



FOR LEASE: 125 Bermondsey Road, Toronto, ON

Taylor Farris*

Associate Vice President
taylor.farris@colliers.com
905 330 6636

*Sales Representative

Colin Alves* SIOR

Vice Chairman
colin.alves@colliers.com
416 564 2500

Graham Meader*

Vice Chairman
graham.meader@colliers.com
416 578 8250

April Zarate*

Transaction Manager
april.zarate@colliers.com
416 727 0430

Markus Geiger*

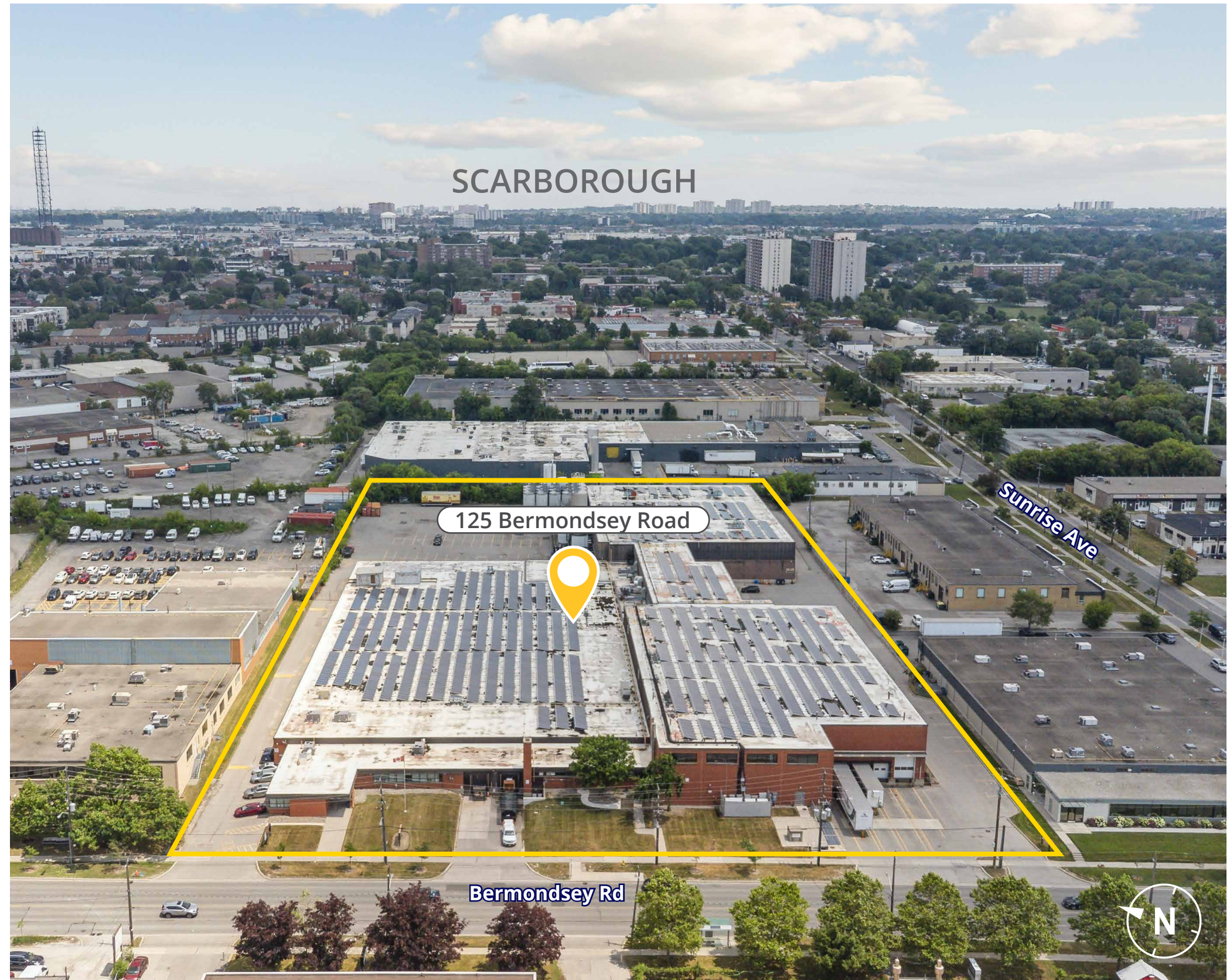
Sales Representative
markus.geiger@colliers.com
647 624 2448



