

271,859 SF | ±5 ACRES OF EXCESS LAND

Rare Central GTA Industrial Opportunity with Secured Excess Land



SIGNET
— DRIVE
NORTH YORK —

Kipling

AVISON
YOUNG



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DRIVE
NORTH YORK

271,859 SF OF MODERN INDUSTRIAL SPACE

STRATEGIC LOCATION.
SECURED YARD.
SCALABLE ADVANTAGE.

Located in the heart of the Central GTA, this property offers up to 5 acres of paved, secured excess land for outside storage or trailer parking (from \$14,000 per acre/month), with flexible demising options from 2-5 acres.

The modern facility features ESFR sprinklers, a backup generator, ± 200 parking stalls, and the option to add truck-level doors, along with excellent access to TTC transit, the Finch LRT, and Highways 400, 401, and 407. Situated in a well-established industrial node, it includes 21,986 SF of single-floor office space with employee amenities, which can be reduced if required.

TOTAL AREA	INDUSTRIAL AREA	OFFICE AREA
271,859 sf	249,873 sf	21,986 sf

SHIPPING	CLEAR HEIGHT	BAY SIZE
32 TL 2 Oversized DI	28'2"	42'w x 36'd

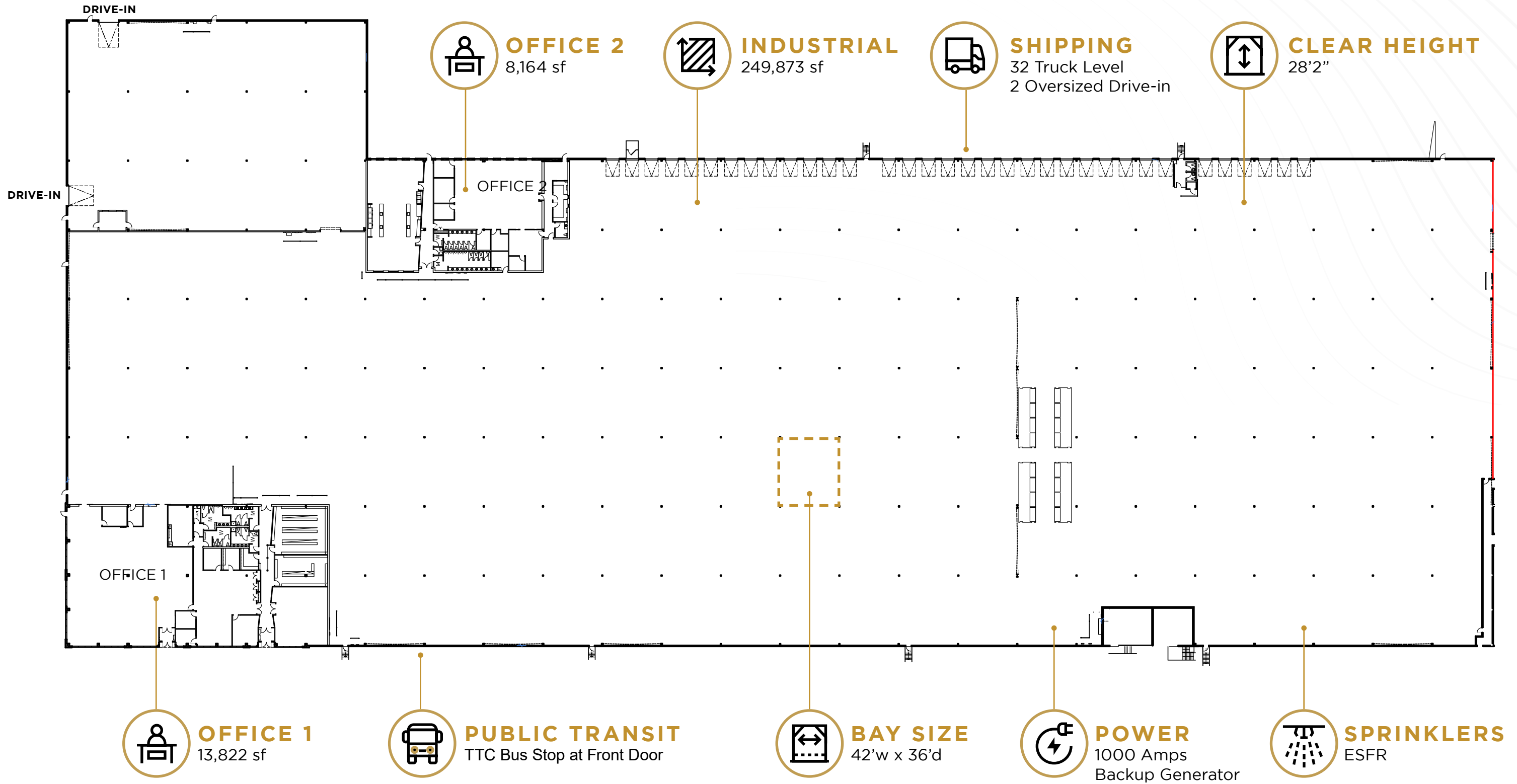
POWER	SPRINKLERS	CAR PARKING
1000 amps	ESFR	± 200 stalls

