



110

RONSON DRIVE ETOBICOKE

±72,156 SQ. FT.
**FREESTANDING
INDUSTRIAL BUILDING
FOR SALE OR LEASE**

For more information, please contact us:

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PROPERTY OVERVIEW

110 RONSON DRIVE, ETOBICOKE

110 Ronson Drive (the “Property”) is a well-maintained, high quality industrial freestand with Highway 401 exposure and excellent signage opportunity. The Property is available for immediate occupancy and offers heavy power of 2,500 amps, 14 ft clear height, and has recently been completely renovated. The site boasts excellent connectivity to 400 series highways, public transit, Pearson Airport and is surrounded by numerous amenities. The location also benefits from an abundant labour pool in the vicinity.

**COMPLETELY
RENOVATED
DECEMBER
2024**

PROPERTY PROFILE

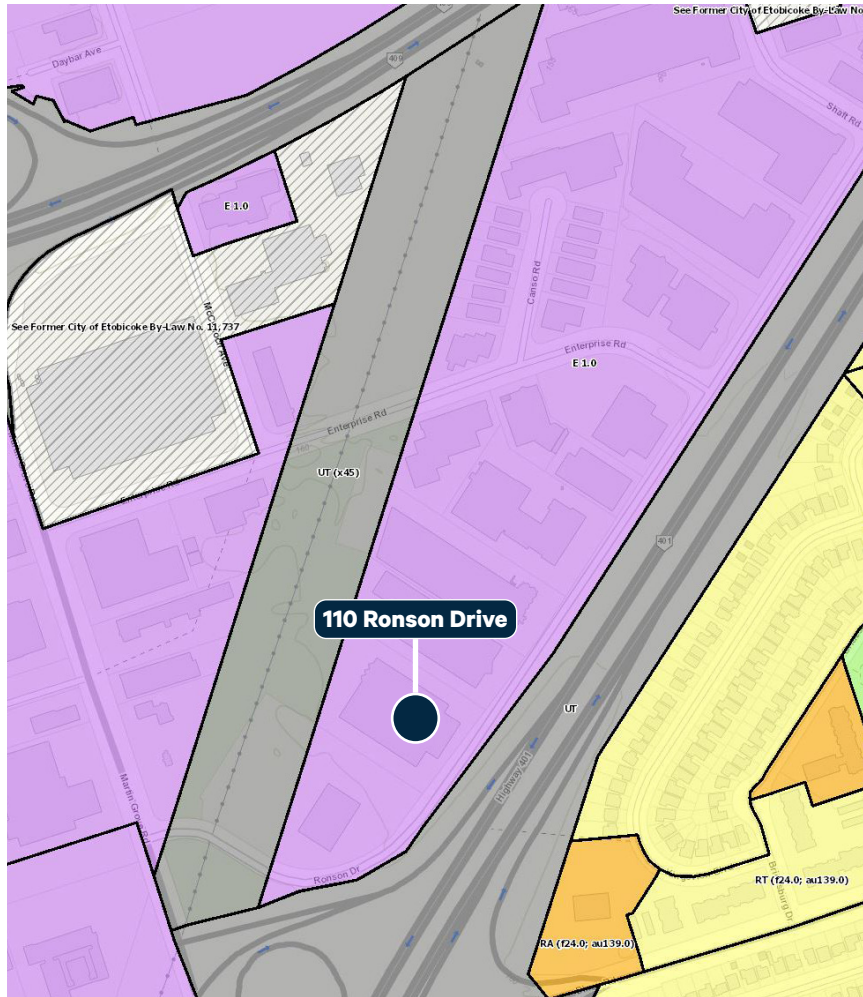
110 RONSON DRIVE, ETOBICOKE

BUILDING SIZE	±72,156 Sq. Ft.
INDUSTRIAL AREA	±59,563 Sq. Ft.
OFFICE AREA	±12,593 Sq. Ft.
LOT SIZE	±3.59 Acres (46% coverage)
CLEAR HEIGHT	14'
POWER	2,500 Amps / 600 Volts
SHIPPING	3 Truck Level Doors 3 Drive-In Doors
HEATING	Gas forced air open
SPRINKLERS	Fully sprinklered
ZONING	E 1.0 - Accessory outside storage permitted
PROPERTY TAXES (2024)	\$86,869.76 CAD
POSSESSION	Immediate
LEGAL DESCRIPTION	PT LT D PLAN 5210 & PT LT 22 CON 1 FRONTING THE HUMBER, PTS 1 & 2 64-R6091 S/T EB434522 ETOBICOKE, CITY OF TORONTO
