



105,702 SF in Strategic Etobicoke Location | For Lease

134 Bethridge Road, Etobicoke



Property Overview

134 Bethridge Road, Etobicoke

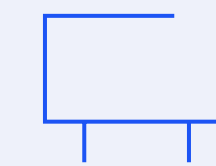
105,702 square foot industrial unit in core north Etobicoke location at Bethridge Road and Martin Grove Road. Expansive, open warehouse area with functional clear height and 11 dock doors with the ability to accommodate drive-in shipping.

Immediate access to Toronto's public transit with a bus stop less than 250m away at Martin Grove Road, minutes to 400-series Highways (401, 427, 409, 407, 400) and close proximity to Pearson Airport.



Property Highlights

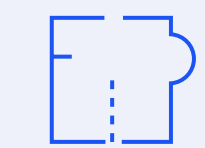
Total Area	105,702 SF
Office Area	2,949 SF
Warehouse Area	101,531 SF
Clear Height	22'
Bay Size	34'4" x 21'
Shipping	11 TL
Power	400A
Zoning	E1.0
Asking Rate	\$16.95 PSF Net
Additional Rent	\$4.79
Availability	Immediate



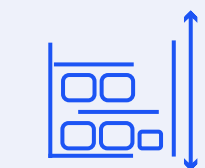
Signage opportunity on desirable street



Minutes to 400-series highways



Efficient building layout

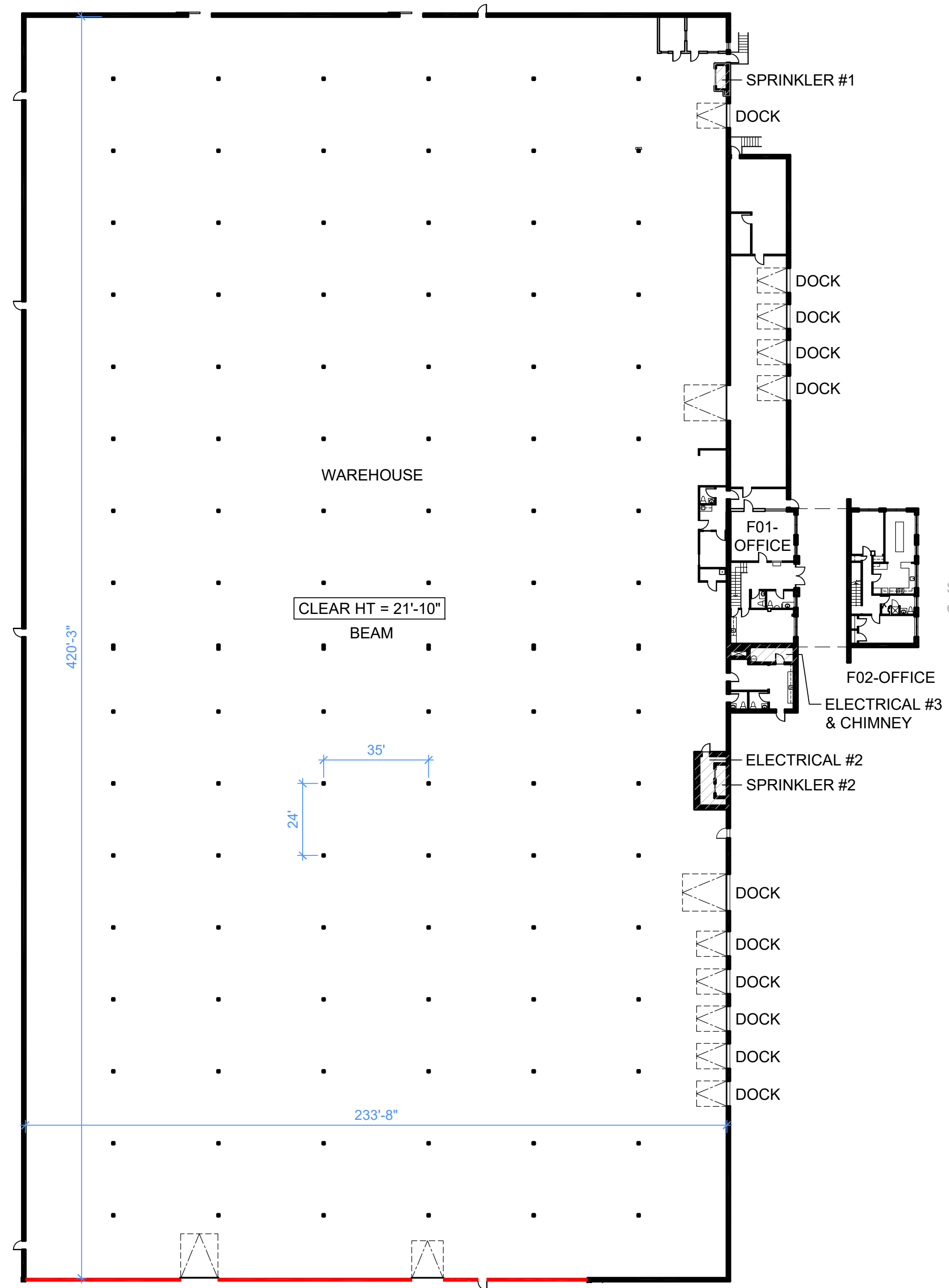


Functional clear height - 22'

