

# FOR LEASE

ABRE  
GROUP



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## 35 PRINCE ANDREW PL

*NORTH YORK • ON*

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13,576 Sq. Ft.  
28' Clear Height  
Industrial  
Freestand  
Divisible

**PROMPTON**

Real Estate Services Corp., Brokerage

**AMIR-REZA BAGHER-ZADEH**

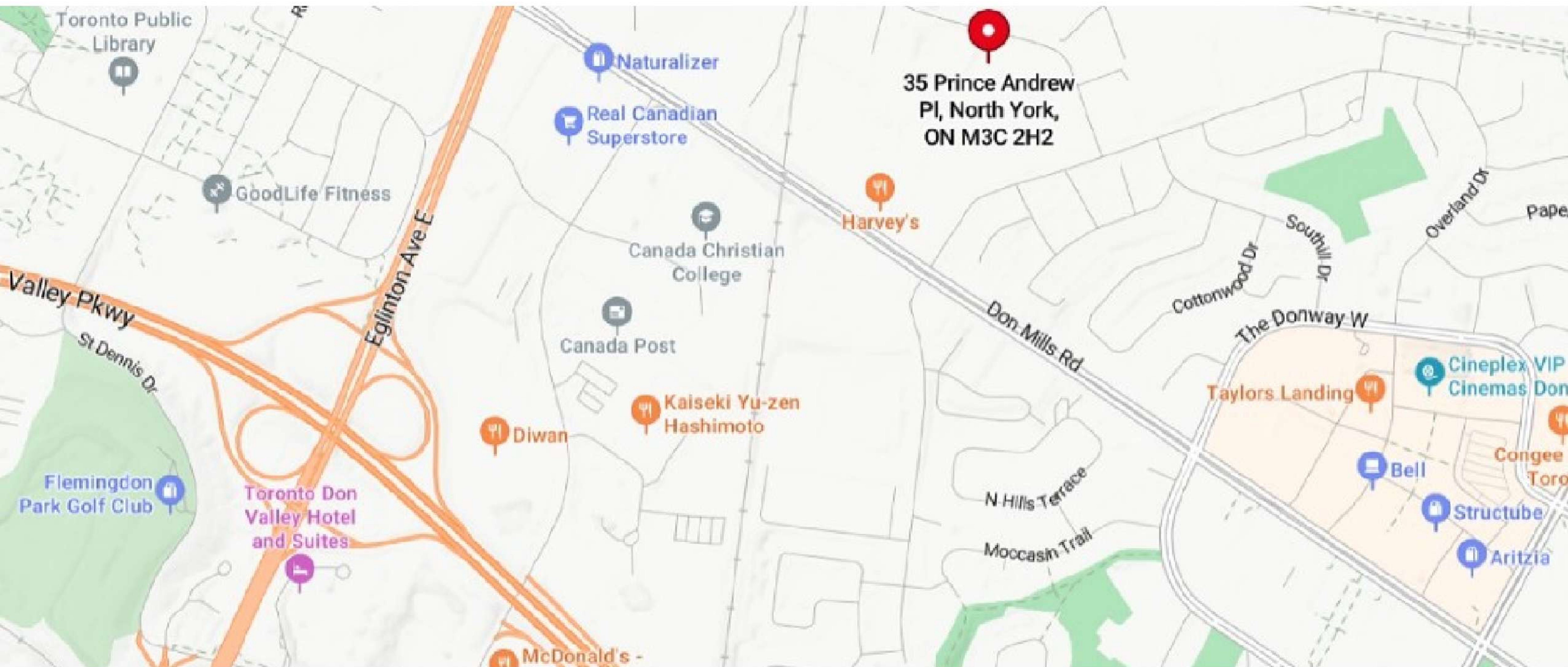
BROKER

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# HIGHLIGHTS

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## Discover Premier Industrial Elegance at 35 Prince Andrew Place

Exceptional industrial opportunity in the prestigious Banbury-Don Mills area. Offering a combined 13,576 sq ft, Units #2 & #3 at 35 Prince Andrew Place provide unmatched accessibility between Eglinton & Lawrence, steps to the DVP, transit, and subway. Features include 28 ft clear height, multiple entrances, ample surface car/trailer parking, and 2 truck-level doors, ideal for high-efficiency logistics and operational flow. Suited for wholesale, e-commerce, logistics, storage, light manufacturing, production studio, performing arts studio, or corporate uses.

The property underwent major 2024 renovations, including LED lighting, security cameras, and an upgraded sprinkler system, creating a modern, secure, and highly functional environment. Structural design supports future mezzanine expansion, offering flexibility for custom layouts. Zoning allows a wide range of industrial and commercial uses. Strong labour pool in the surrounding area.