POSSESSION	ASKING RATE	TMI (2026 EST.)
October 1, 2026	\$16.95 psf	\$4.95 psf



FLOOR PLAN

±5 ACRES OF EXCESS LAND



An aerial night view of a city, showing a complex highway interchange in the foreground. The city lights are visible in the background, and the overall scene is dark with some blue and orange tones. The text is overlaid on the image.

99 SIGNET. TRANSIT CONNECTED, TALENT READY

LOCATION + CONNECTIVITY

STRATEGICALLY POSITIONED FOR SUCCESS.

Drive Times to Highways

Highway 400	1.1 KM	3 MIN
Highway 407	2.0 KM	4 MIN
Highway 401	5.9 KM	7 MIN
Highway 427	9.9 KM	10 MIN

Drive Times to Cities

Vaughan	7.3 KM	8 MIN
Brampton	12.4 KM	15 MIN
Downtown Toronto	21.6 KM	22 MIN
Bolton	25.8 KM	26 MIN
Markham	32.5 KM	29 MIN

Public Transit Access

Finch LRT - Signet Arrow Station	1.2 KM	3 MIN
Downsview Park GO Station	9.6 KM	16 MIN
Oriole GO Station	20.5 KM	20 MIN

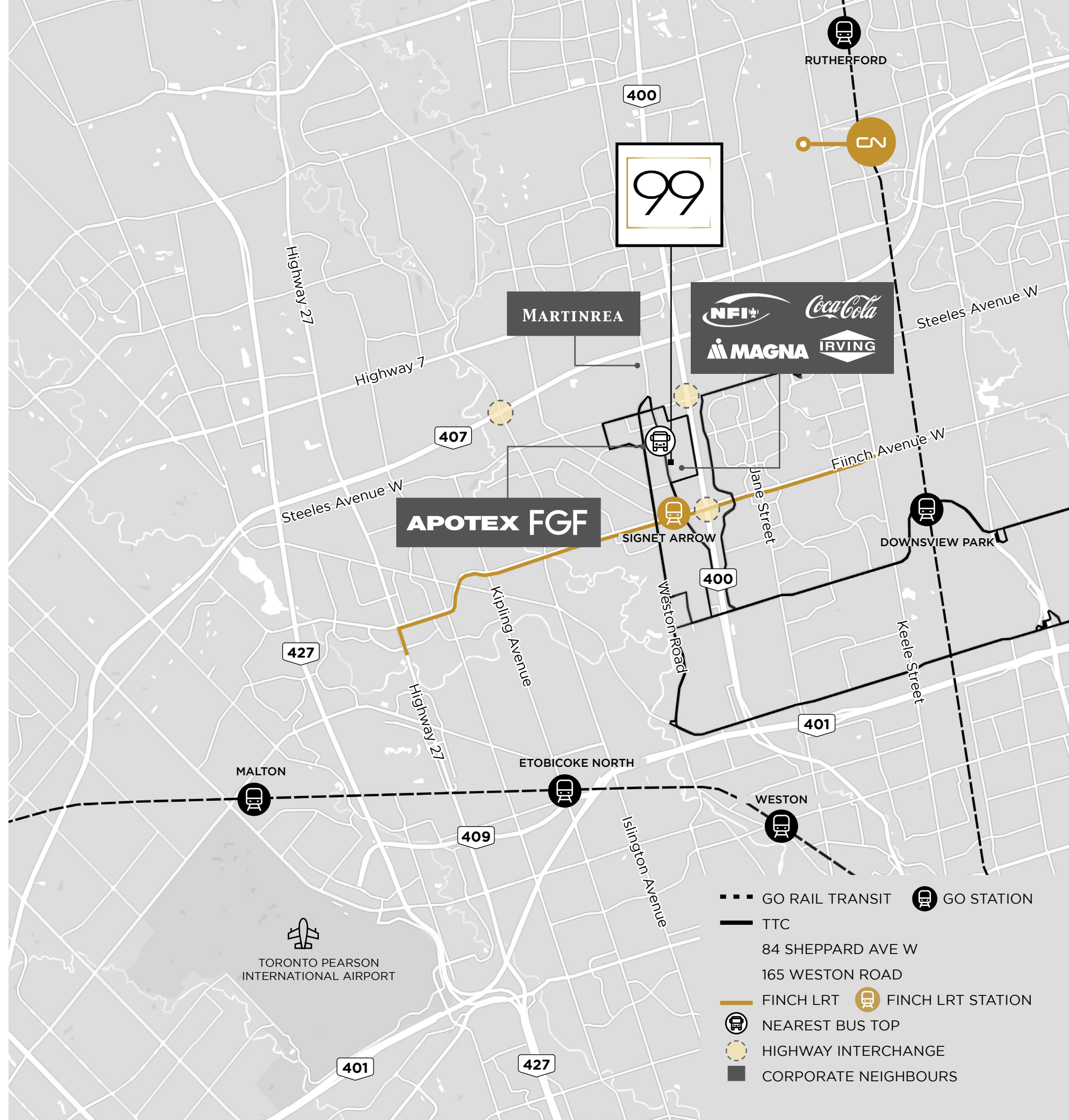
Drive Times to CN/CPKC Rail

CN MacMillan Yard	11.9 KM	18 MIN