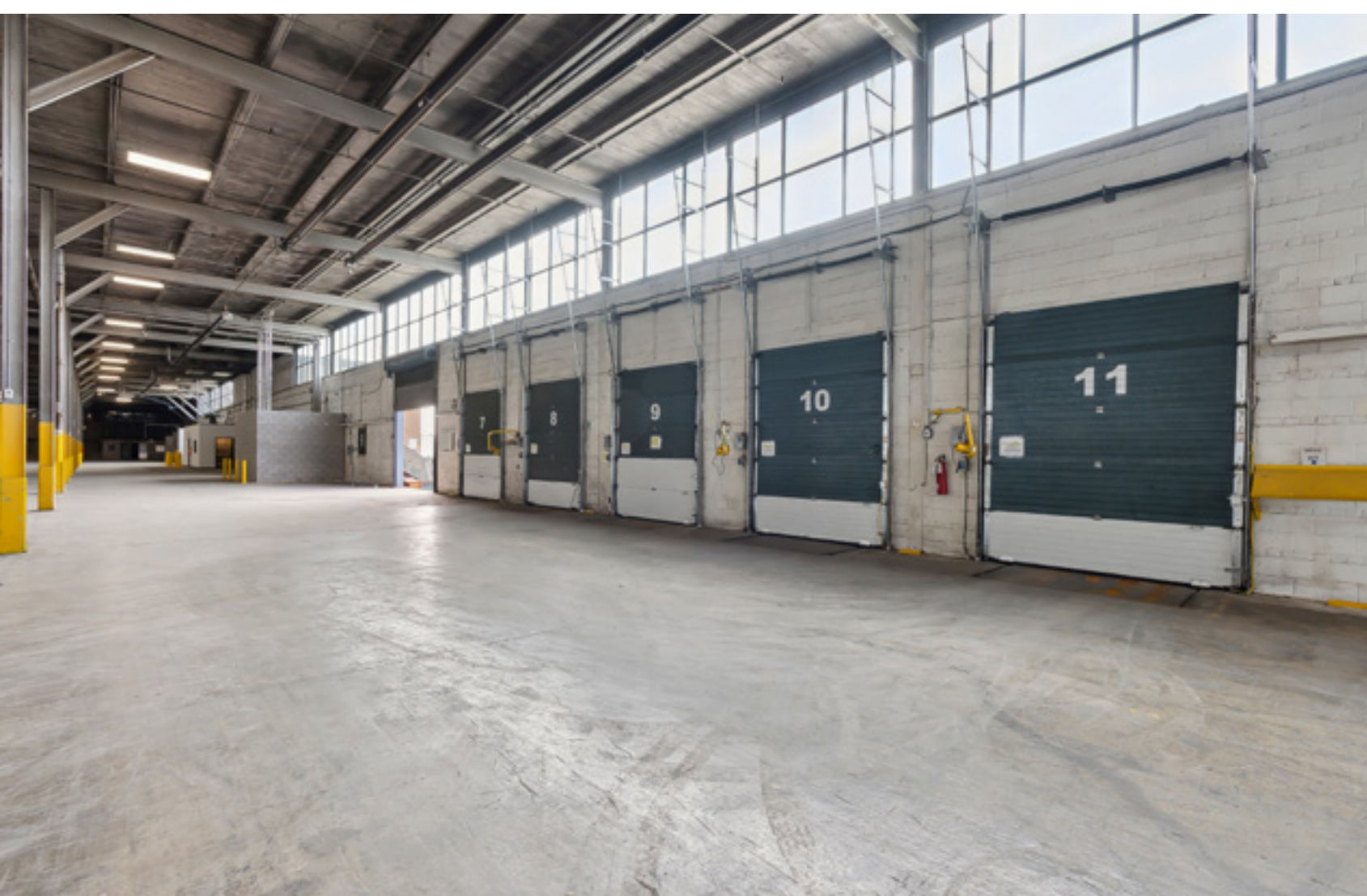