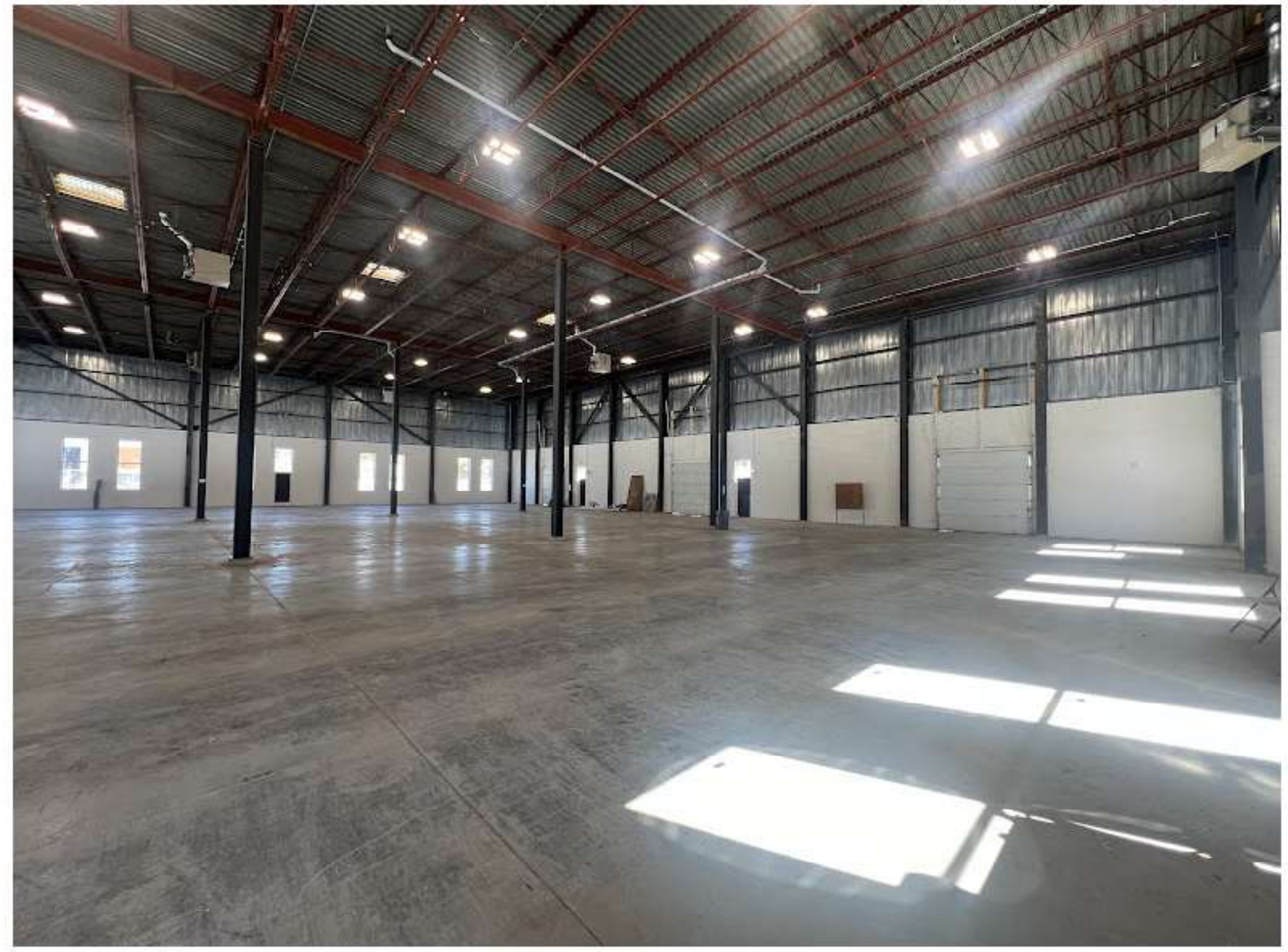
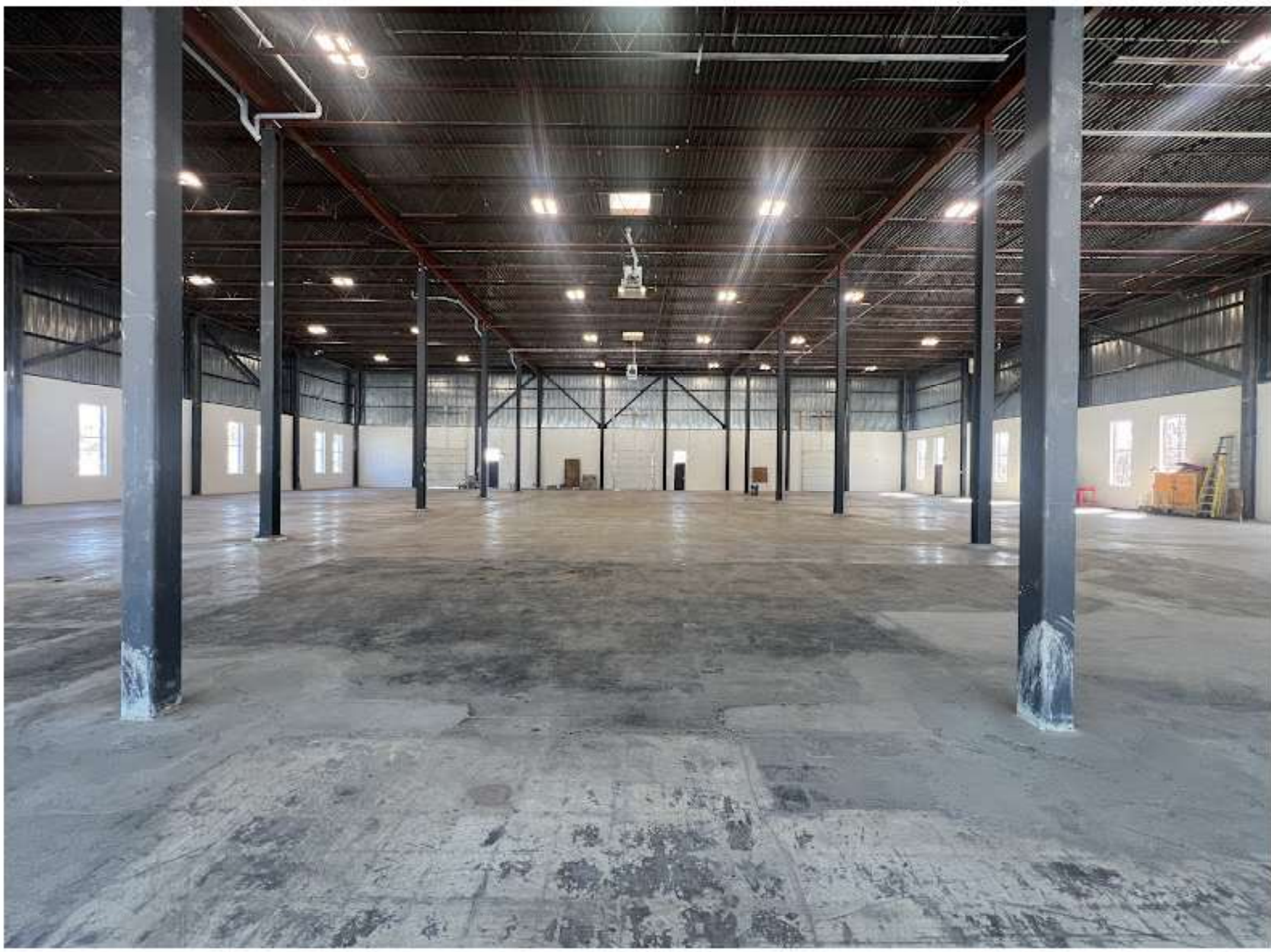
Only 14 km to downtown Toronto and minutes to CF Shops at Don Mills. Prime location offering excellent access for staff and efficient connectivity across the GTA. Ideal for users seeking size, height, and strategic positioning.