RECENT RENOVATIONS	<ul style="list-style-type: none">Freshly painted exterior (dark grey & white) with new landscaping.New topcoat of asphalt and parking spots re-striped.New carpet & lighting in the office and freshly painted & some offices have been removed.New LED lighting in white-boxed warehouse.All new unit heaters and epoxied floors in warehouse.All new dock level doors & equipment.Brand new 4-ply system roof.
FEATURES	<ul style="list-style-type: none">Great curb appeal and signage opportunity along Hwy. 401.2 points of ingress/egress.Excellent connectivity to 400 series highways, public transit, and Pearson Airport.Close to many amenities and an abundant surrounding labour pool.Ample employee parking.Potential to license the adjacent Hydro lands for additional parking.Can be purchased or leased together or separately from 100 Ronson Drive.

All Information to be verified by purchaser.



ZONING INFORMATION



[VIEW FULL ZONING HERE](#)

UNDER THE E 1.0 ZONE, THE FOLLOWING USES ARE PERMITTED:

PERMITTED USES (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 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 [By-law: OMB PL130592]

PERMITTED USES (With Conditions)

All Manufacturing Uses except:

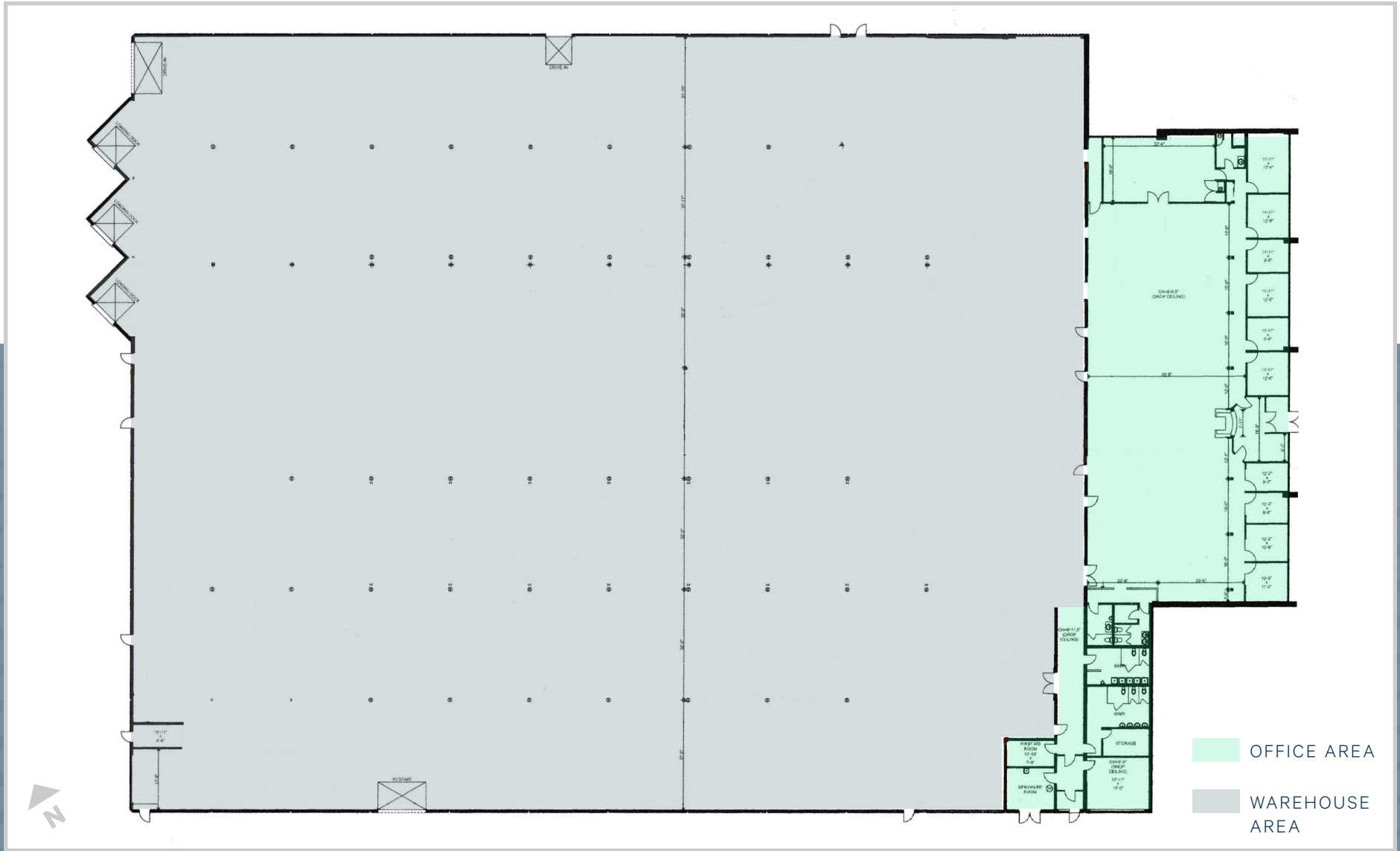
1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
2. Ammunition, Firearms or Fireworks Factory;
3. Asphalt Plant;
4. Cement Plant, or Concrete Batching Plant;
5. Crude Petroleum Oil or Coal Refinery;
6. Explosives Factory;
7. Industrial Gas Manufacturing;
8. Large Scale Smelting or Foundry 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

