



For Lease: Industrial

644 Petrolia Road

1,656 SF Industrial Unit In Toronto

Here is where your
business will *grow*.

Lennard:

209-1 Yorkdale Road, North York
905.752.2220

lennard.com

650 Petrolia Road

1,656 SF Industrial Unit located at Petrolia Road and Canarctic Road in Toronto



Total Area
1,656 SF
Office
20%
Industrial
80%



Clear Height
12'4"



Asking Rent
\$17.95 PSF



Zoning
EH 1.0



Taxes (2024)
\$5.76



Shipping Doors
1 Truck Level Door



Availability
Immediate



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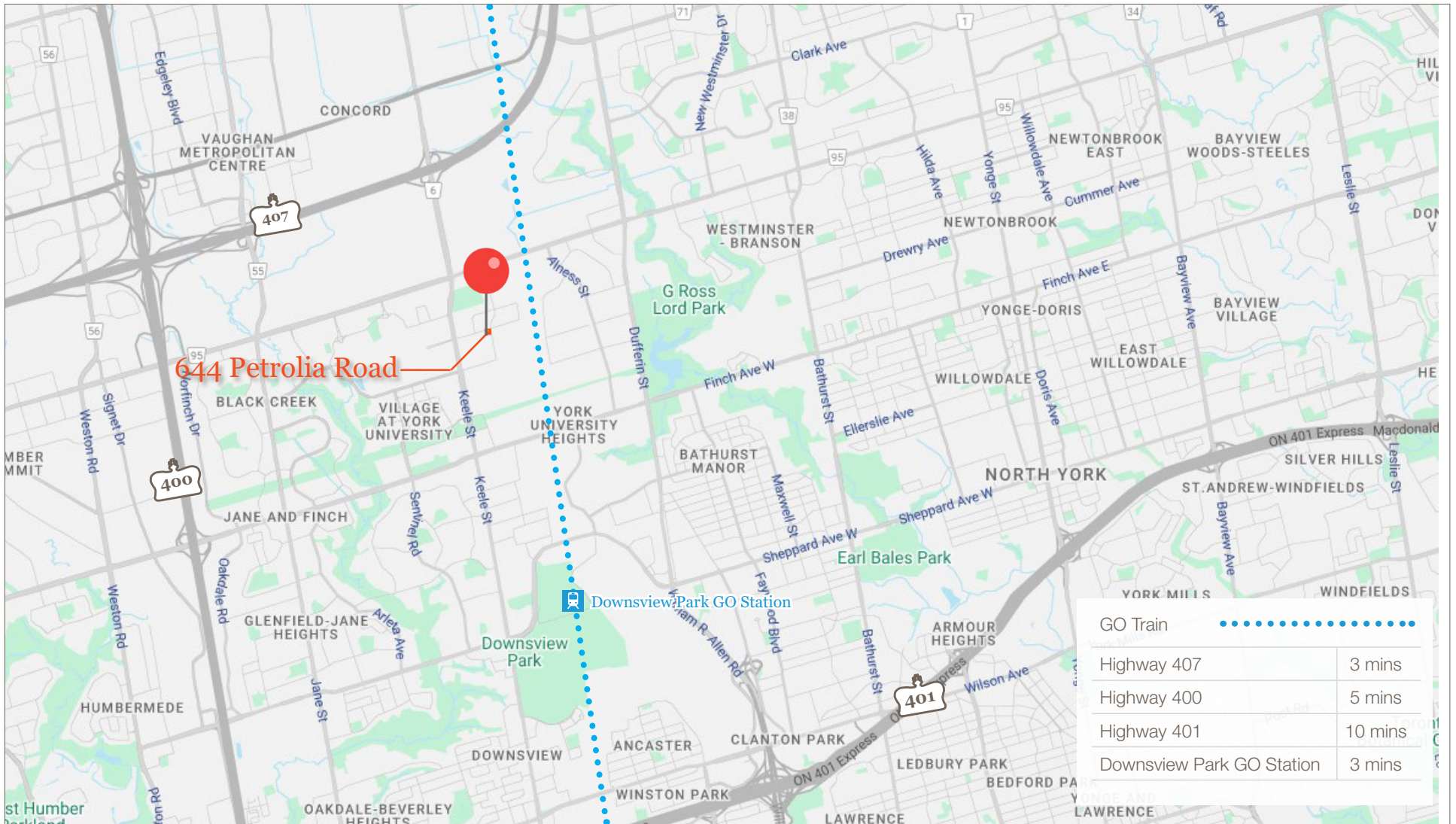
*Sales Representative