Property Details 125 Bermondsey Road

Total Building Area	156,612 SF
Office Area	17,925 SF
Warehouse Area	138,687 SF
Clear Height	13' - 28'
Power	4,000 amps, 347/600 volts, 3-phase, 4-wire main
Shipping	16 TL 2 DI
Sprinklers	Yes
Parking	128 stalls
Zoning	EH1.0
Occupancy	January 1, 2026
Taxes (Annual)	\$246,654.86
Asking Net Rent	\$16.95 psf net

- High-demand last mile location just minutes to Downtown Toronto, providing unparalleled access to major transportation routes and key business hubs
- Former food & beverage facility
- Flexible zoning with infrastructure suitable for warehousing, distribution, or light manufacturing - outside storage permitted
- Centrally located with easy access to DVP, Eglinton Avenue, and major highways
- Frontage on Bermondsey
- Ability to have fenced & secured yard



Floor Plan

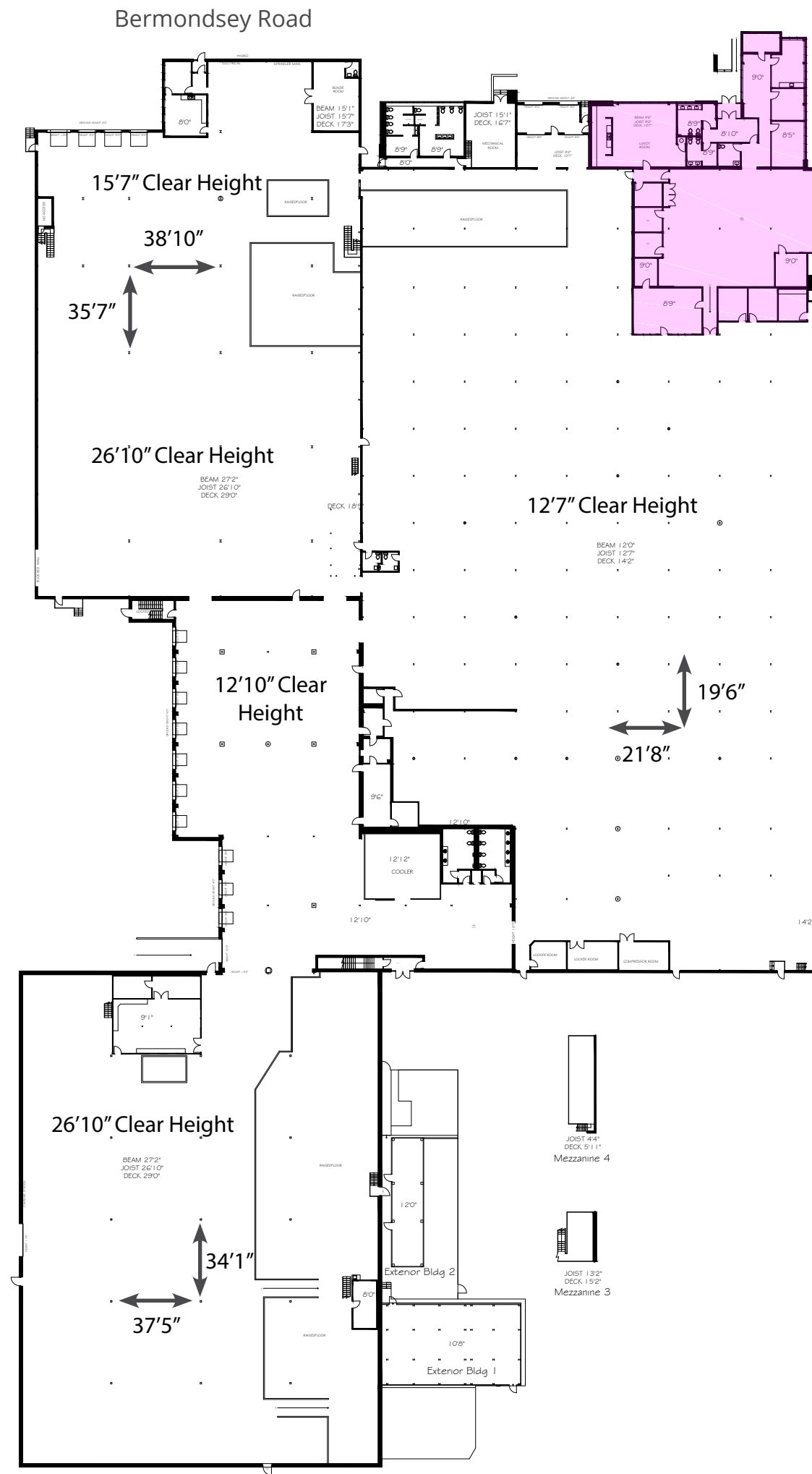
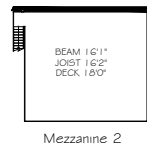
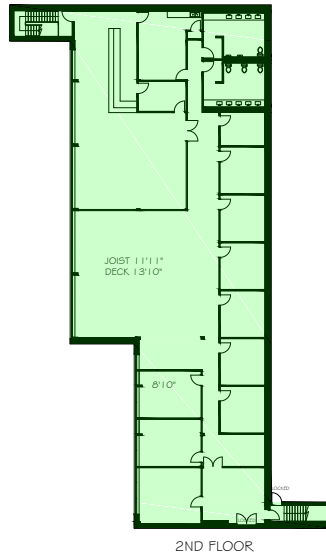
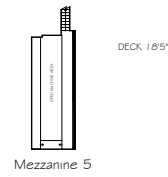
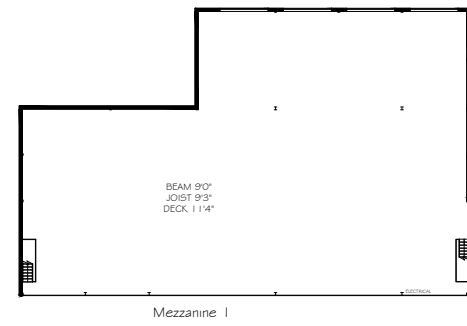
Total Building Area: 156,612 SF