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- 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 (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)

**Not an exhaustive list. Purchaser to verify that intended use complies with zoning.*

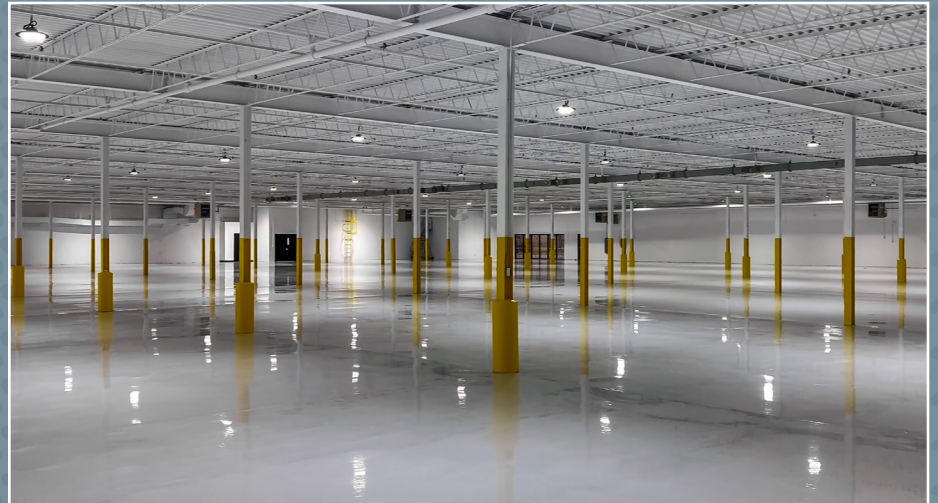
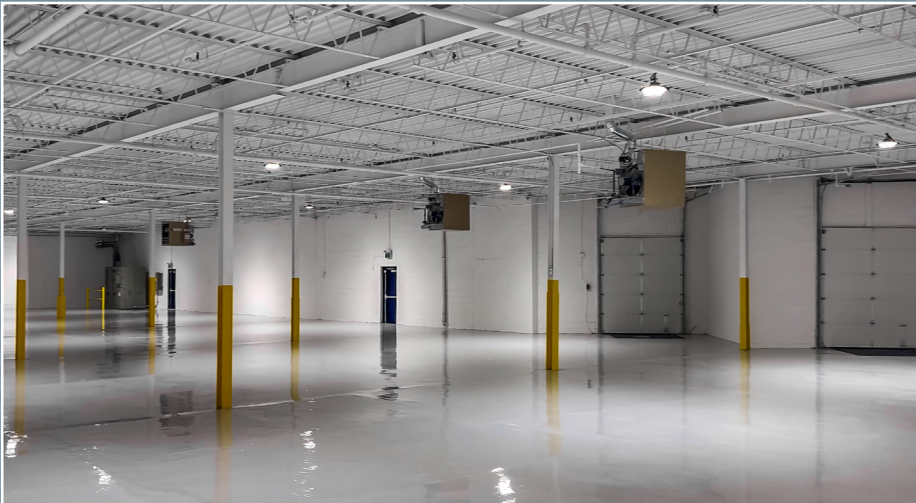
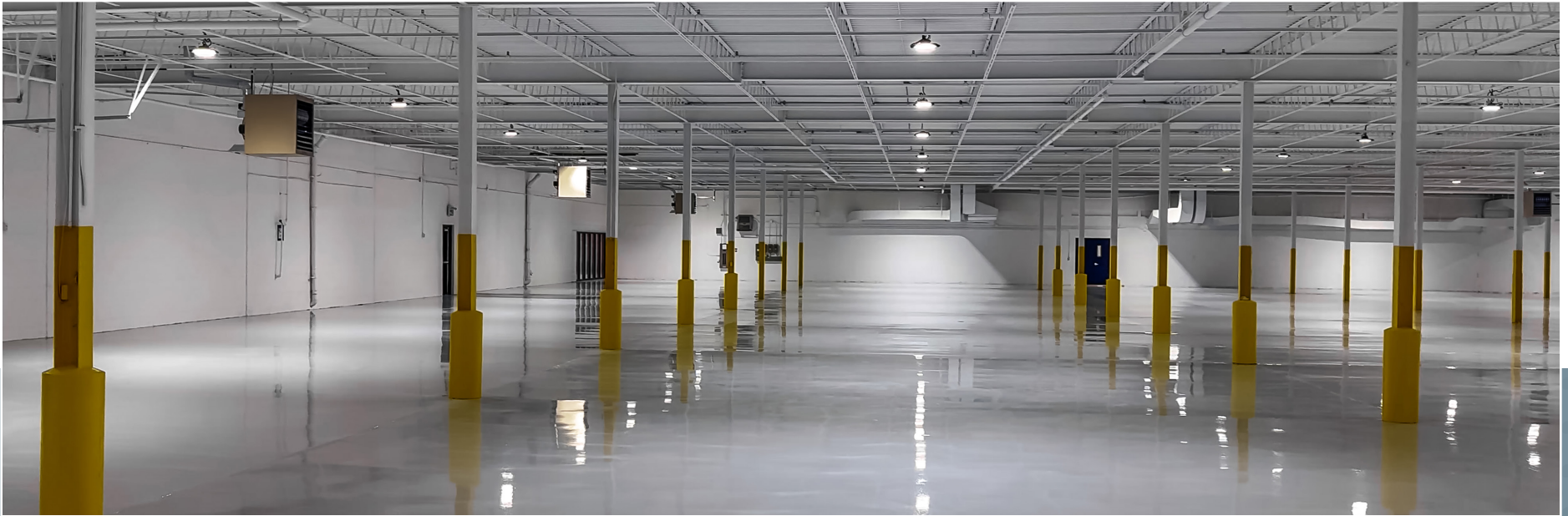
FLOOR PLAN