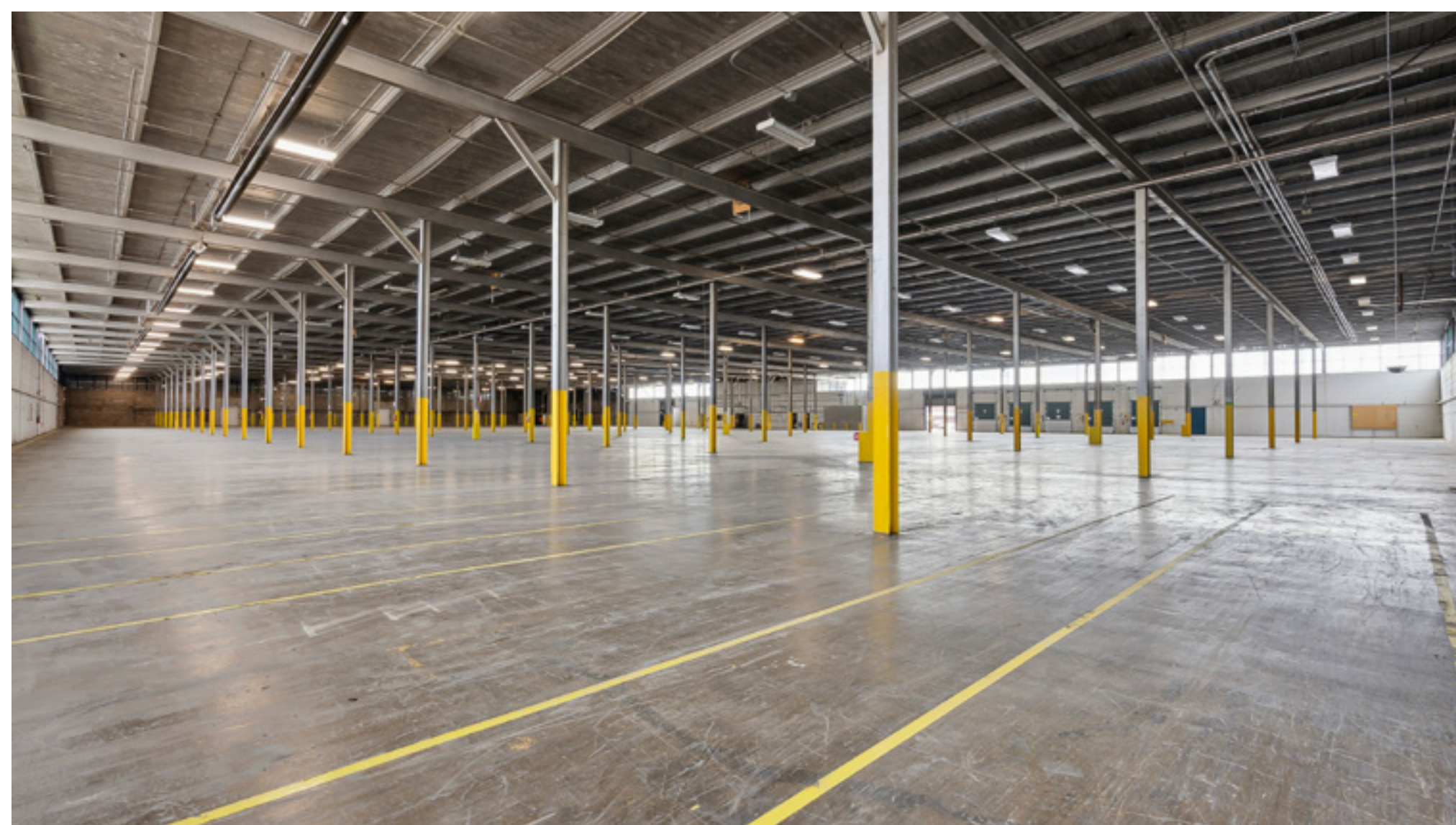


