

For Lease: Industrial

100 North Queen Street

Etobicoke, ON



Lennard:

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Total Area
72,764 SF
Office Area
7,276 SF
Industrial Area
65,488 SF



Lease Rate
\$16.49 PSF
Additional Rent
\$5.00 PSF (2025)



Parking
40 Spots



Clear Height
14'1" - 18'6"



Power
4,000 Amps
600 Volts



Shipping
7 Truck Level Doors &
1 Drive In Door

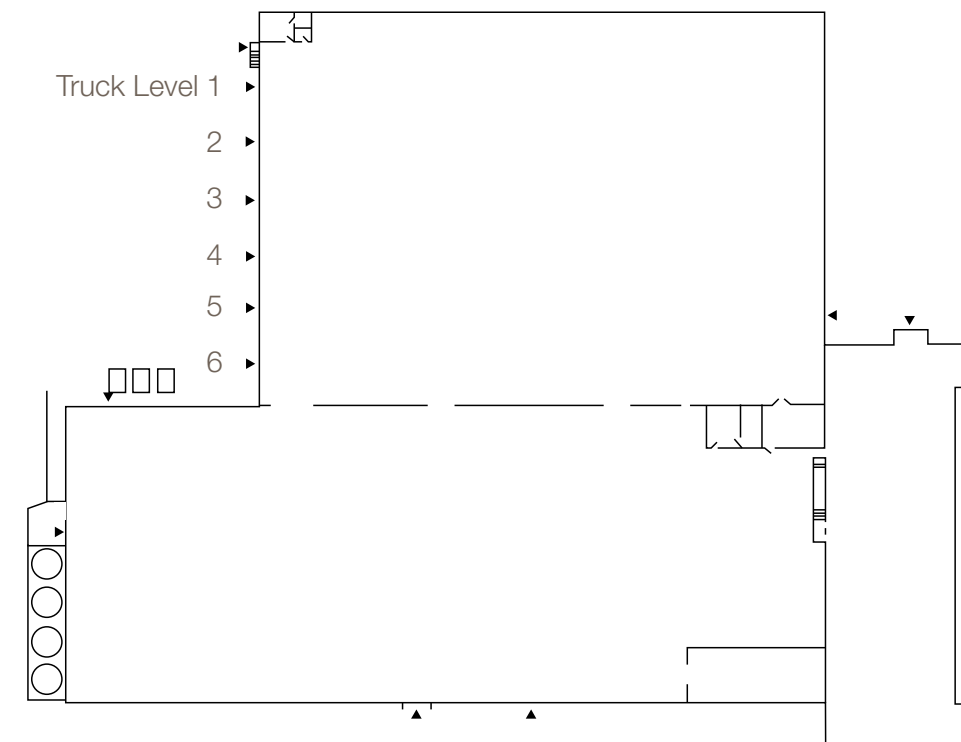


Property Highlights

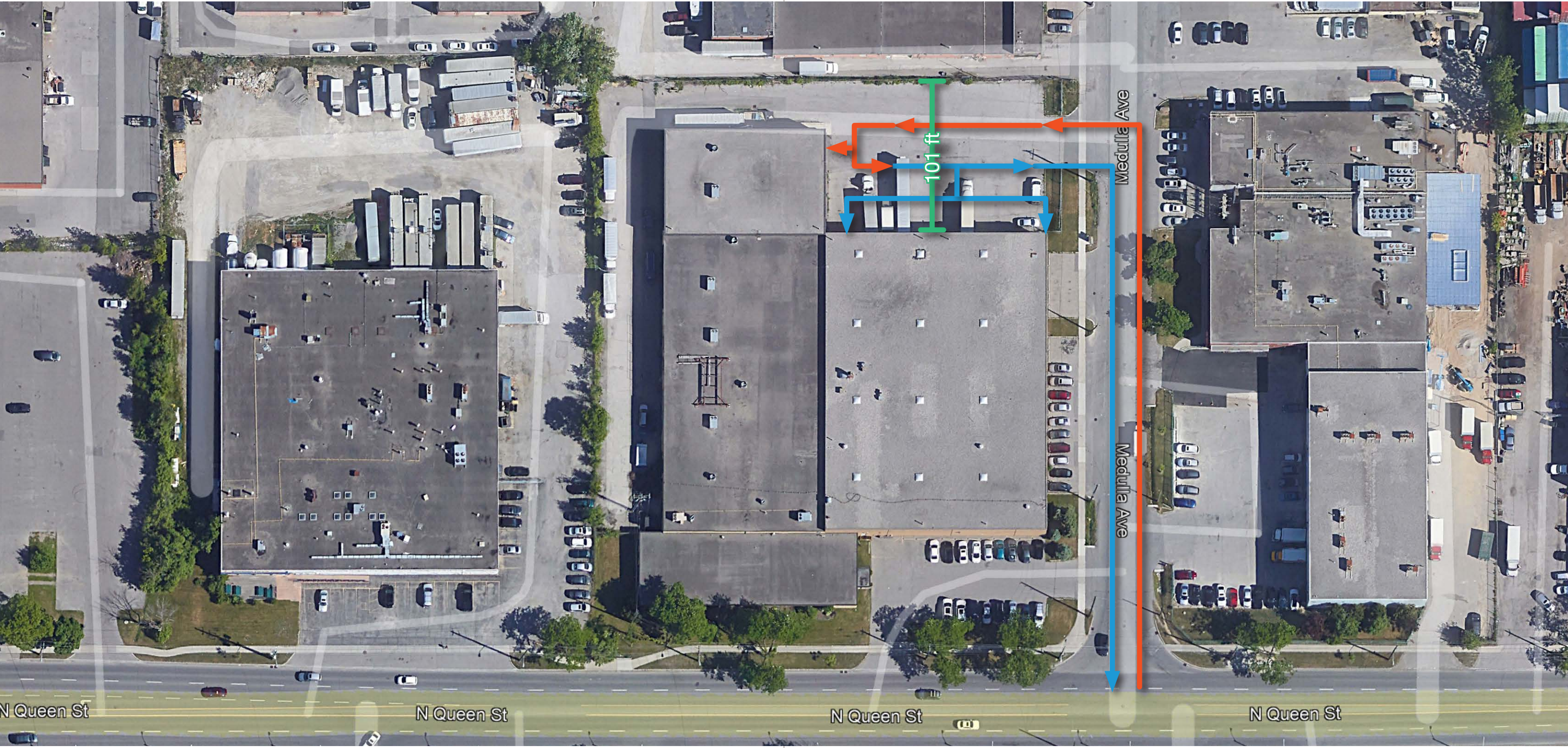
Exceptional freestanding industrial facility offering 72,764 SF with functional clear heights ranging from 14' to 18'6". The building provides 7 truck-level doors and 1 drive-in door with full 53' trailer access, ensuring efficient shipping and logistics. Supported by 4,000 amps / 600 volts of power, this site is ideal for warehousing, distribution, or light manufacturing users. With a small office component of approximately 3,600 SF, the building balances efficiency with flexibility. Positioned on a high-visibility corner across from national retailers and seeing over 30,000 vehicles daily, the property benefits from excellent exposure and branding opportunities. Easy access to Highways 427, QEW, and 401 ensures connectivity across the GTA.

Extras

Ample shipping, heavy power, T5 lighting, skylights, and rooftop HVAC units. E1.0 zoning allows for diverse industrial and service uses. Exceptional opportunity in a sought-after Etobicoke node.



