

# 215 WICKSTEED AVE & 50 BETH NEALSON DR

TORONTO (LEASIDE), ON

**FOR LEASE** UP TO 166,348 SQ. FT. INDUSTRIAL FACILITY -  
VARIOUS DEMISED OPTIONS AVAILABLE



Beth Neelson Dr

# PROPERTY DETAILS

**Address** 215 Wicksteed Ave & 50 Beth Neelson Dr

**Location** Eglinton Ave E & Brentcliffe Rd

**Size** Approx. 166,348 Sq. Ft.

**Clear Height** 11 Ft. 5 In. - 28 Ft. 5 In.

**Shipping** 17 Truck Level Doors  
2 Drive-In Doors (Interior)

**Zoning** E 1.0

**Power** 215 Wicksteed Ave - 1,200 Amps | 600 Volts  
50 Beth Neelson Dr - 800 Amps | 600 Volts

**Occupancy** 215 Wicksteed Ave - September 2026  
50 Beth Neelson Dr - Immediate

**TMI (2026)** \$3.13 per Sq. Ft. Estimate

# PROPERTY HIGHLIGHTS



Excellent  
Clear Height



Close to Downtown  
& DVP

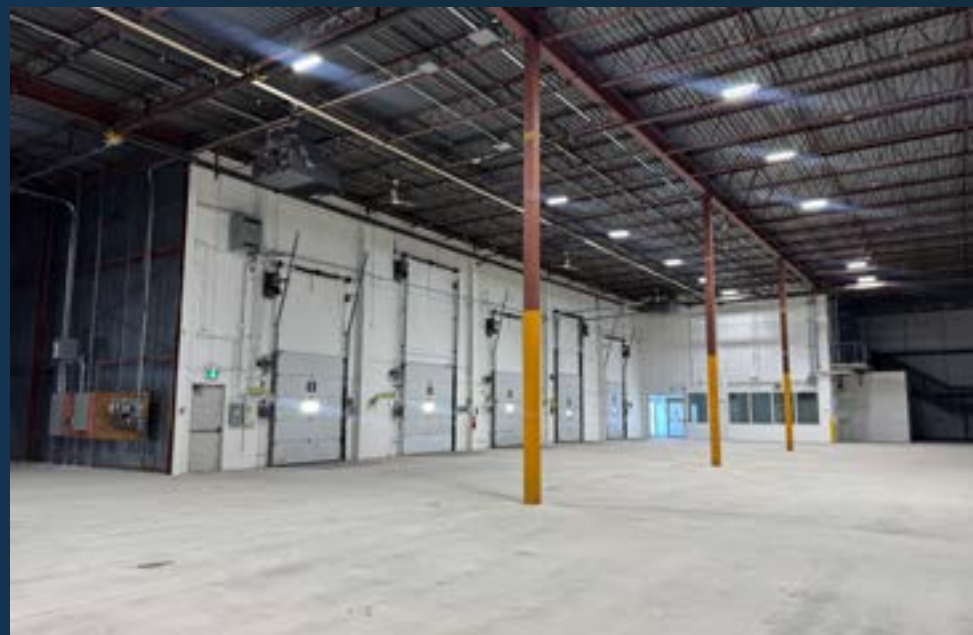
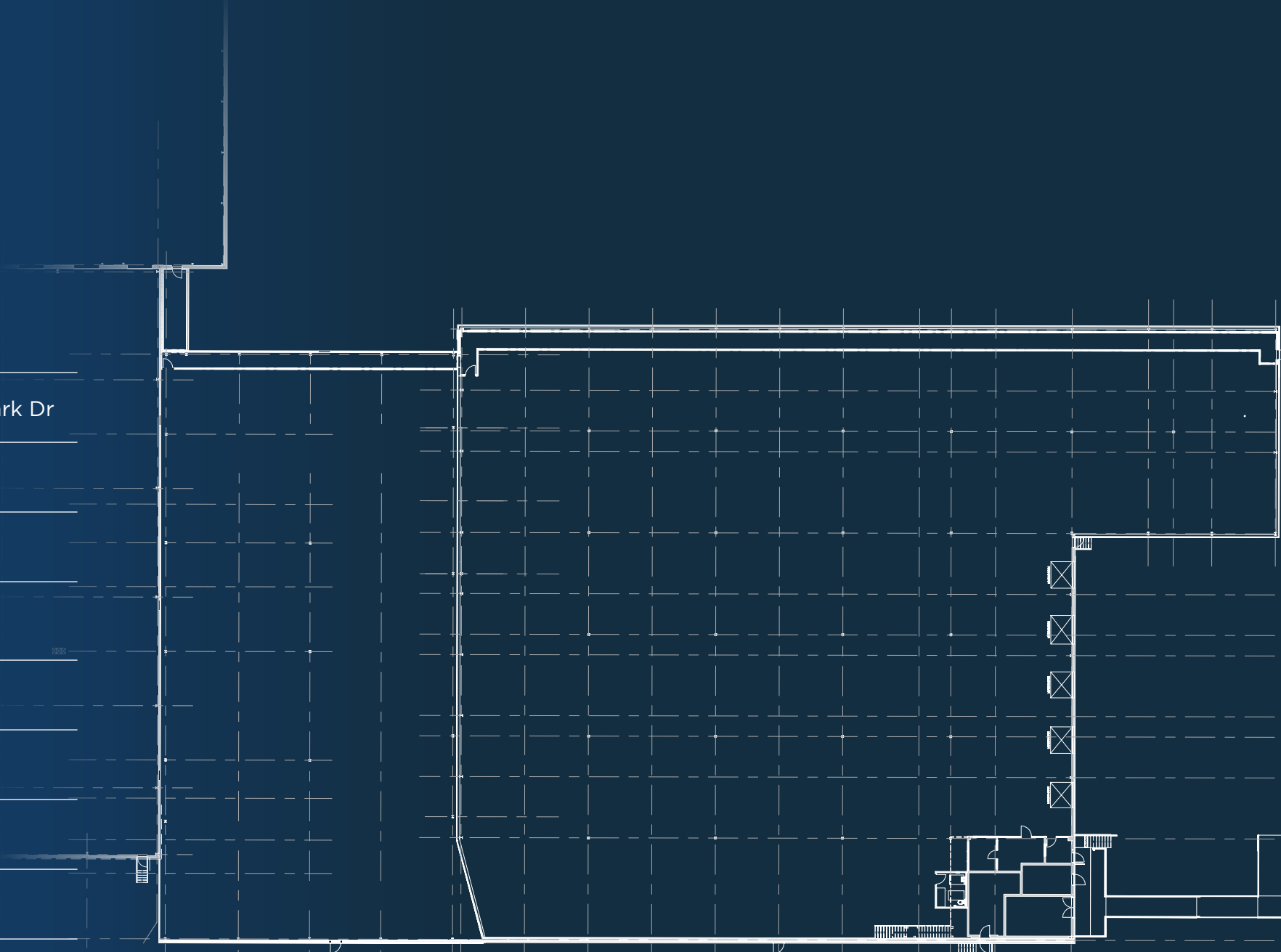