CPKC Vaughan Intermodal	16.4 KM	22 MIN

5 MINS | 2KM
Highway 400/407 Interchange

15 MINS | 14 KM
Toronto Pearson International Airport

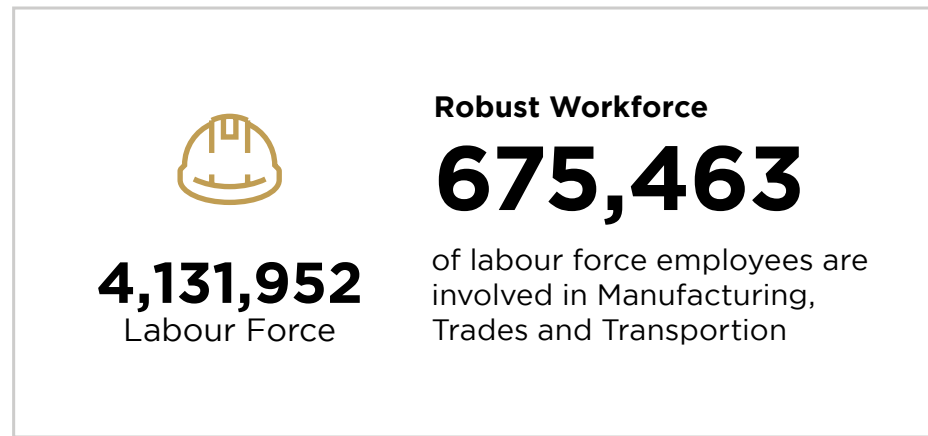
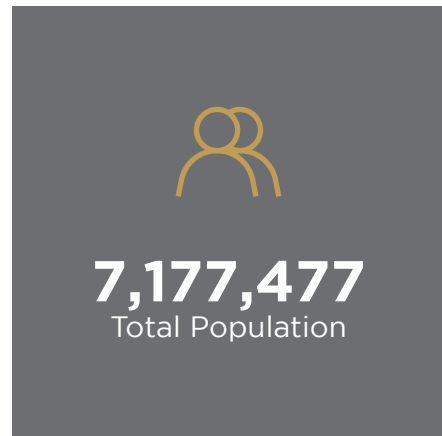
30 MINS | 23 KM
Downtown Toronto



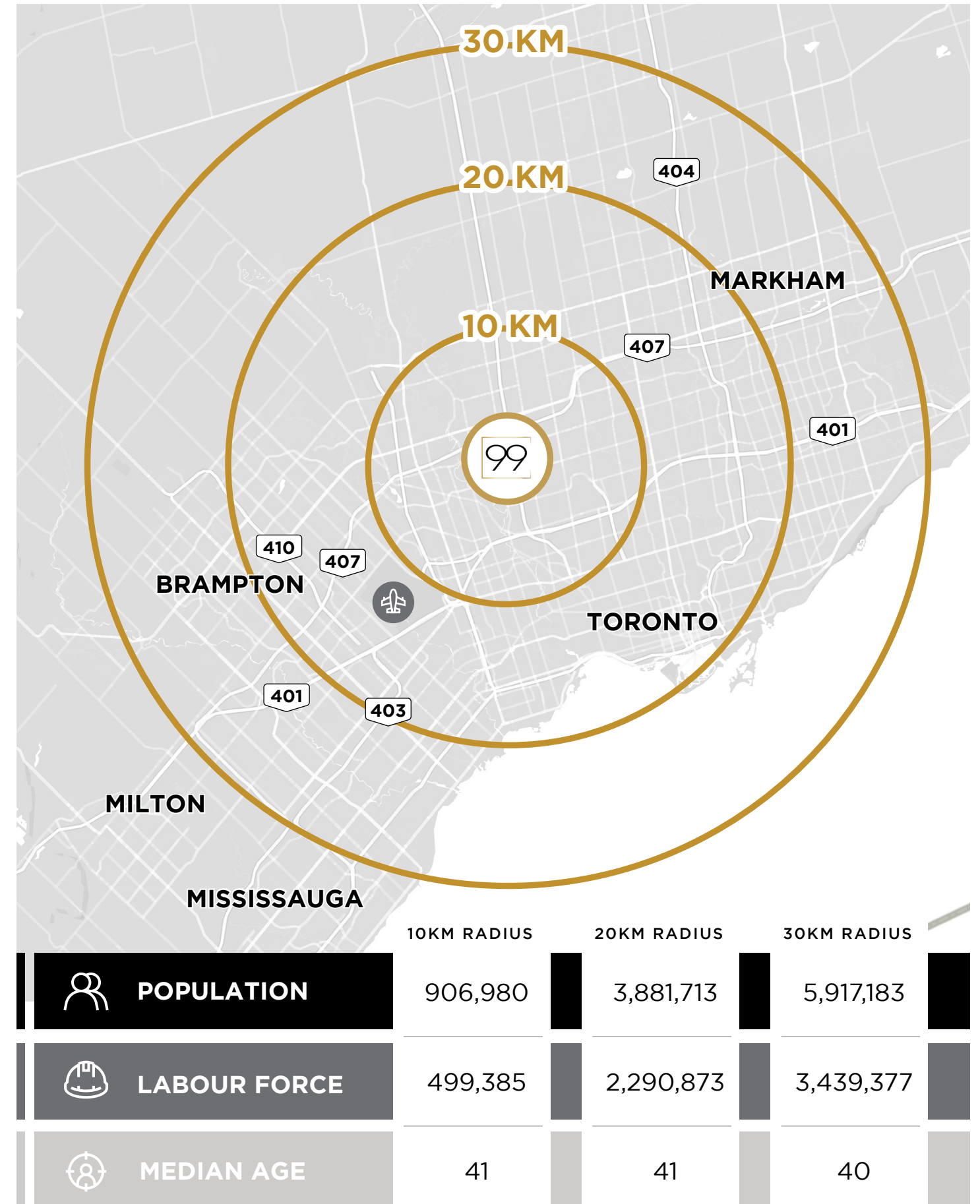
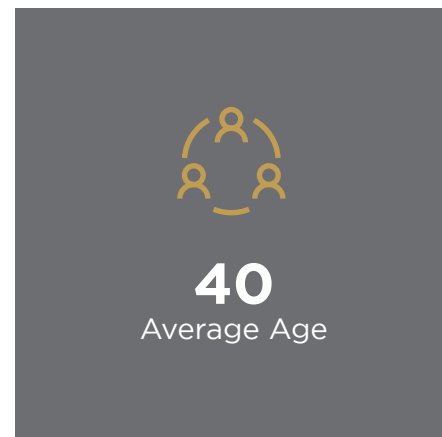
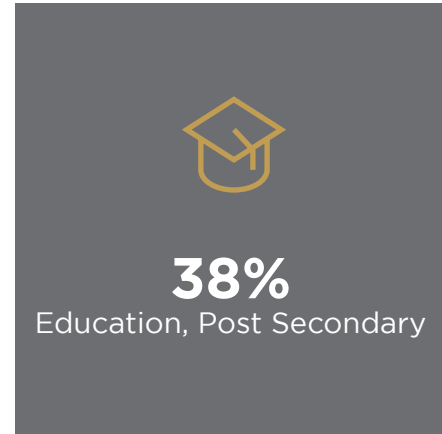
- GO RAIL TRANSIT
- TTC
- FINCH LRT
- GO STATION
- FINCH LRT STATION
- NEAREST BUS TOP
- HIGHWAY INTERCHANGE
- CORPORATE NEIGHBOURS