Warehouse Area: 138,687 SF

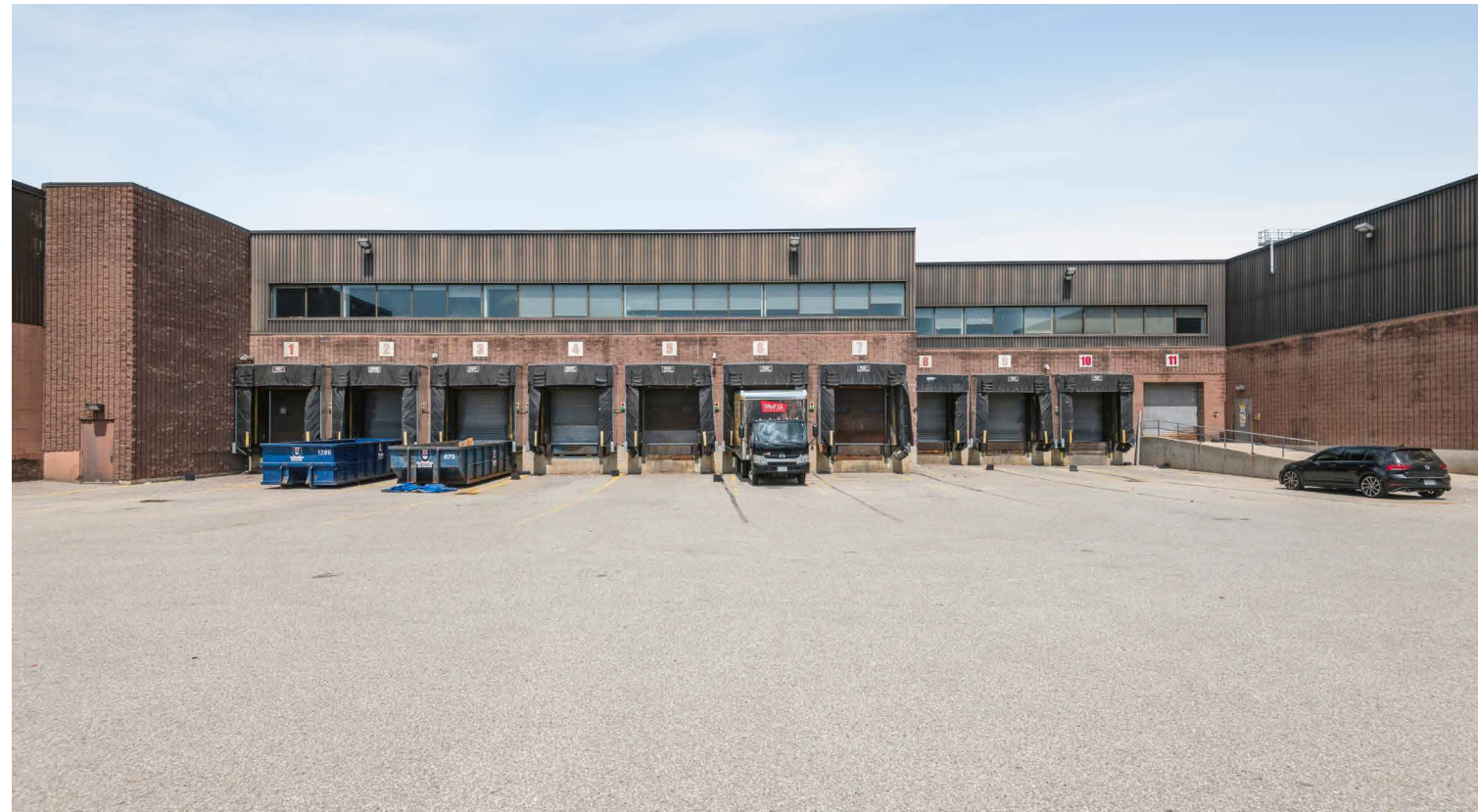
Total Office Area: 17,925 SF
(Floor 1 + Floor 2)

 **Floor 1 Office Area:** 8,783 SF

 **Floor 2 Office Area:** 9,142 SF



Property Photos



Zoning - EH 1.0

Employment Heavy Industrial Zone

Permitted Uses:

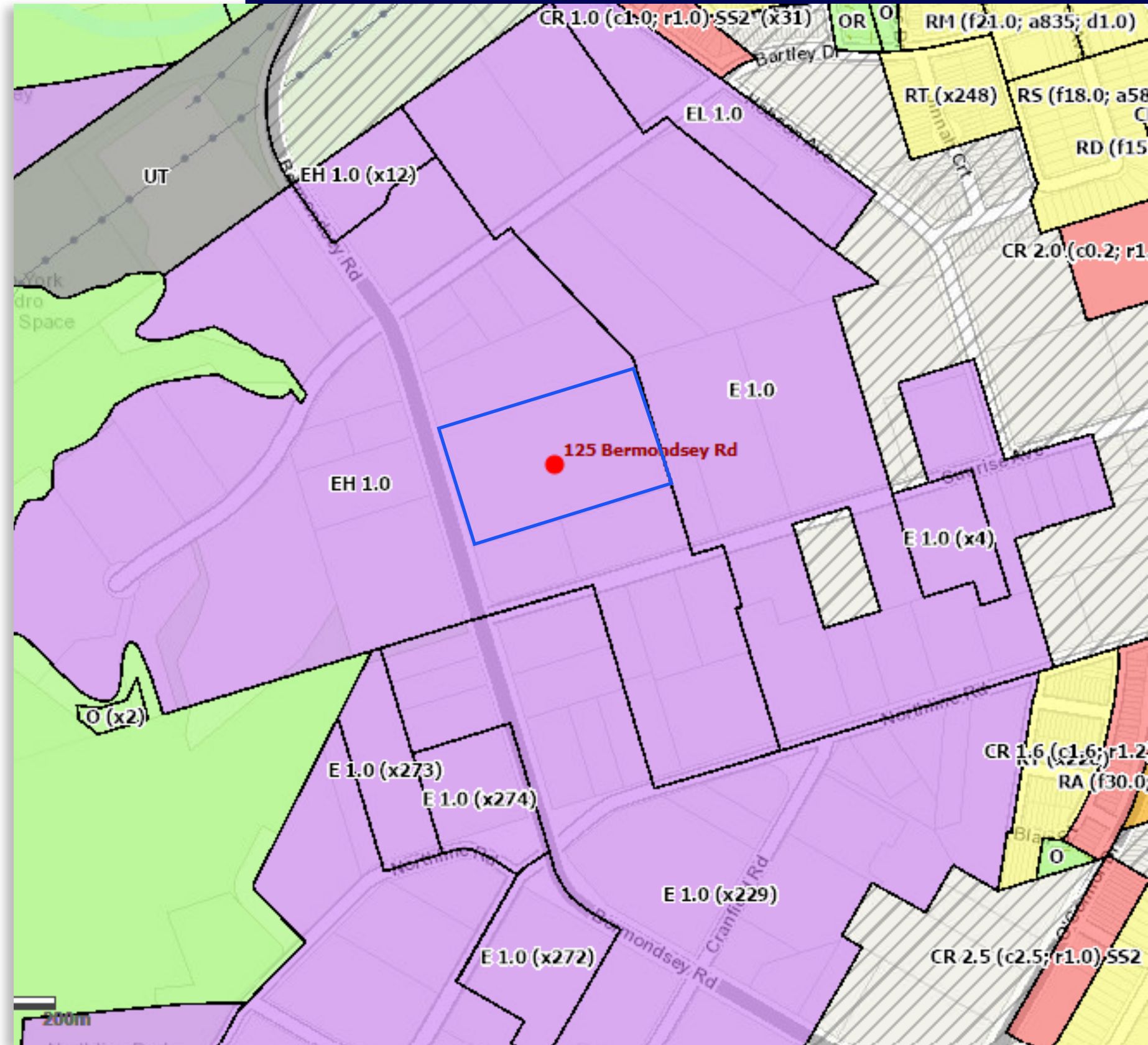
- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
 - 1) Ammunition, Firearms or Fireworks Factory;
 - 2) Crude Petroleum Oil or Coal Refinery;
 - 3) Explosives Factory;
 - 4) Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station [By-law: OMB PL130592]

Permitted Uses - With Conditions:

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

- Cogeneration Energy (10)
- Crematorium (14)
- Marihuana production facility (3)
- Open Storage (1)
- Outside Operations (2)
- Propane Transfer, Handling and Storage Facility (9)
- Renewable Energy (10)
- Transportation Use (12)
- Vehicle Service Shop (5,13)

[Click to view the full Zoning By-law](#)