Amenity  
Rich Area



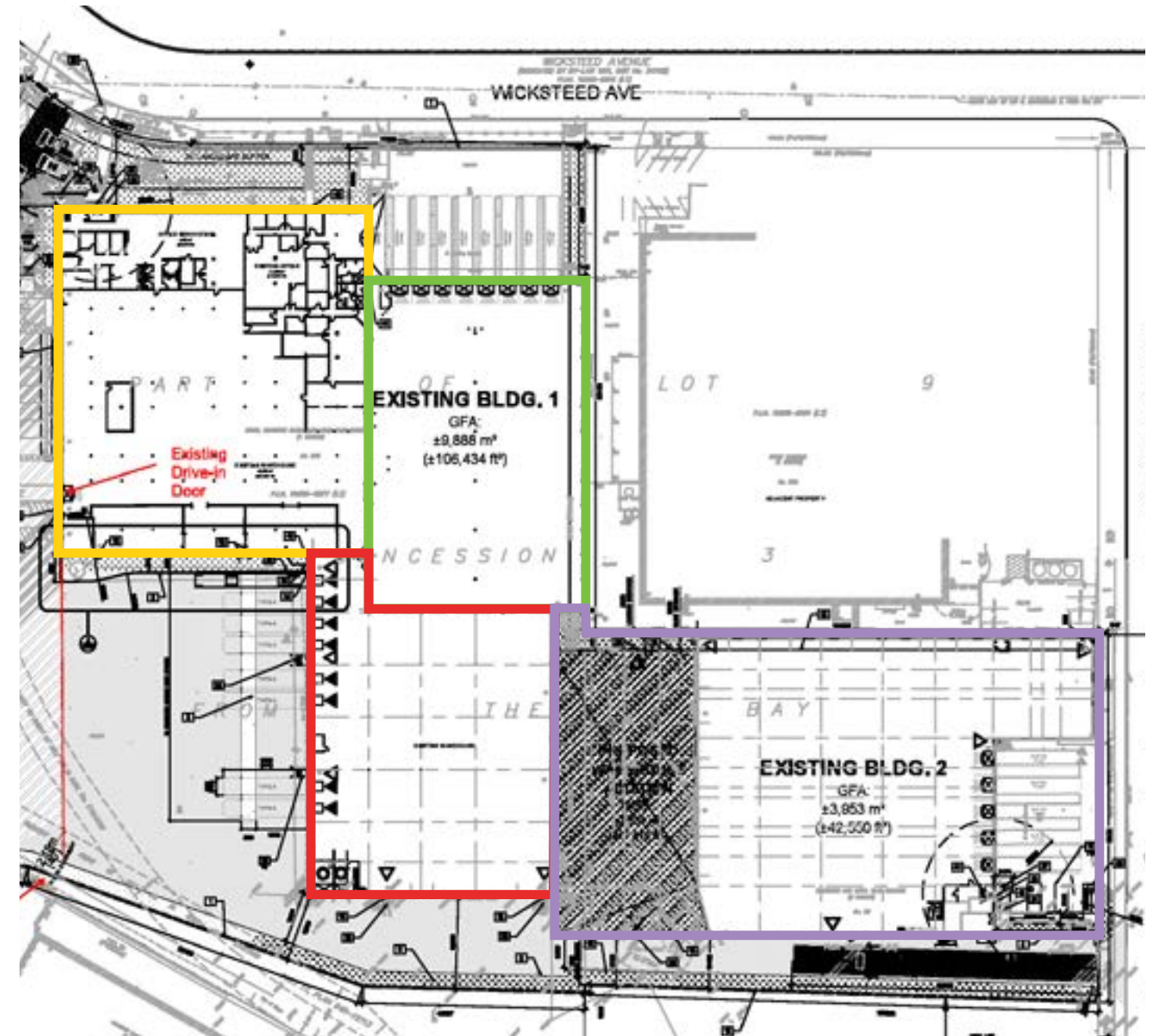
# PROPERTY DETAILS

<b>Address</b>	50 Beth Neelson Dr
<b>Location</b>	Overlea Blvd & Thorncliffe Park Dr
<b>Size</b>	Approx. 59,568 Sq. Ft.
<b>Clear Height</b>	28 Ft. 8 In.
<b>Shipping</b>	5 Truck Level Doors
<b>Zoning</b>	E 1.0
<b>Power</b>	800 Amps   600 Volts
<b>Occupancy</b>	Immediate
<b>TMI (2026)</b>	\$3.13 per Sq. Ft. Estimate



# ASSET OVERVIEW

Size	Net Rental Rate	Clear Height	Shipping
<b>Full Building</b> Approx. 166,348 Sq. Ft.	\$14.95 net per Sq. Ft.	11' 5" - 28' 5"	22 TL, 2 DI
<b>Yellow, Green &amp; Red (215 Wicksteed Ave)</b> Approx. 107,390 Sq. Ft.	\$15.25 net per Sq. Ft.	11' 5" - 28' 5"	17 TL, 2 DI
<b>Green &amp; Yellow</b> Approx. 77,390 Sq. Ft.	\$15.75 net per Sq. Ft.	11' 5" - 23' 6"	8 TL, 1 DI
<b>Red</b> Approx. 30,000 Sq. Ft.	\$16.00 net per Sq. Ft.	28' 5"	7 TL, 1 DI
<b>Purple (50 Beth Neilson Dr)</b> Approx. 59,568 Sq. Ft.	\$16.00 net per Sq. Ft.	28' 8"	5 TL



# ZONING DETAILS

## Permitted Uses

(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  
WHOLESALE USE [ BY-LAW: OMB PL130592 ]

(1)USE WITH CONDITIONS - E ZONE  
BODY RUB SERVICE (32)  
COGENERATION ENERGY (26)  
CREMATORIUM (33)  
DRIVE THROUGH FACILITY (5,21)  
EATING ESTABLISHMENT (1,19,30)  
MARIJUANA 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



# PROPERTY PHOTOS



215 Wicksteed Ave



215 Wicksteed Ave



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215 Wicksteed Ave



215 Wicksteed Ave



50 Beth Neilson Dr



50 Beth Neilson Dr

# LOCAL DEMOGRAPHICS

- 215 WICKSTEED AVE & 50 BETH NEALSON DR
- EAST YORK



POPULATION (EST. 2025)

**5 KM**  
**656,544**



AVG HOUSEHOLD INCOME (EST.2025)

**5 KM**  
**\$163,873**



LABOUR FORCE (EST. 2025)

**5 KM**  
**69.5%**



MEDIAN AGE (EST. 2025)

