

For Sale/Lease



RAILSIDING

FULLY VACANT AFTER FEBRUARY 2025!



UNIT 1
±28,549 SQ. FT.
VACANT

UNIT 2¹
±29,651 SQ. FT.
AVAILABLE
MARCH 1, 2025

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
11 OH Doors | 2 D.I. Doors

Property Details

FOR SALE / FOR LEASE

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

Sale Price \$23,000,000

TAXES (2024) \$ 84,107.29

SHIPPING
 11 Truck Level Doors, 2 Drive-in Doors,
 3 Rail Doors
 Knock out panels for many more OHD

POSSESSION
 ±28,549 Sq. Ft. Available Immediately
 ±29,651 Sq. Ft. March 1, 2025

** Can be combined

Lease Rate \$17.95 Per Sq. Ft. Net

LOCATION Akron Road & Browns Line

CLEAR HEIGHT ±18'

ZONING E1

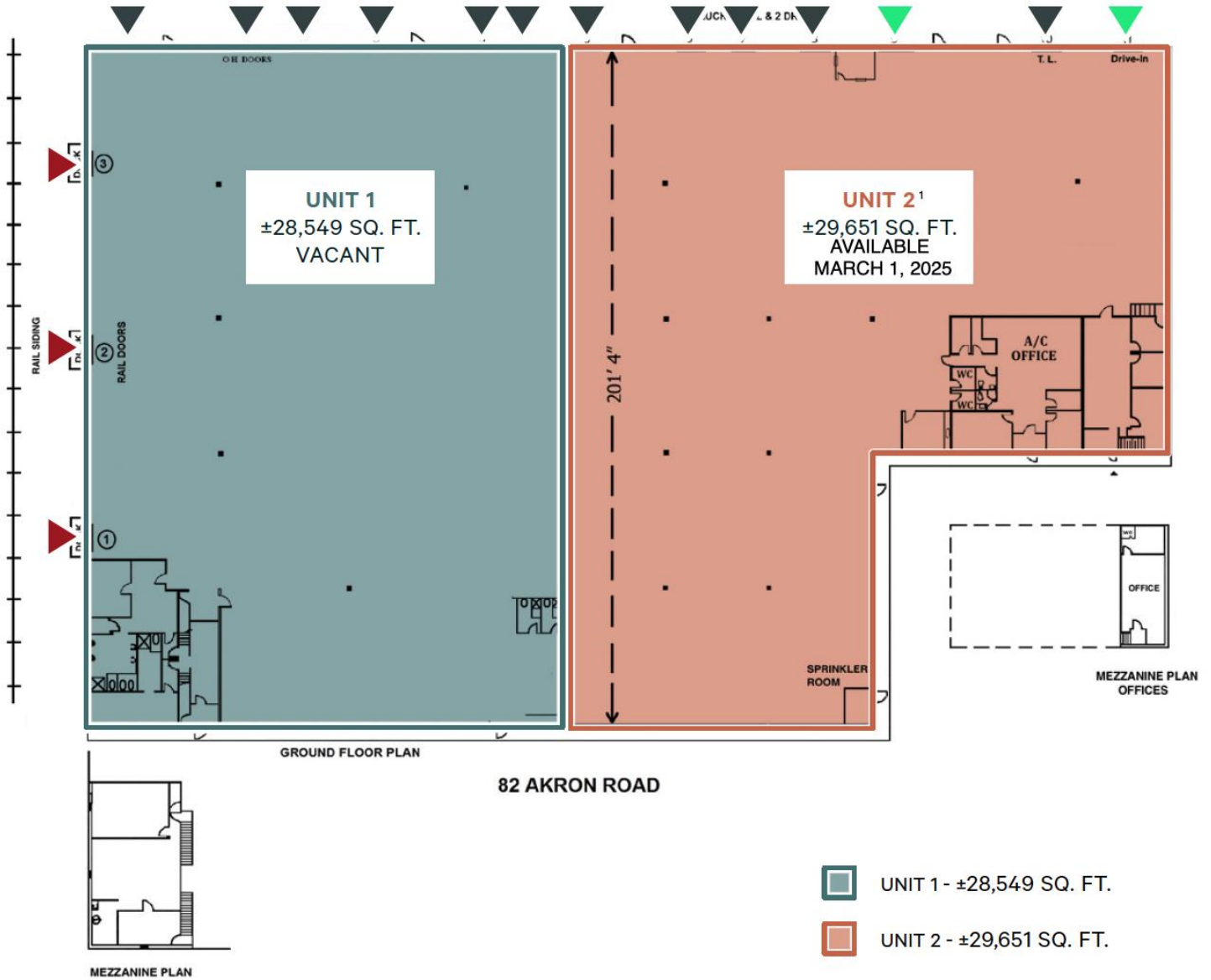
SPRINKLERS Normal Hazard Throughout

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 Apron for 53 ft Trailers & Parking
- ±28,549 Sq. Ft. Vacant.
- ±29,651 Sq. Ft. Leased until February 28, 2025
Vacant Possession March 1, 2025
- Phase I & II Environmental Reports Available!



Floor Plan



- * 30' X 40' Bay Sizes
- * T-5 Lighting
- * LED Lighting

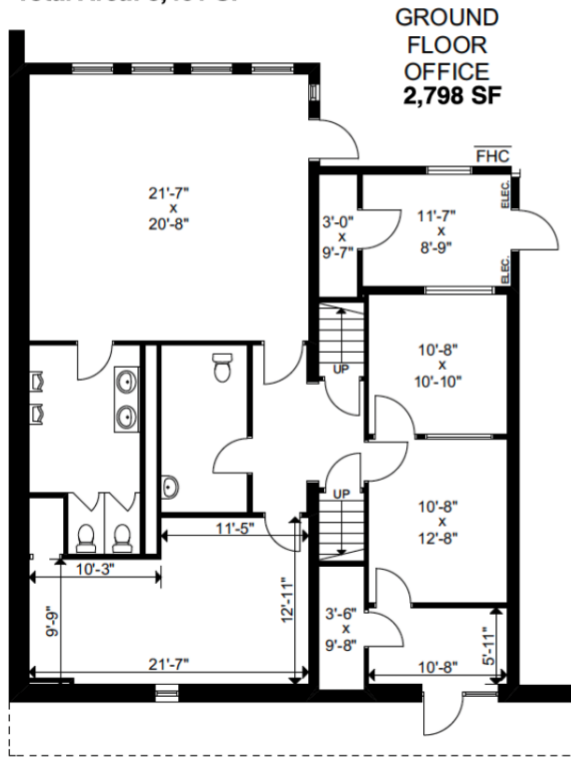
Great location in Etobicoke.
Access to 427, Gardiner Expressway, & 401.

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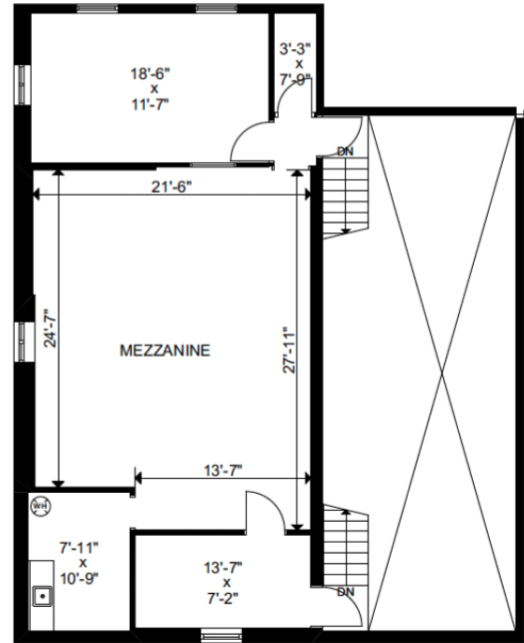
Ground Floor Office and Mezzanine

