



1940

Ellesmere St

Unit 19: 3,000 sf
Industrial Space For Lease

**Get more
information**

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**AVISON
YOUNG**

Unit Details



Available Unit

Unit 19: 3,000 sf



Net Rent (psf)

\$19.95



Additional Rent (psf)

\$5.00



Shipping

1 Drive-in



Parking

6 Spaces

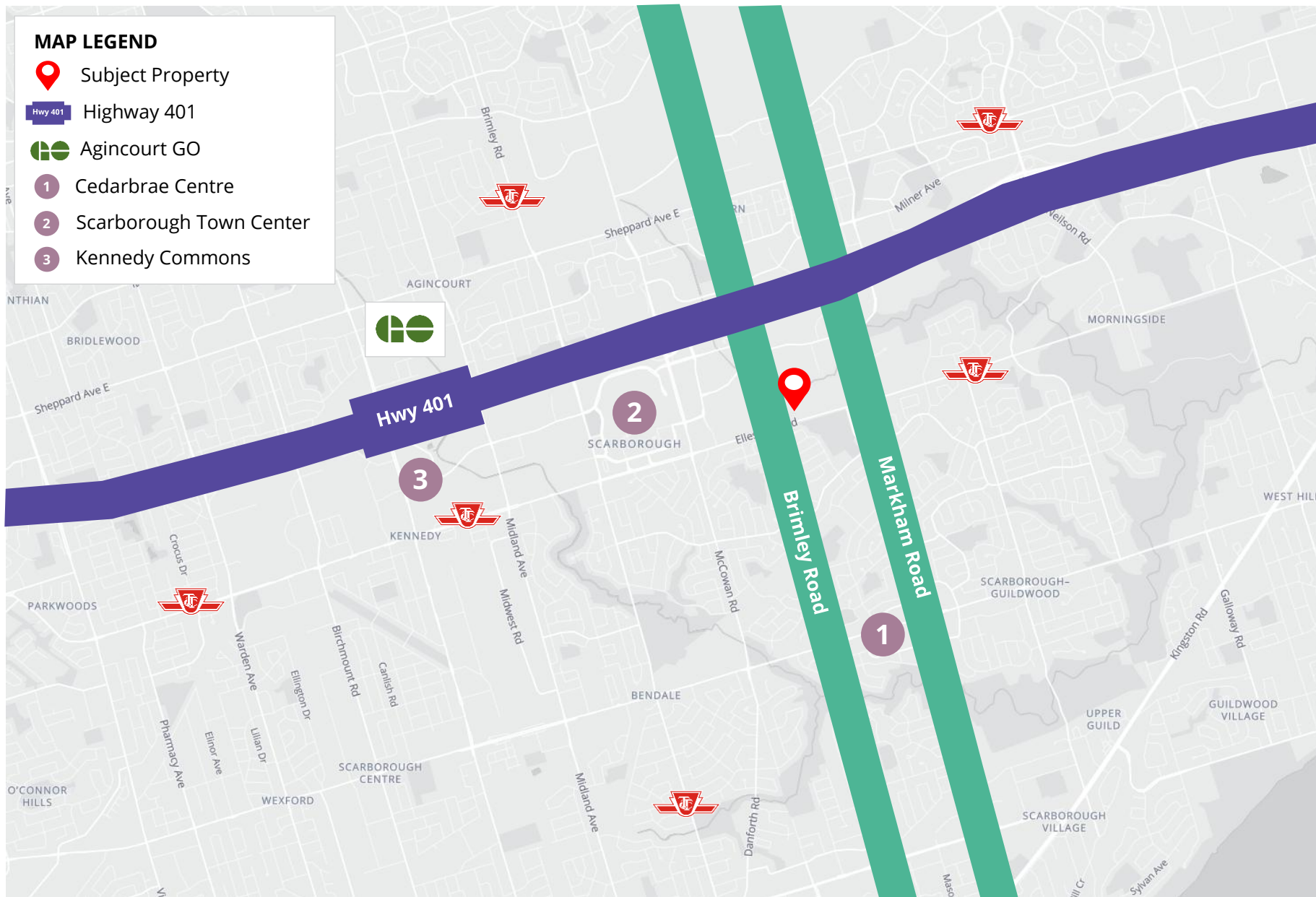


Availability

Immediate

- Inline small bay industrial unit in a newly updated industrial building
- Front office includes open reception area and 1 private office
- Landlord willing to replace flooring to tenant specifications
- 2 washrooms supporting the warehouse area
- No automotive users permitted





Zoning

Subject property is zoned **Employment Industrial - E 0.6 (x170)**

Permitted Uses

60.20.20.10 Permitted Use

(1) Use - E Zone

In the E zone, the following uses are permitted:

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
 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
 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]

60.20.20.20 Permitted Use - with Conditions

(1) Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

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)
 Vehicle Service Shop (17,31)
 Vehicle Washing Establishment (18)
 [By-law: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]

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