Drive Times



Highways

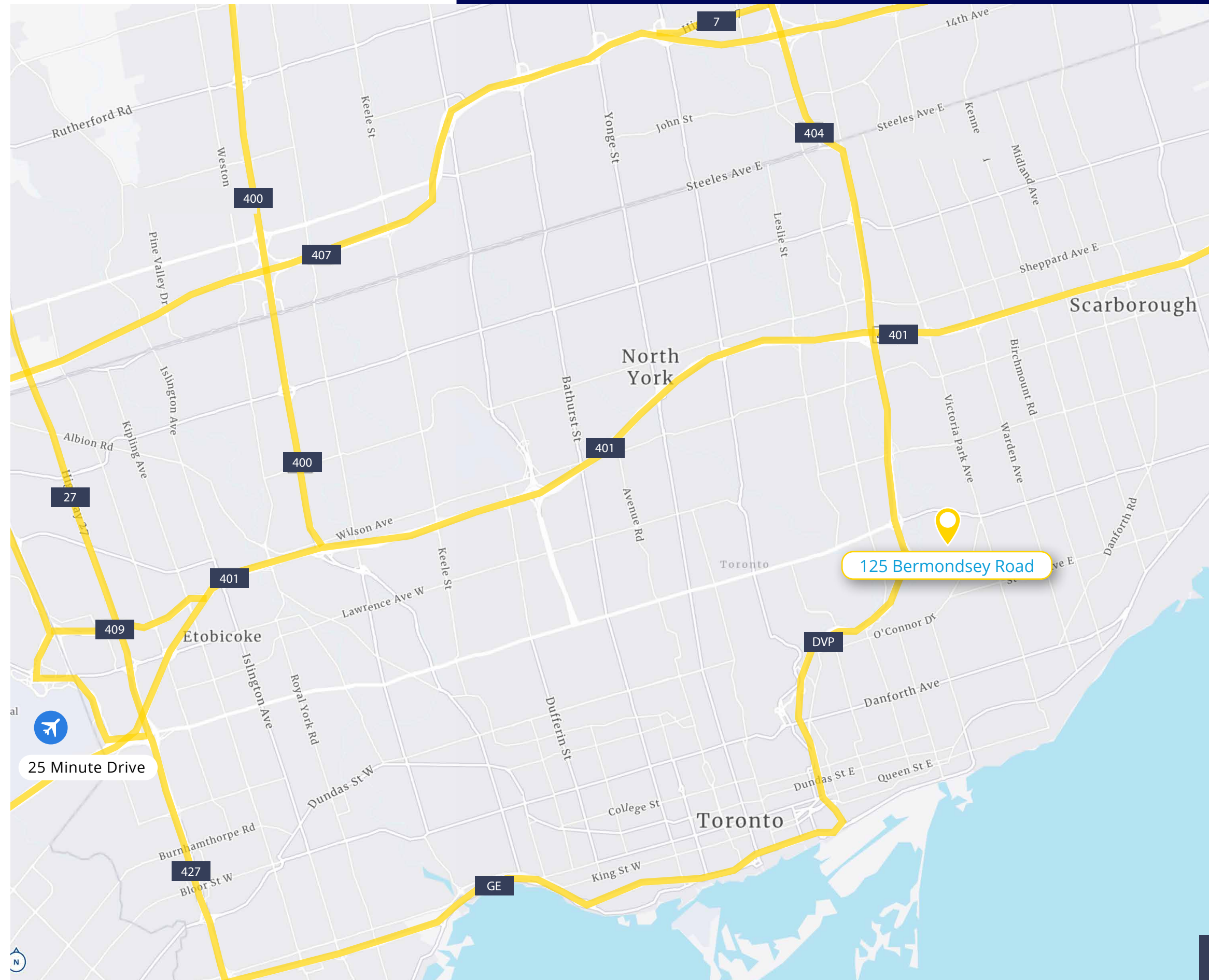
Don Valley Parkway	4 MIN
Highway 401	7 MIN
Highway 404	8 MIN
Gardiner Expressway	10 MIN
Highway 407	11 MIN
Highway 400	16 MIN
Highway 409	18 MIN
Highway 427	20 MIN
Pearson Int. Airport	25 MIN
CN Intermodal Brampton	35 MIN
CP Intermodal Vaughan	40 MIN