Don't miss the opportunity to lease a space that combines connectivity, flexibility, and premier functionality. Contact us today to explore the full potential of this exceptional industrial property.

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# PHOTOS



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## 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 ]

## Permitted Use - With Conditions

### (1) Use with Conditions - E Zone

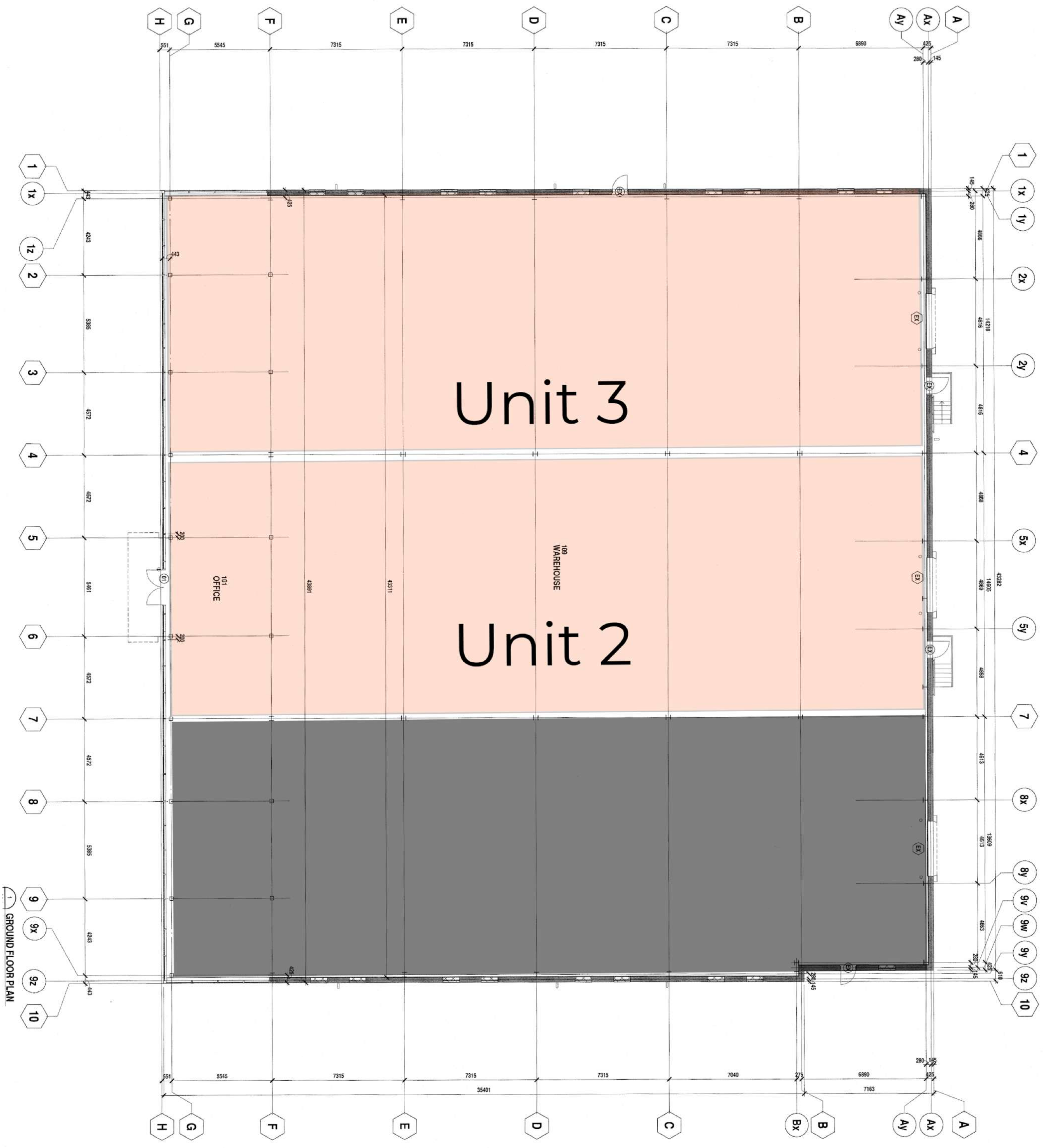
#### In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- 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]

For more information, please visit  
City of Toronto's Website



# FLOOR PLAN



# ABOUT OUR TEAM



For more than a 25 years, we've been at the forefront of the real estate industry, navigating the ever-evolving landscape of Toronto with unmatched expertise. This rich experience positions us uniquely to understand your needs deeply and to guide you in finding the ideal property with precision and care.

Our portfolio encompasses a diverse range of properties throughout the Greater Toronto Area, offering an extensive selection that caters to every preference and requirement. Strategically located in Scarborough, our offices serve as a hub from which we connect clients with their future spaces across the city.

We are committed to streamlining the commercial leasing process, ensuring it is as efficient and seamless as possible. Recognizing that each client's situation is unique, we tailor our approach to meet your specific needs and circumstances. We invite you to reach out to our dedicated agents today.



ABRE Group, a part of Prompton. Together, we form a powerhouse team specializing in land, industrial, hospitality investment and retail commercial real estate. With over 15 years of experience, we know the ins and outs of the Toronto commercial real estate market. Our dedication to our client's success is unmatched. We're not just real estate agents; we're strategic partners. We believe in tailored solutions; every property and every client gets a personalized approach.

Whether you're looking for a retail space with high foot traffic or an industrial complex with state-of-the-art facilities, we've got you covered. Let's turn your commercial real estate vision into reality. Join us for your next real estate journey. Experience the uncompromising one-stop, full-service way of buying, selling, and investing in commercial real estate.

Not Intended to Solicit Buyers or Sellers Under Contract

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