Shipping Access:



Zoning:

E 1.0 - Employment Industrial Zone

Permitted Uses

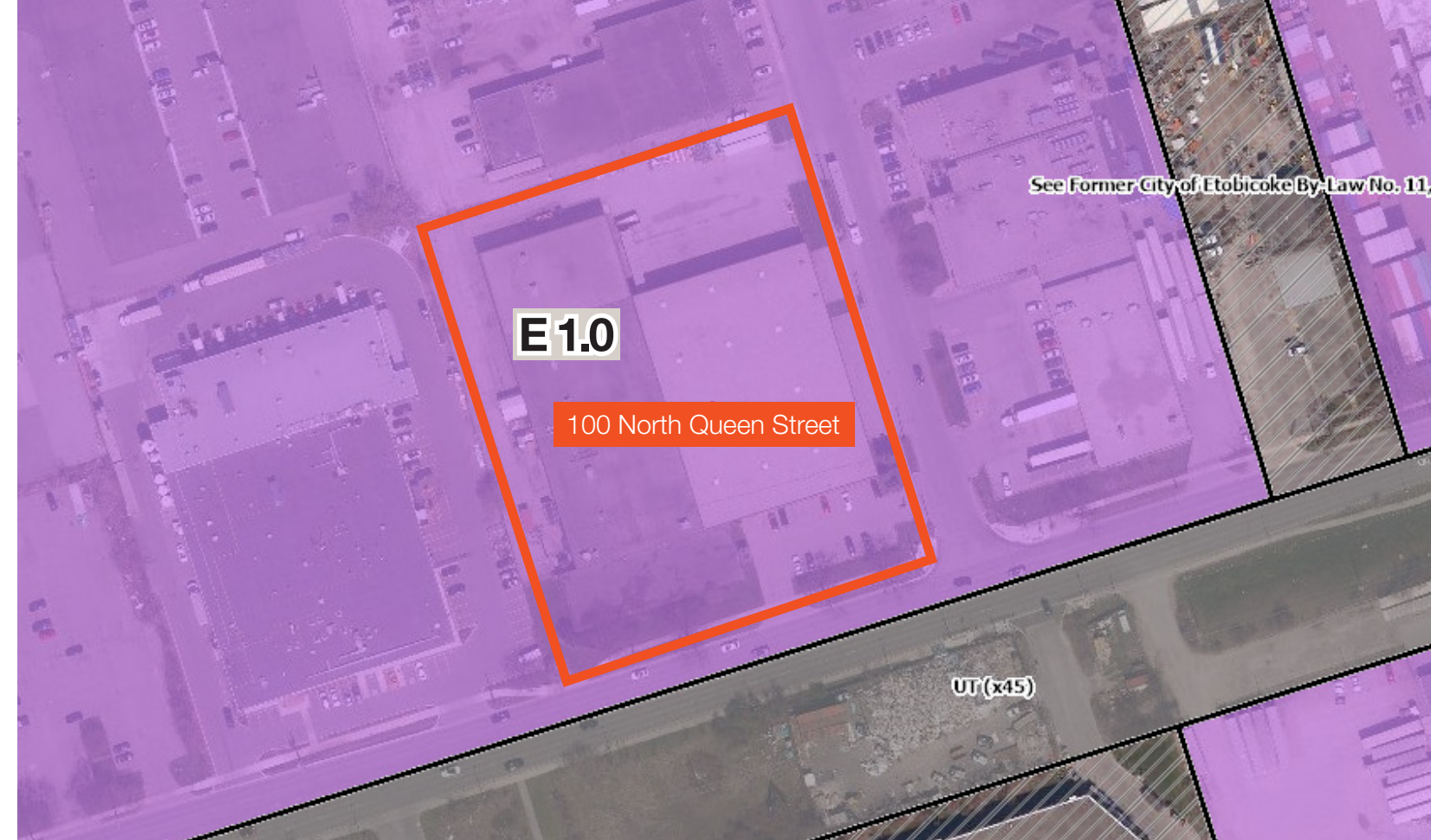
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- 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

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

For more zoning information, please visit City of Toronto's Website: https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm



Permitted Uses With Conditions

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marihuana 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