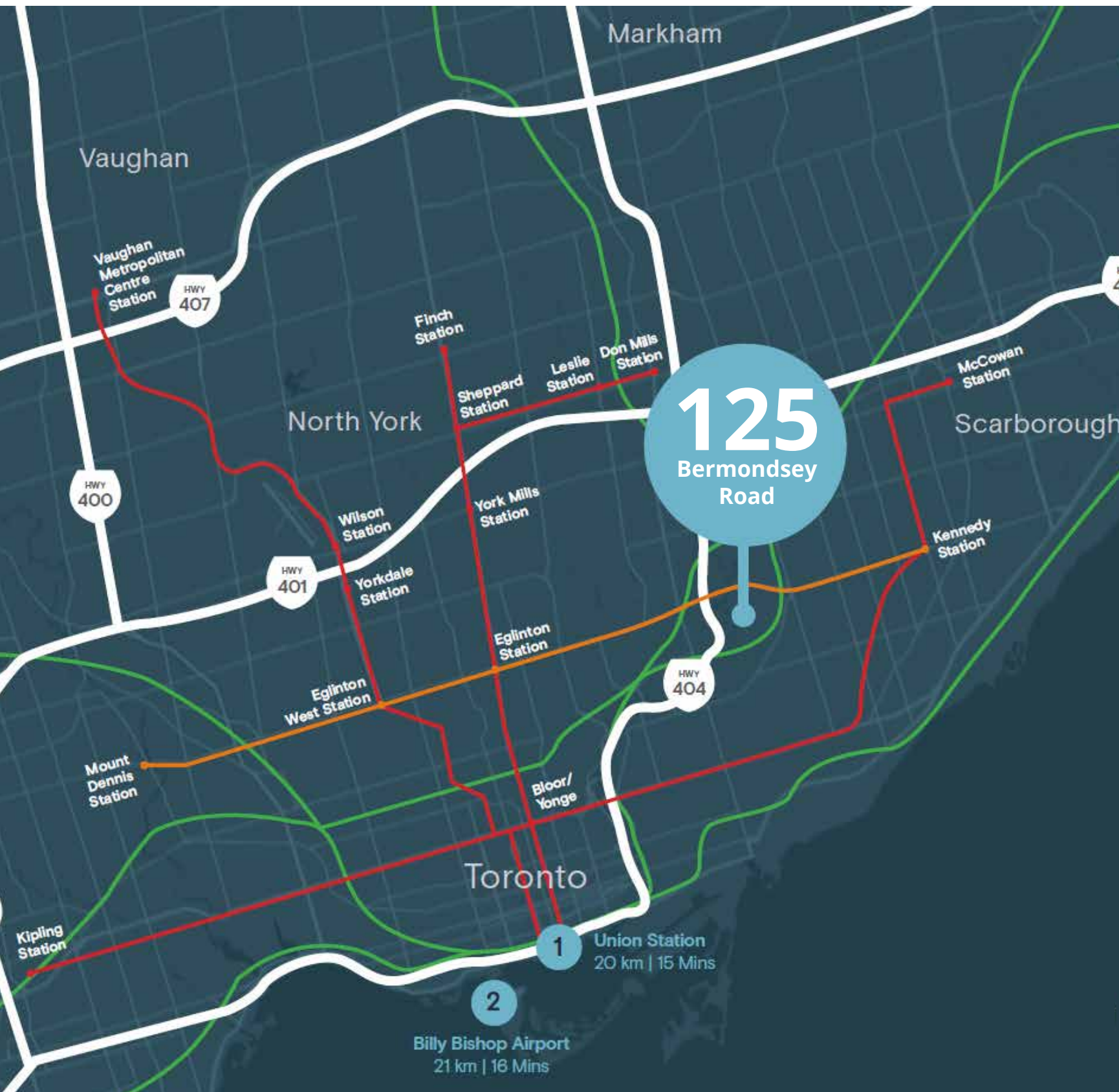
Major Cities

Pickering	16 MIN
Mississauga	20 MIN
Whitby	22 MIN
Vaughan	24 MIN
Brampton	25 MIN
Caledon	40 MIN

Drive time are estimates provided for information purposes only.