Public transit less than 250m away

Floor Plan



Property Photos



Nearby Amenities

Food

- 1 Subway
- 2 Tikka King
- 3 Brgr Barn
- 4 Stacked Pancake House
- 5 Firehouse Subs
- 6 Brown Sugar Lounge
- 7 Tandoori Masala
- 8 Tim Hortons
- 9 Swiss Chalet
- 10 KFC
- 11 Tim Hortons
- 12 Lone Star Texas Grill
- 13 Montana's
- 14 Jack Astor's
- 15 Chop Steakhouse
- 16 Moxies
- 17 Tim Hortons
- 18 Pur & Simple

Banking

- 1 CIBC
- 2 TD
- 3 RBC
- 4 Scotiabank
- 5 BMO

Hotels

- 1 Hotel at Great Canadian Casino
- 2 Comfort Inn
- 3 Holiday Inn
- 4 Delta
- 5 Sandman
- 6 Courtyard Marriott

Shopping

- 1 Costco
- 2 Walmart
- 3 Canadian Tire
- 4 Shoppers Drug Mart

Gas

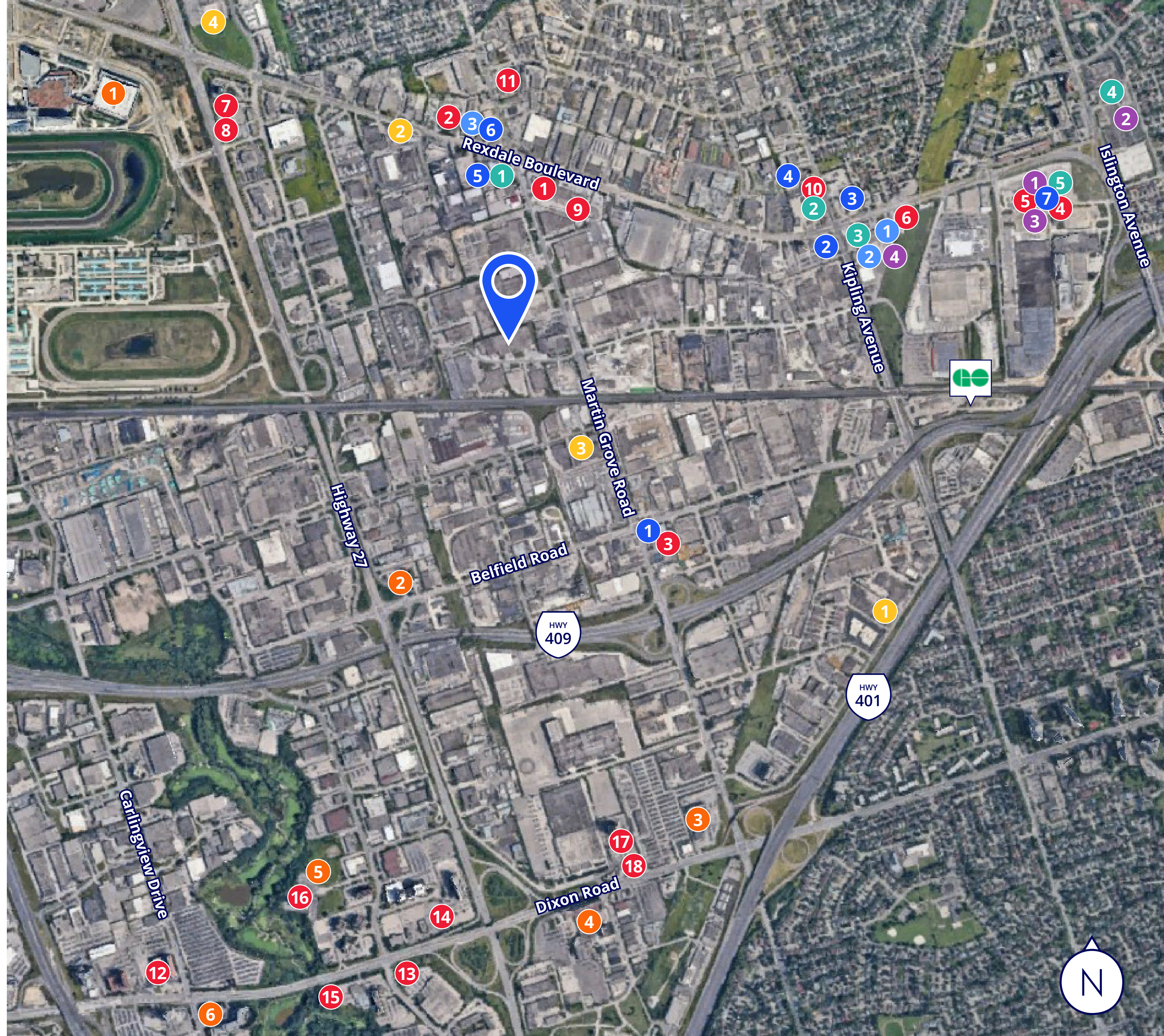
- 1 Esso
- 2 Shell
- 3 Petro-Canada
- 4 Pioneer
- 5 Esso
- 6 Petro-Canada
- 7 Costco

Fitness

- 1 Fitness 365
- 2 Iron Fitness
- 3 Prime Athletic Centre
- 4 Planet Fitness

Medical

- 1 Rexdale Medical Centre
- 2 Nova Health Clinic
- 3 Woodbine Family Health
- 📍 134 Bethridge Road
- 🏡 Etobicoke North GO




