

For Sale/Lease



RAILSIDING

FULLY VACANT AFTER FEBRUARY 2025!



UNIT 1
±28,549 SQ. FT.
VACANT

UNIT 2
±29,651 SQ. FT.
LEASED¹

3 RAIL DOORS

¹ Lease expires February 28, 2025 with no option to renew

82 Akron Road, Toronto, Ontario

±58,200 Sq. Ft. | 3 Rail Doors | ±18' Clear Height

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CBRE

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Property Details

FOR SALE

SIZE Unit 1: ±28,549 Sq. Ft.
Unit 2: ±29,651 Sq. Ft.
Total Size: ±58,200 Sq. Ft.

TOTAL LOT SIZE ±2.601 Acres

ASKING PRICE \$23,000,000

TAXES (2023) \$80,200.48

SHIPPING 11 Truck Level Doors
2 Drive-in Doors
3 Rail Doors

POSSESSION ±28,549 Sq. Ft. Available Immediately
±29,651 Sq. Ft. Vacant February 28, 2025

FOR LEASE

SIZE Unit 1: ±28,549 Sq. Ft.

ASKING RATE \$17.95 Per Sq. Ft. Net

SHIPPING 6 Truck Level Doors
3 Rail Doors

POSSESSION Immediate

LOCATION Akron Road & Carson Street

CLEAR HEIGHT ±18'

ZONING E1

SPRINKLERS Throughout

COMMENTS

- Easy Access to TTC transit, with a Bus to Islington Station Arriving Every 15 Minutes.
- 3 Rail Doors. CN Rails #s M760 & M754.
- Great Shipping Spron and Parking.
- ±28,549 Sq. Ft. Vacant.
- ±29,651 Sq. Ft. Leased until February 28, 2025 with No Option to Renew. Vacant Possession February 28, 2025.
- Phase I & II Environmental Reports Available!

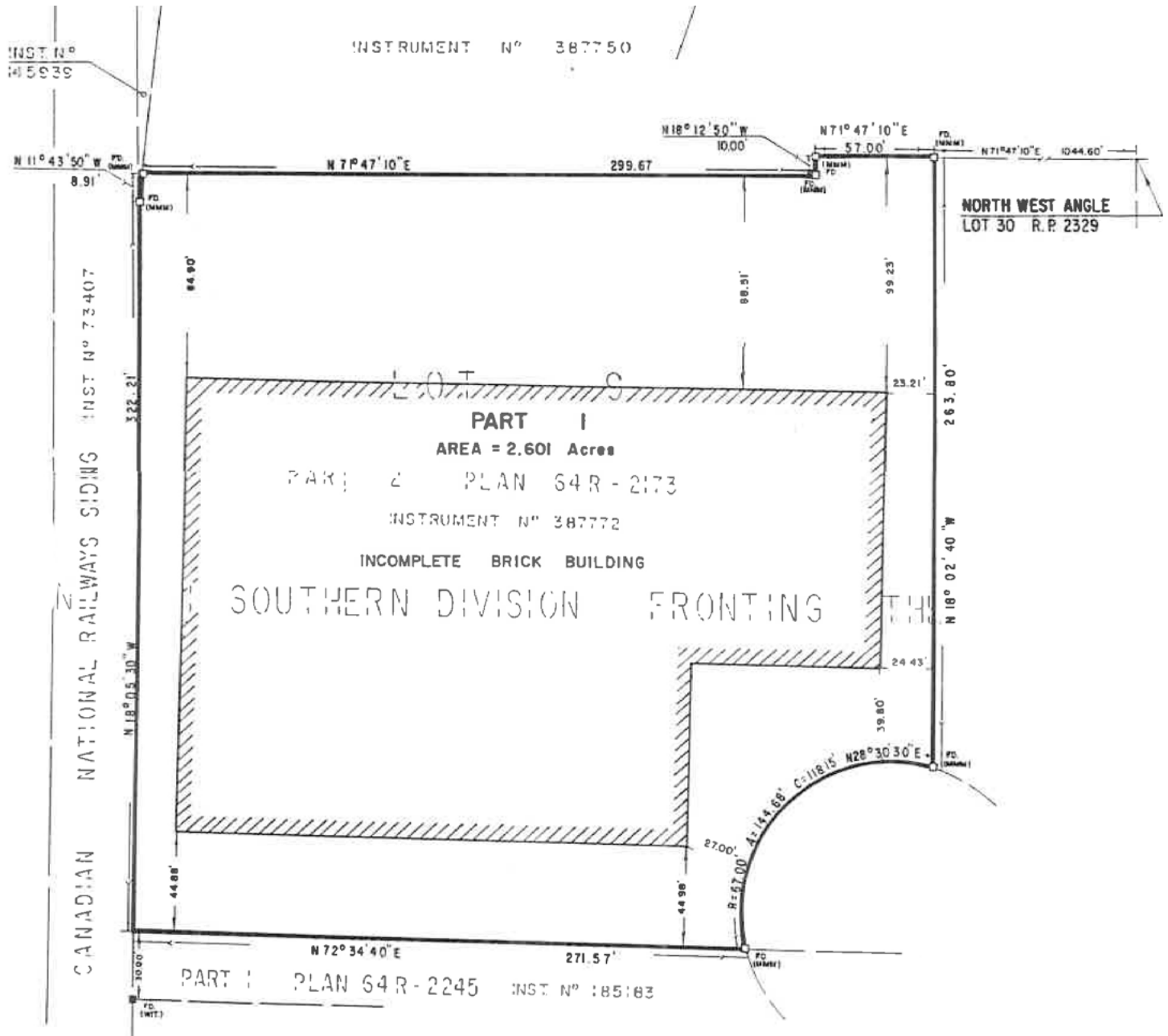


Floor Plan



¹ Lease expires February 28, 2025 with no option to renew

Survey



Shipping Area

Excellent shipping with 11 truck level doors, 2 drive-in doors & 3 rail doors



Zoning · E1 - Employment Industrial

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
- ✓ 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

Manufacturing Use if it is not one of the following:

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

USE WITH CONDITIONS

- ◆ Body Rub Service (32)
- ◆ Cogeneration Energy (26)
- ◆ Crematorium (33)
- ◆ Drive Through Facility (5,21)
- ◆ Eating Establishment (3,19,30)
- ◆ Medical marijuana production facility (2)
- ◆ Metal Factory involving Forging and Stamping (25)
- ◆ Open Storage (10)
- ◆ Public Utility (27,29)
- ◆ Recovery Facility (8)
- ◆ Recreation Use (7)
- ◆ Renewable Energy (26)
- ◆ Retail Service (3)
- ◆ Retail Store (4,30)
- ◆ Shipping Terminal (11)
- ◆ Take-out Eating Establishment (3,30)
- ◆ Transportation Use (28)
- ◆ Vehicle Depot (6)
- ◆ Vehicle Fuel Station (16,30)
- ◆ Vehicle Repair Shop (23)
- ◆ Vehicle Service Shop (17,31)
- ◆ Vehicle Washing Establishment (18)

Amenities



 PROPERTY LOCATION



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