110 RONSON DRIVE



INTERIOR PHOTO GALLERY

WAREHOUSE PHOTOS DECEMBER 2024

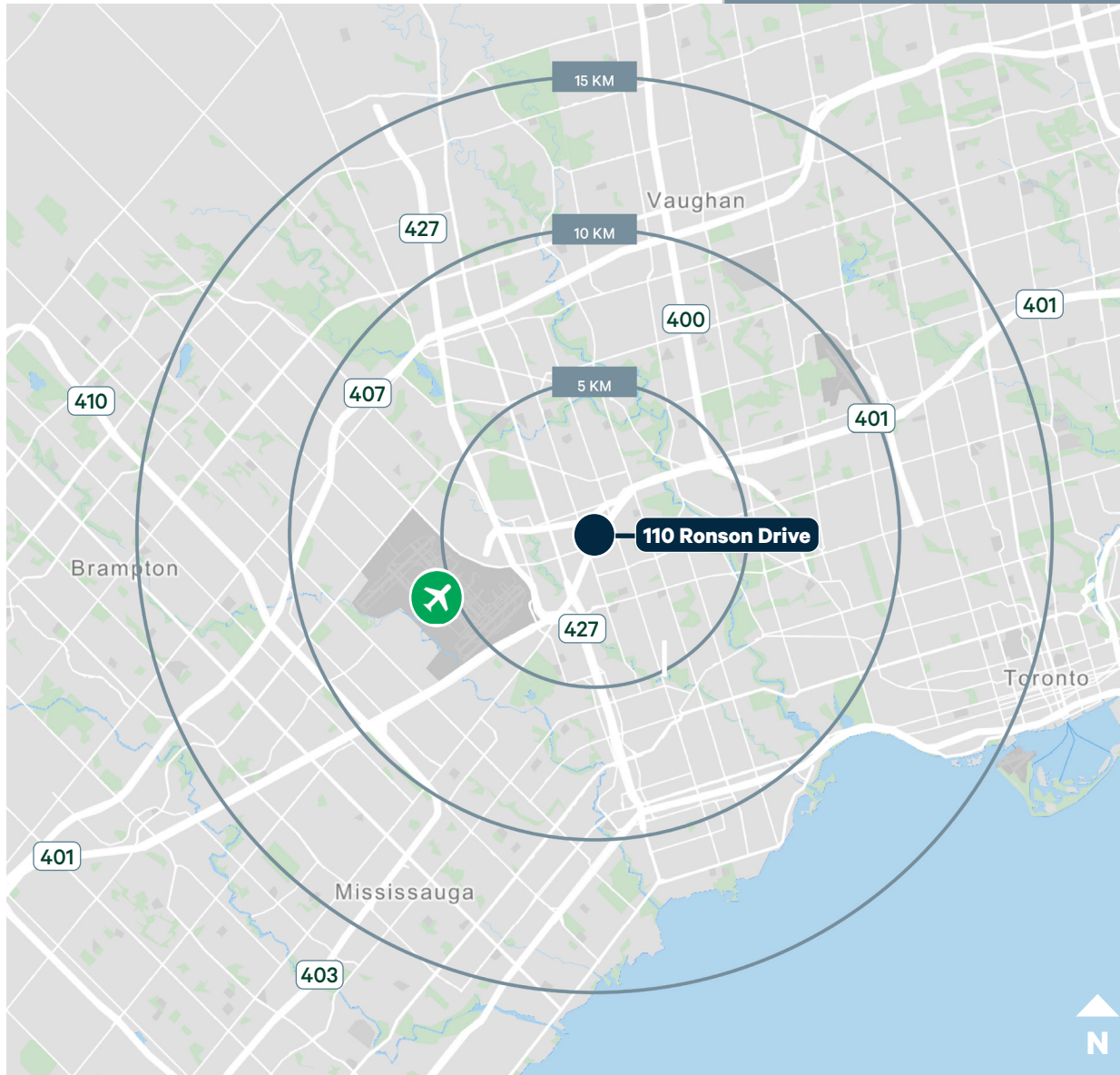


INTERIOR PHOTO GALLERY

OFFICE PHOTOS DECEMBER 2024



ACCESSIBLE GTA LOCATION



DRIVE TIMES

Highway 401

1.2 KM | 2 MIN

Vaughan CP Intermodal

18.6 KM | 21 MIN

Highway 409

1.5 KM | 3 MIN

Malport CN Intermodal

13.8 KM | 19 MIN

Highway 27

1.5 KM | 4 MIN

Downtown Toronto