Toronto Pearson International Airport

Amenity Map: Etobicoke, ON



100 North Queen Street

- TD
- Loblaws

- PIZZA NOVA
- Starbucks
- RBC

- DQ
- RBC
- Shell

- LCBO
- food Basics
- metro
- Scotiabank
- Tim Hortons
- DOLLARAMA

- TD
- SHOPPERS DRUG MART

- TD
- GO

- Esso
- Tim Hortons

- ups
- COSTCO WHOLESALE
- Starbucks
- Tim Hortons
- DQ

- Esso

- IKEA

- BEST BUY
- Walmart
- THE HOME DEPOT
- sunset grill

- CF Sherway Gardens

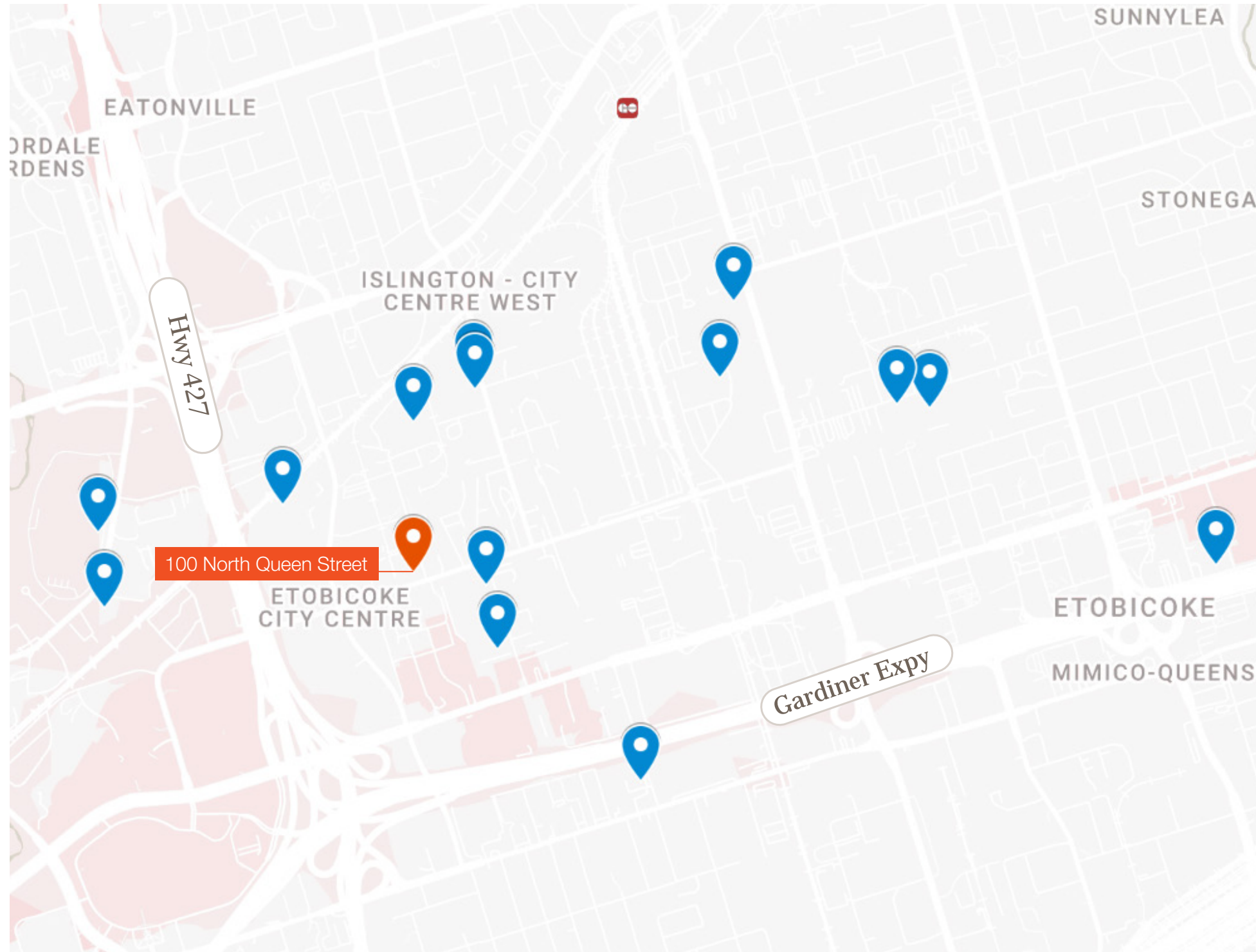
- Wendy's
- CANADIAN TIRE
- BURGER KING
- CIBC
- KFC



