

# For Sale/Lease

FULLY VACANT



RAILSIDING



UNIT 1  
±28,549 SQ. FT.  
VACANT

UNIT 2<sup>1</sup>  
±29,651 SQ. FT.  
VACANT

3 RAIL DOORS

Akron Road

## 82 Akron Road, Toronto, Ontario

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±58,200 Sq. Ft.		3 Rail Doors		11 OH Doors		±18' Clear Height
		2 D.I. Doors				

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# 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** \$21,888,000.00

**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. Available Immediately

**\*\* Can be combined**

**Lease Rate** \$17.95 Per Sq. Ft. Net

**LOCATION** Akron Road & Browns Line

**CLEAR HEIGHT** ±18'

**ZONING** E1

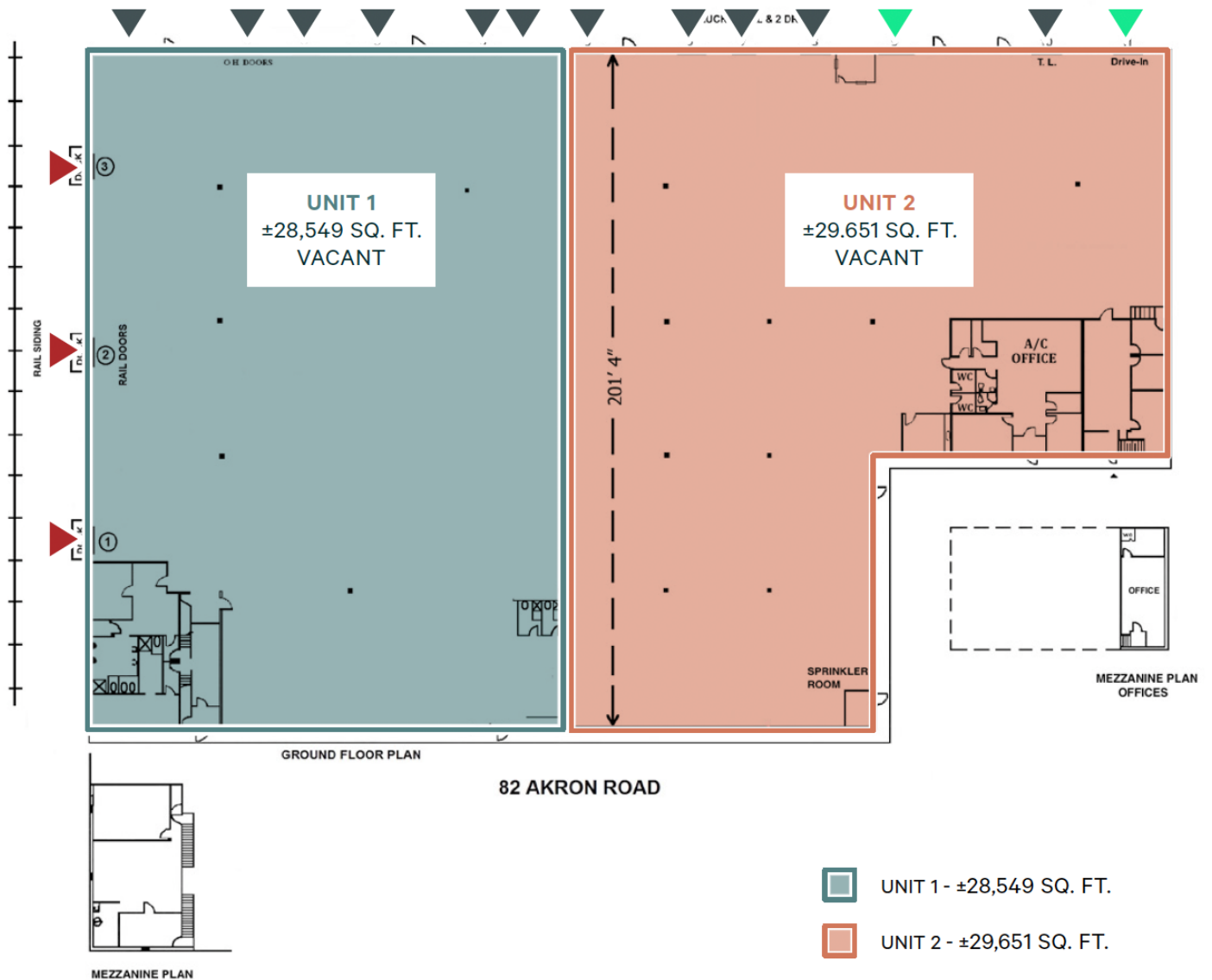
**SPRINKLERS** Normal Hazard Throughout

## 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. Vacant.
- 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.

