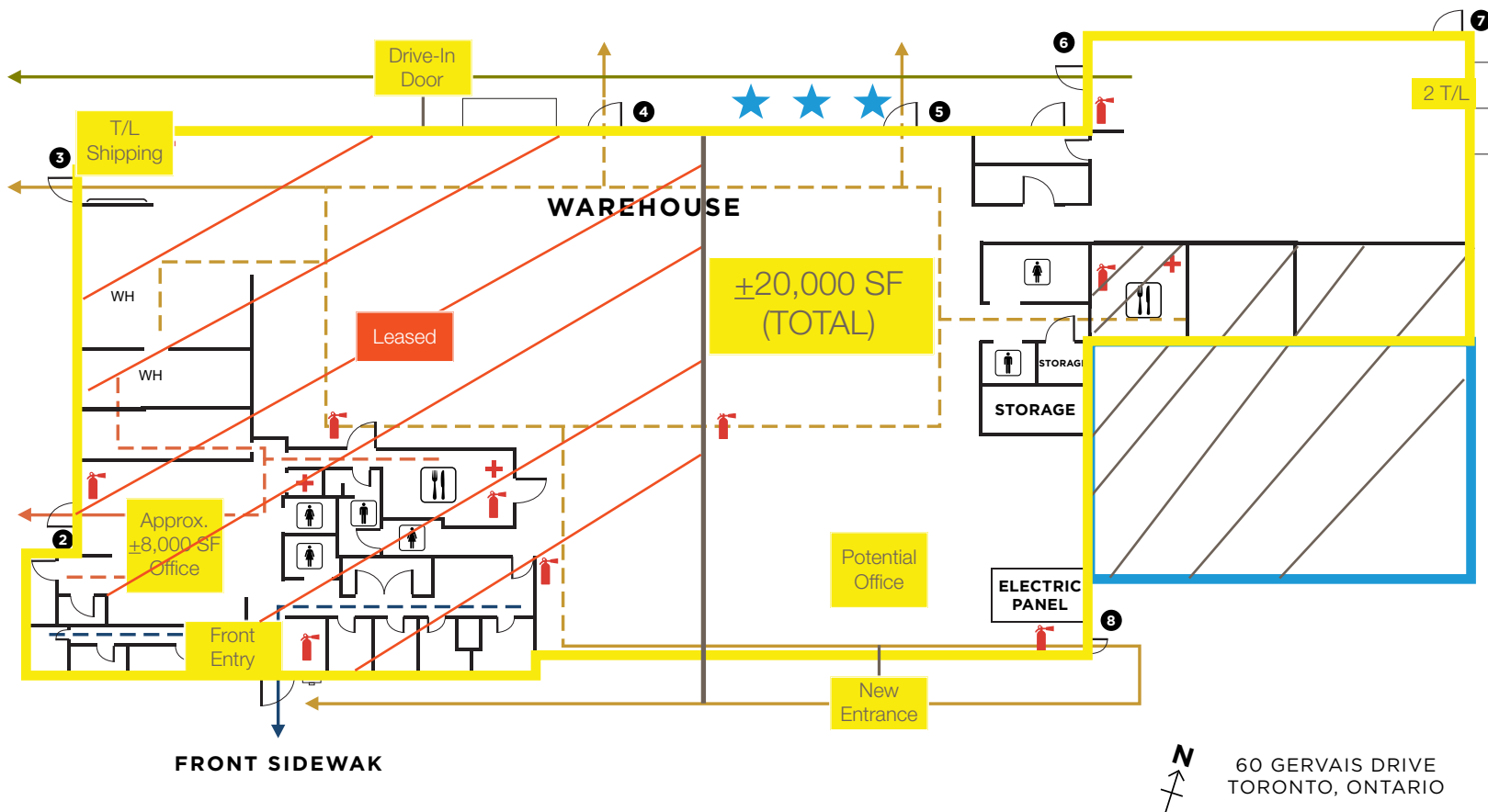
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# 60 Gervais Drive

## Proposed Floor Plan

★ Possible Drive-In Doors



Interior office space may have slight changes.