Site Access

 **Public Transit**
1 Minute - Martin Grove Road

 **Highway 427**
4 Minutes

 **Pearson Airport**
5 Minutes

 **Highway 407**
7 Minutes

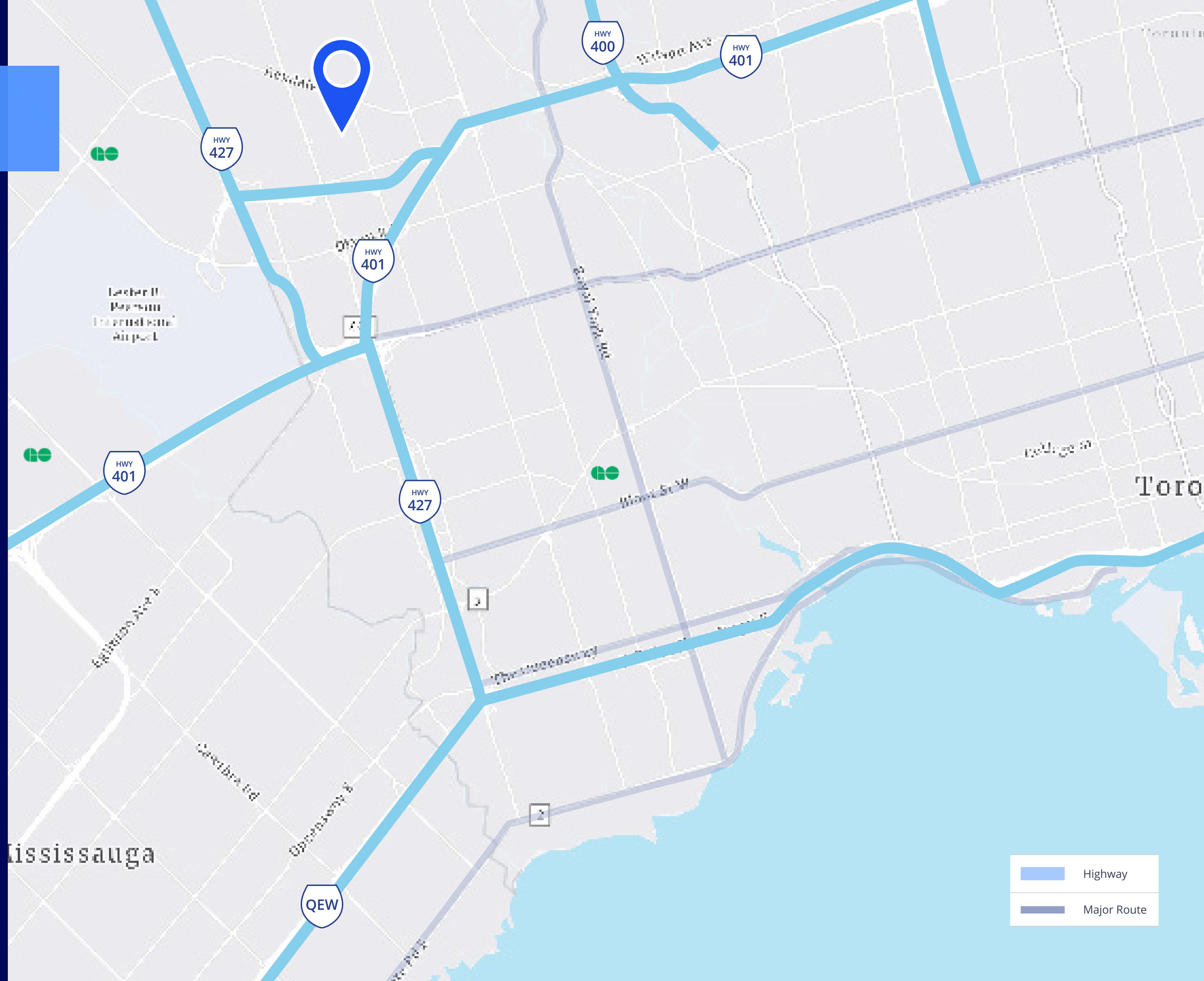
 **Highway 400**
8 Minutes

 **Highway 401**
8 Minutes

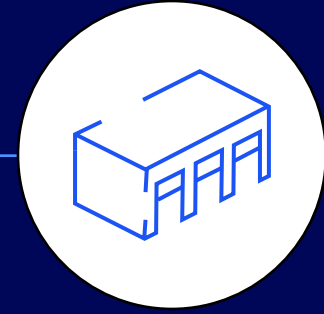
Downtown Mississauga
21 minutes

Brampton
21 minutes

Downtown Toronto
29 minutes

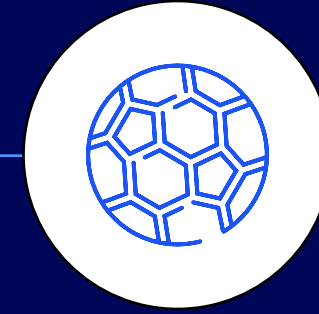


E1.0 Zoning