Gardiner Expy

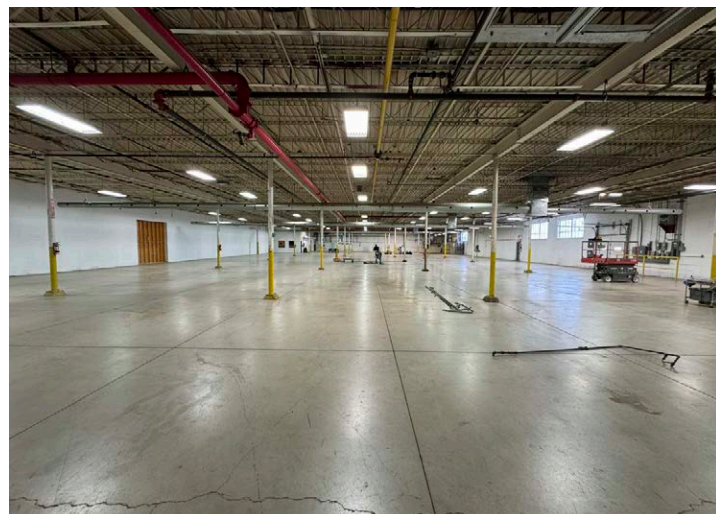
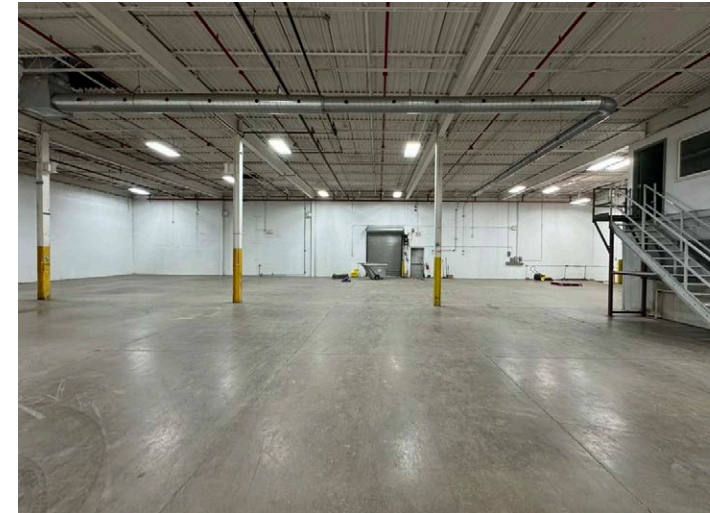
HWY 427

Neighbouring Companies



- Purolator** Canada's premier courier and logistics company
- Canada Post** Canada's primary postal and parcel delivery service.
- Blanco Canada Inc** Canadian subsidiary of a global leader in kitchen sinks and faucets.
- Wajax** Prominent Canadian distributor of industrial products and services
- Bell Canada** One of Canada's largest telecom providers
- DECIEM** Global skincare brand DECIEM's central distribution facility
- Kinectrics Inc** International authority in power systems testing and engineering
- Metro Distribution Centre** Centralized hub powering one of Canada's top grocery chains
- Canadian Linen & Uniform Service** Nationwide provider of uniforms and facility services
- Coleman Containers** Longstanding Ontario-based packaging manufacturer
- Lush Cosmetics** Flagship ethical cosmetics production site serving North America
- Cascades Recovery** Specialized national recycling and resource recovery operation
- EMCO** Leading Canadian plumbing and building supply distributor
- Tire Discounter Group** Ontario-based tire wholesaler and distributor

Interior







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