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# 60 Gervais Drive

## Amenities Map



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# 60 Gervais Drive

## Zoning

The following are permitted uses in the Industrial -Office Business Park Zone (MO) Area Zone under the North York Zoning By-Law 7625:

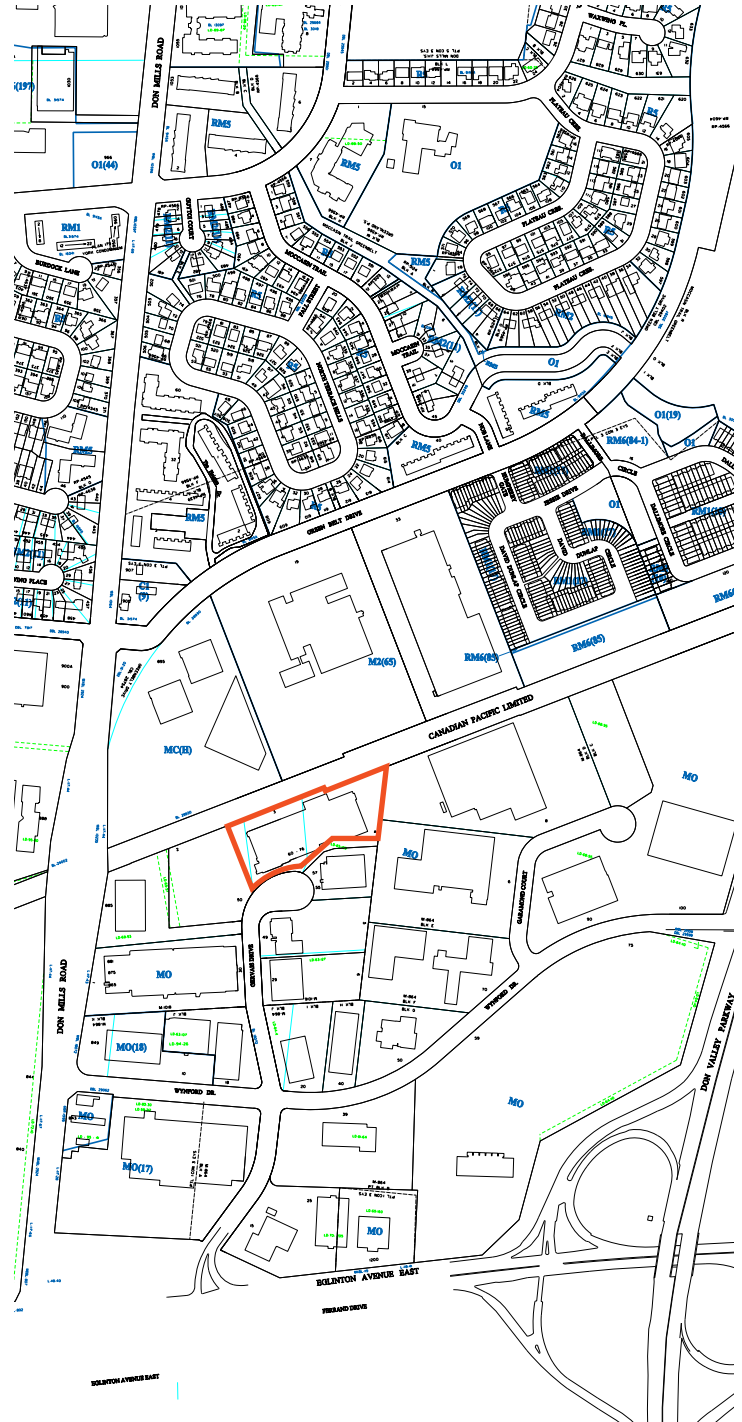
- adult education school
- artist studio
- car rental agency
- college
- commercial gallery
- commercial school
- communications and broadcasting
- community centre
- day nursery
- financial institution
- fitness centre
- gasoline station
- health science research laboratory
- hotel
- industrial sales and service
- laundry
- manufacturing
- museum
- office uses
- outdoor cafe
- park
- personal service shop
- place of worship
- public library
- research laboratory
- restaurant
- retail store
- service shop
- service station
- showroom
- theatre
- university uses

## Gross Floor Area

The maximum gross floor area of all buildings is 150% of the area of the lot.

## Maximum Building Height

There is no maximum building height in the MO zone



Prospective Purchasers must not rely on the accuracy of the above information. For Full Zoning Information and confirmation of the above, please refer to North York Zoning By-law 7625 by contacting Toronto Building Customer (<https://www.toronto.ca/services-payments/building-construction/apply-for-a-building-permit/toronto-building-contact-us/>)

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