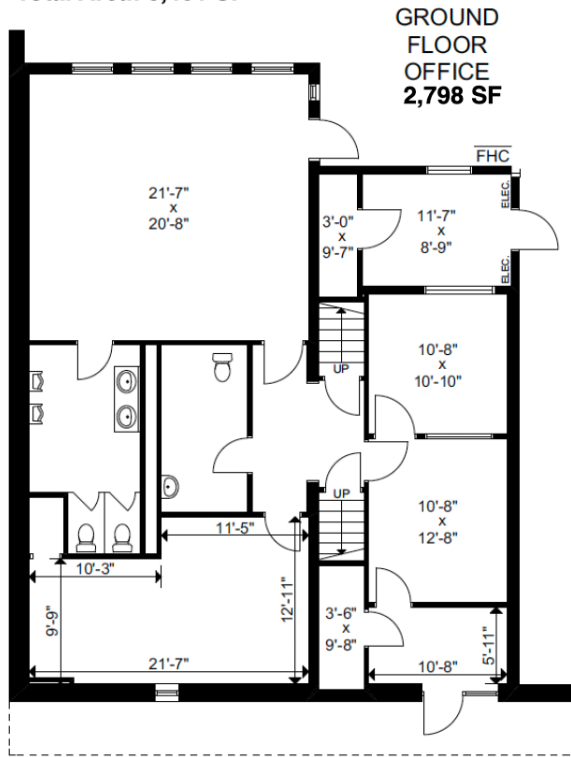
- UNIT 1 - ±28,549 SQ. FT.
- UNIT 2 - ±29,651 SQ. FT.