26.4 KM | 34 MIN

Highway 427

3.3 KM | 8 MIN

Canada-US Border @
Lewiston Queenston Bridge

133.4 KM | 1 HR

Pearson International Airport

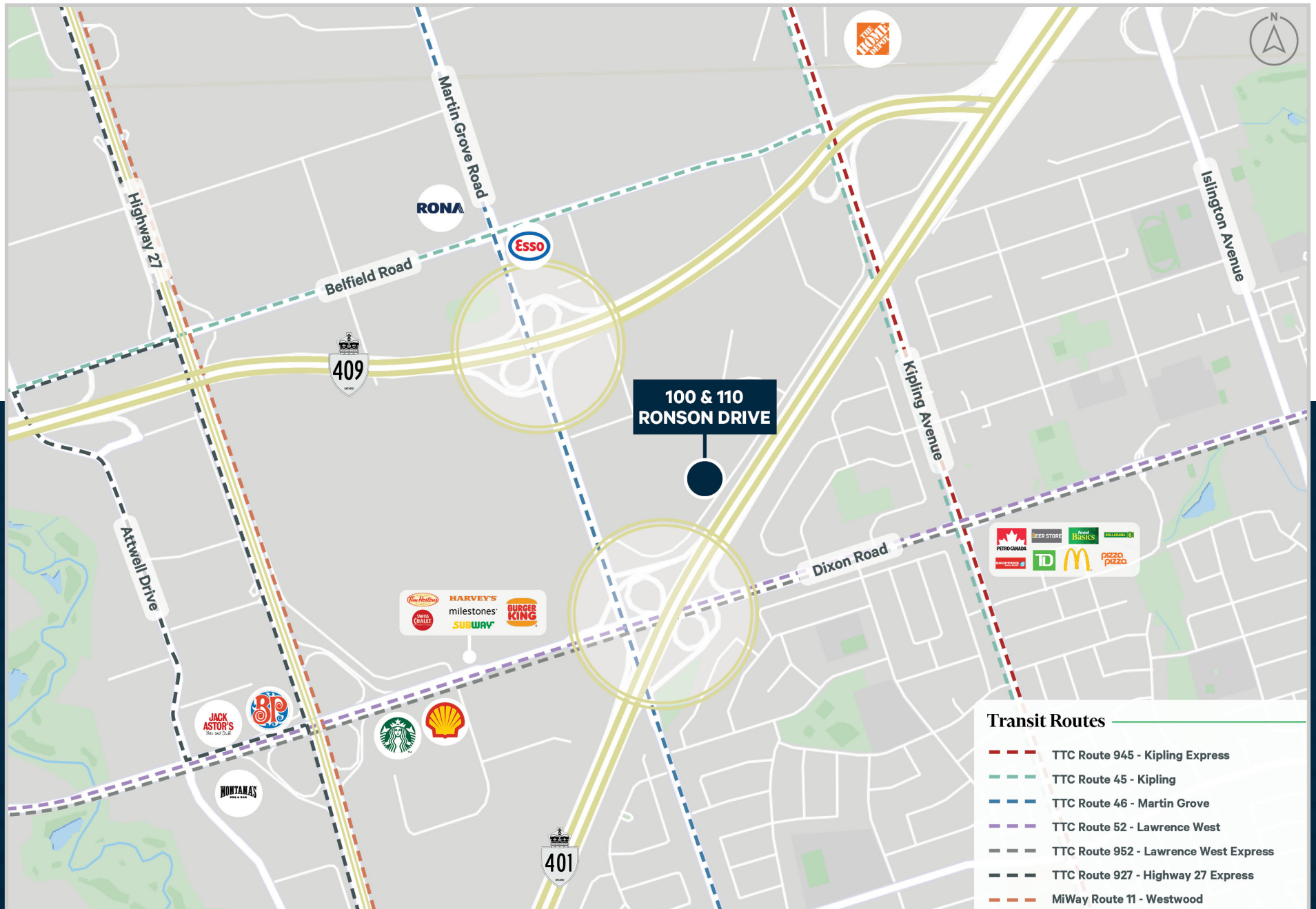
5.0 KM | 8 MIN

41 MIN

DEMOGRAPHICS

	Total Population	Total Labour Force
5 KM	183,292	96,428
10 KM	848,949	458,463
15 KM	2,270,113	1,290,584

NEARBY AMENITIES & TRANSIT





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