**5 KM**  
**37.8 YEARS**

▲ SOURCE: SITEWISE, 2026

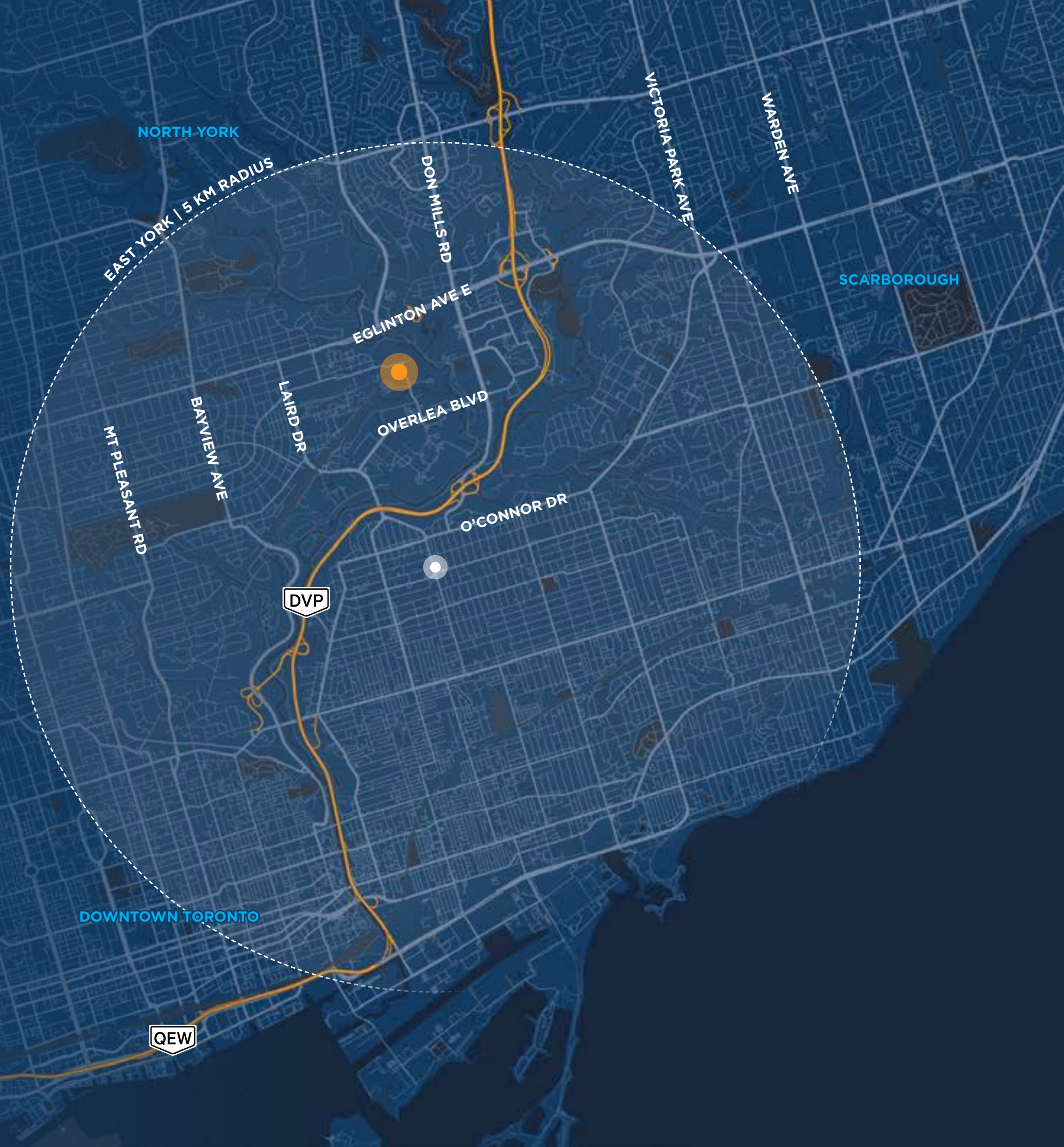
## DRIVE TIMES

 **DON VALLEY PARKWAY**  
4 MIN • 2.6 KM

 **HIGHWAY 401**  
12 MIN • 7.7 KM

 **HIGHWAY 407**  
15 MIN • 17.2 KM

 **DOWNTOWN TORONTO**  
15 MIN • 11.6 KM



# LOCATION & AMENITIES

## TRANSIT ROUTES

 EGLINTON LRT

 88A LEASIDE

 56A LEASIDE

 FUTURE ONTARIO LINE

 EGLINTON CROSSTOWN STATION






















**food Basics**

**EAST YORK TOWN CENTRE**

# 215 WICKSTEED AVE & 50 BETH NEALSON DR

LEASIDE, TORONTO, ON



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