- RAIL DOOR - 3
- TRUCK LEVEL DOOR - 11
- DRIVE-IN DOOR - 2

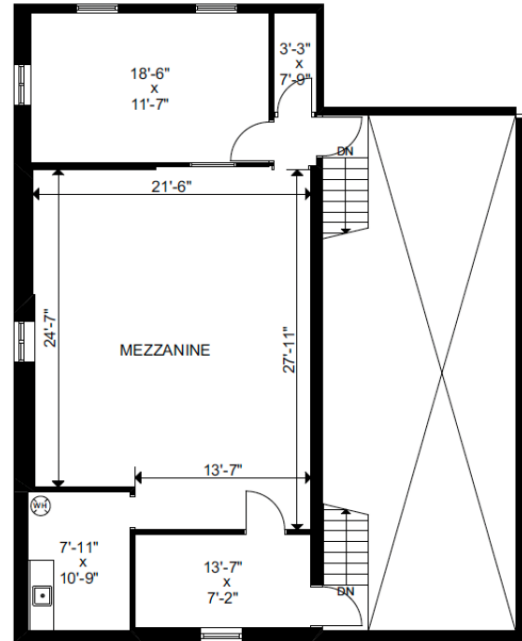
## Ground Floor Office and Mezzanine

### Unit 1

Total Area: 3,401 SF



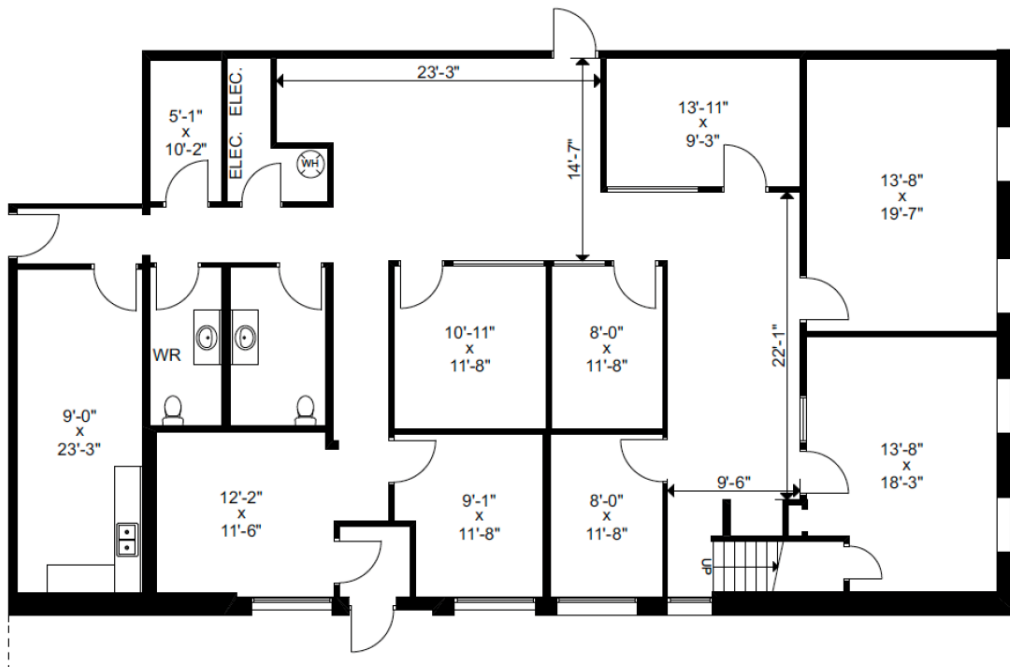
**MEZZANINE 603 SF**



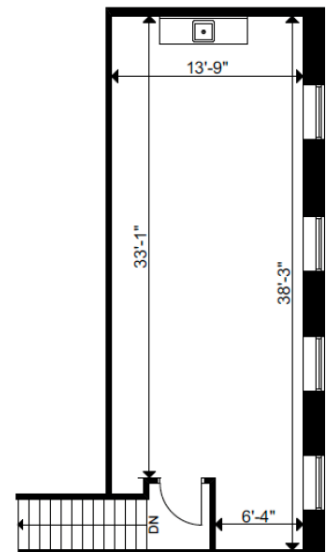
### Unit 2

Total Area: 2,980 SF

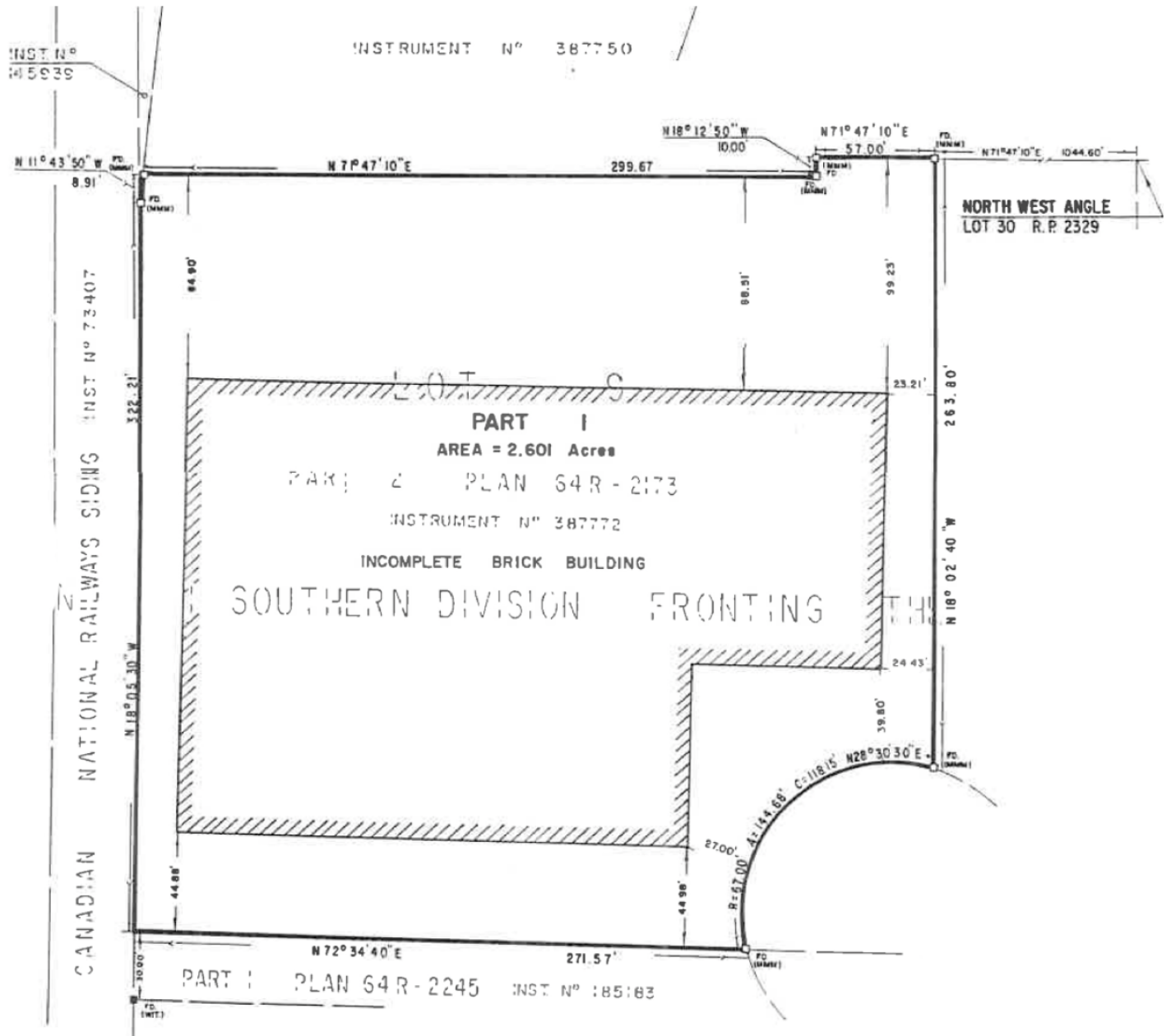
**GROUND FLOOR OFFICE 1,794 SF**



**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

10  
KM

PARKDALE-  
HIGH PARK

Toronto

SPADINA-  
FORT YORK

5 KM

ETOBICOKE-  
LAKESHORE

VILLE

PORT  
CREDIT

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