Property Highlights

- Industrial units at Petrolia ready for immediate occupancy
- Located near the intersection of Steeles & Keele
- Quick access to highways 400 & 407
- Turnkey spaces available
- Leasehold improvements negotiable
- Long-term growth into larger units possible
- Can fit 43' truck

644 Petrolia Road

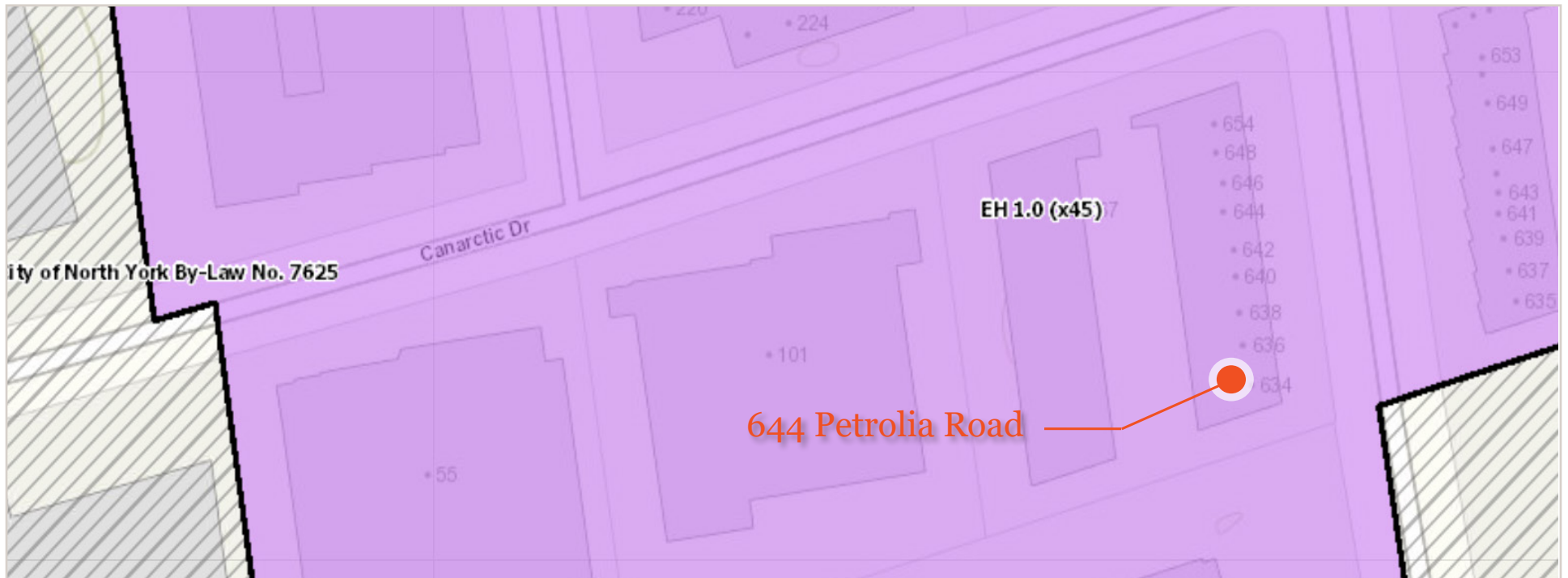
Map of Location



644 Petrolia Road



Zoning - EH1.0



Permitted Uses

Animal Shelter
Carpenter's Shop
Building Supply Yards
Carpenter's Shop
Chemical Materials Storage

Cold Storage
Custom Workshop
Dry Cleaning or Laundry Plant
Fuel Storage
Industrial Sales and Service Use

Laboratory
Manufacturing Uses
Service Shop
Vehicle Repair Shop
Warehouse

For complete list of permitted uses, please refer to [City of Toronto zoning bylaw](#).

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A bright future for your business is right here.

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