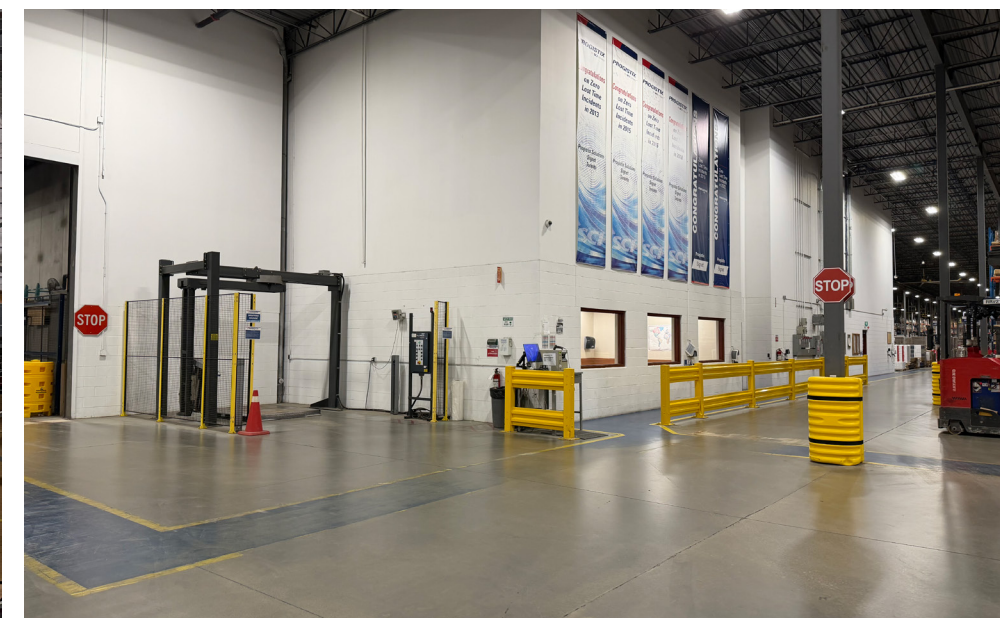
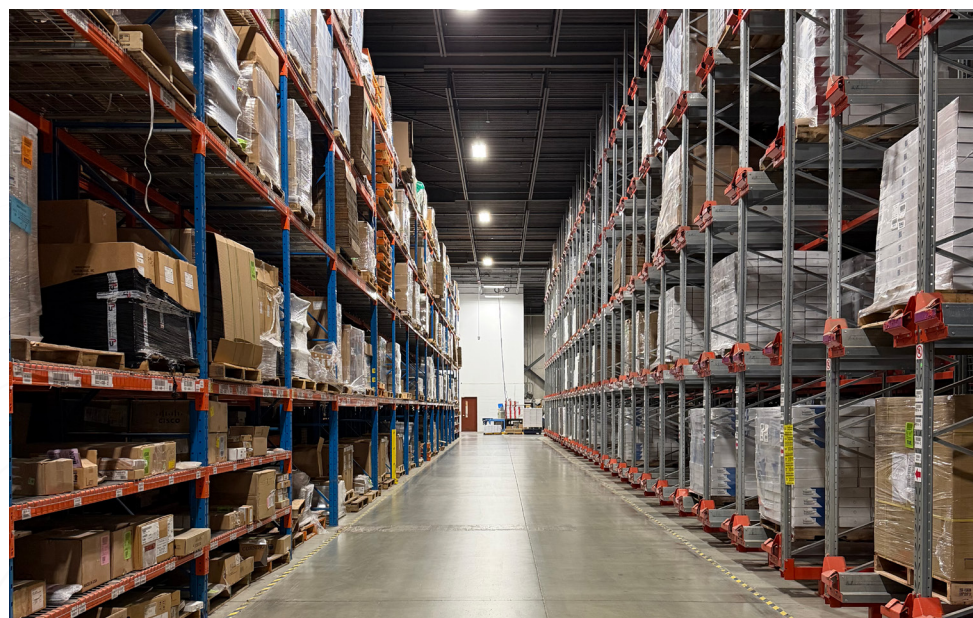
CONNECTED TO A DYNAMIC LABOUR POOL

Toronto's industrial market is supported by a large, skilled, and readily available labour force, making it one of Canada's most attractive regions for manufacturing, logistics, and distribution operations. The Greater Toronto Area offers a deep pool of talent across transportation, warehousing, advanced manufacturing, food processing, and skilled trades, enabling efficient staffing for both large-scale facilities and specialized industrial uses. A steady inflow of population and immigration continues to strengthen labour availability, supporting 24/7 operations and long-term workforce sustainability.



From a demographic perspective, Toronto's diverse and growing population provides employers with multilingual capabilities, broad skill sets, and adaptable talent well suited to modern industrial environments. The region's workforce benefits from access to transit, major highway corridors, and intermodal infrastructure, supporting reliable employee commute patterns and operational continuity. Together, these factors position Toronto as a premier industrial hub for occupiers seeking scalable labour, operational resilience, and proximity to Canada's largest consumer market.





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SIGNET
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271,859 SF
AVAILABLE



5 ACRES OF
EXCESS LAND



PAVED AND
SECURED YARD



UNMATCHED
CONNECTIVITY



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