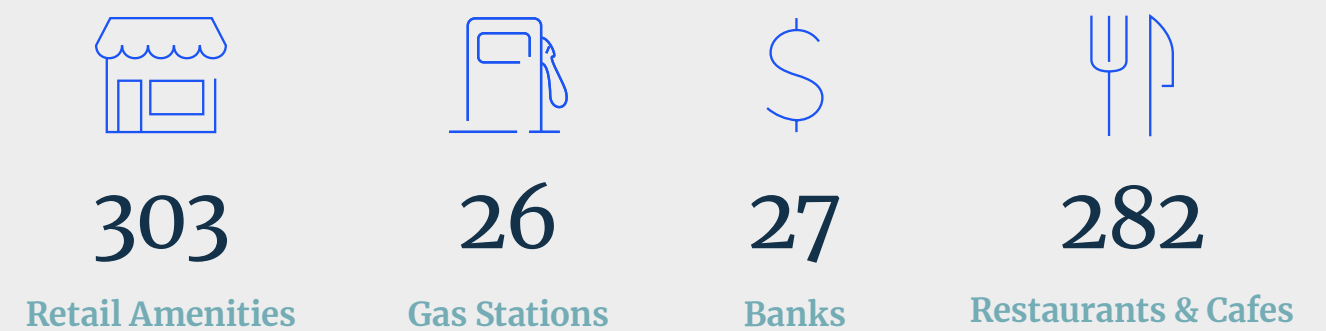
Location Overview



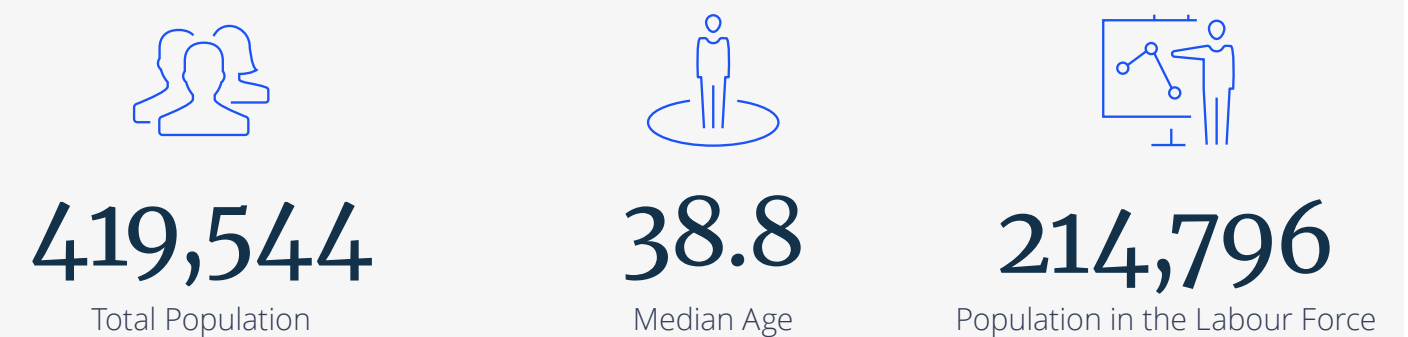
Transit Routes



AMENITIES WITHIN A 5KM RADIUS



POPULATION STATISTICS WITHIN A 5KM RADIUS



Location Overview

Unmatched access to labour & GTA population

	5 km	10 km	15 km
Population	419,544	1,540,351	2,638,961
Average Age	38.8	37.6	37.8
Average HH Income	\$125,089	\$153,457	\$141,848
Labour Force	214,796	837,782	1,451,061

Markets Comparison

	Total Population	Size of Labour Pool
Toronto	3,042,042	1,749,625
Etobicoke	401,970	227,944
Mississauga	764,738	403,029
Brampton	700,515	364,773
Vaughan	337,343	180,047





Contact Us Today

Colliers

401 The West Mall, Suite 800
Toronto, ON M9C 5J5 | Canada

Taylor Farris*

Associate Vice President
taylor.farris@colliers.com
905 330 6636

Colin Alves* SIOR

Vice Chairman
colin.alves@colliers.com
416 564 2500

Graham Meader*

Vice Chairman
graham.meader@colliers.com
416 578 8250

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