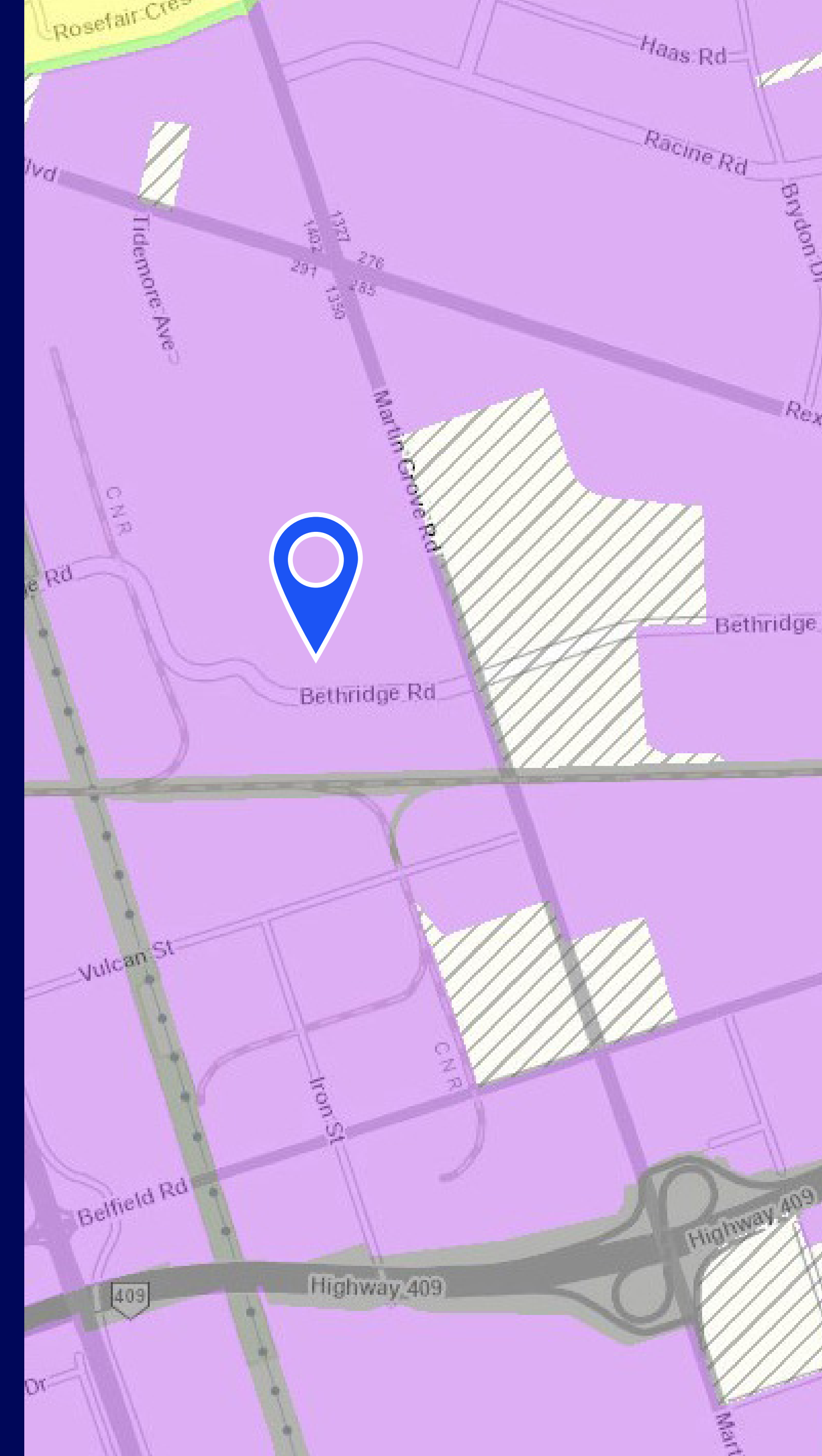
Industrial

- 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
- Kennel
- Laboratory
- Manufacturing Uses*
- 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



Uses with Conditions

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marijuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment



*List is not extensive, [click here for more](#)

Our Team



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