Unit 1

Total Area: 3,401 SF

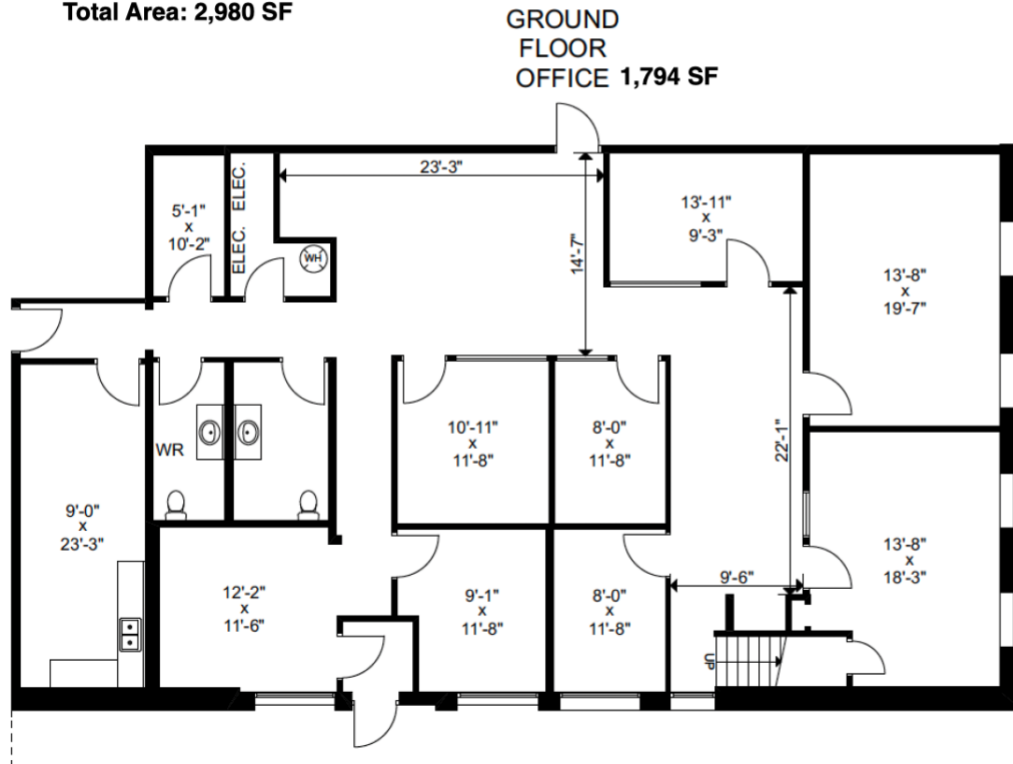


MEZZANINE 603 SF

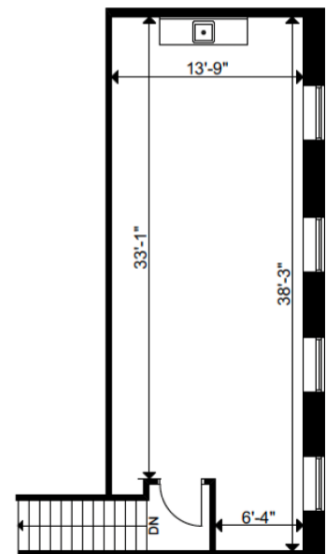


Unit 2

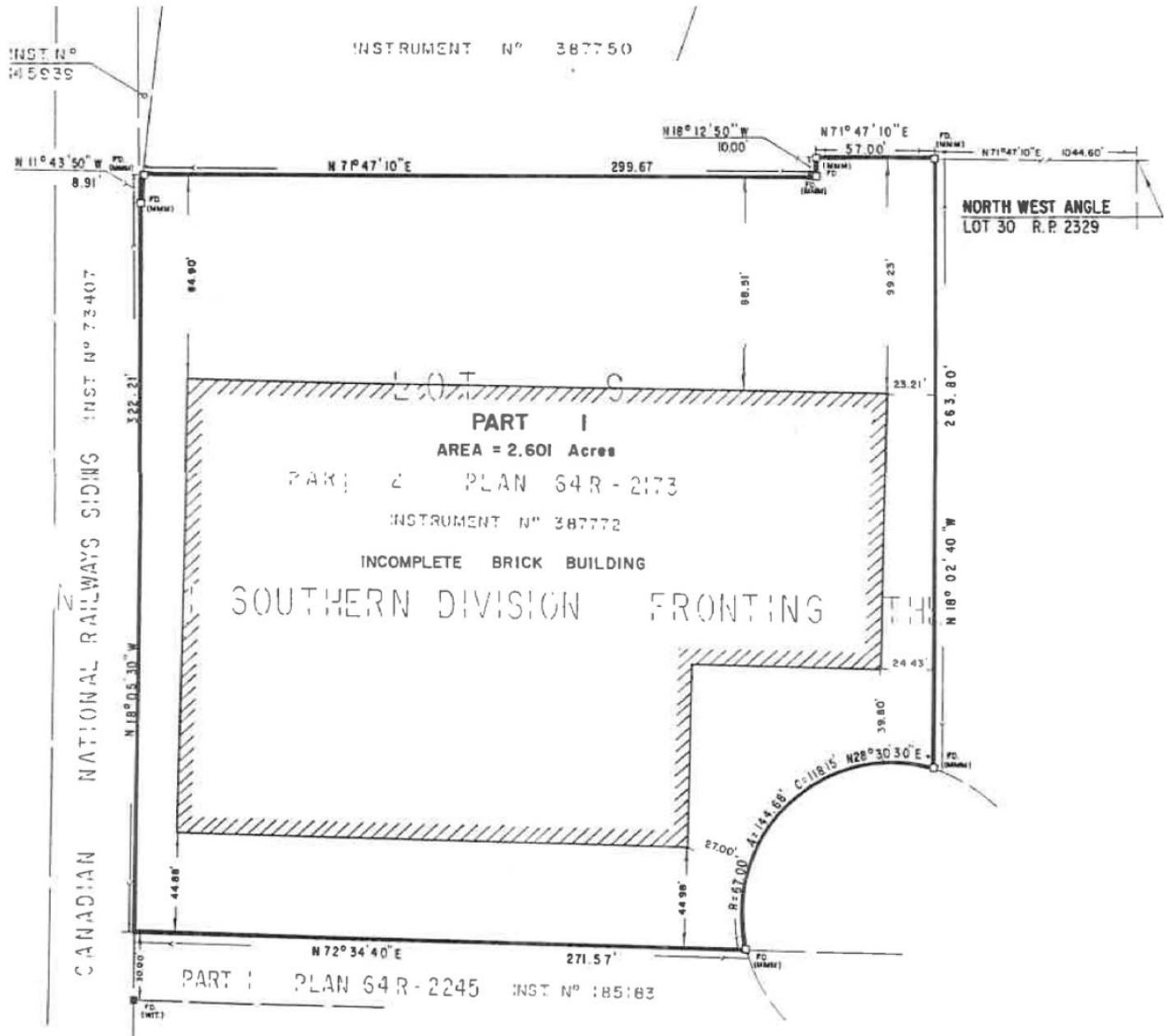
Total Area: 2,980 SF



MEZZANINE 1,189 SF



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

DRIVE TIMES

GARDINER EXPRESSWAY

6 Min / 3.4 km

Q.E.W.

7 Min / 4 km

HIGHWAY 427

7 Min / 3.7 km

HIGHWAY 401

12 Min / 11.3 km

ONTARIO FOOD TERMINAL

12 Min / 7.6 km

PEARSON I'NTL AIRPORT

15 Min / 17.5 km

DOWNTOWN TORONTO

20 Min / 15.9 km

Toronto Pearson
International Airport

ETOBICOKE
CENTRE

DAVENPORT

15
KM

PARKDALE-
HIGH PARK

10
KM

Toronto

SPADINA-
FORT YORK

5
KM

ETOBICOKE-
LAKESHORE

VILLE

PORT
CREDIT

BRAMALEA

MALTON

EGLINTON-
LAWRENCE

on

MEADOW

VIL
HEI

N

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